

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

1650 Spruce Street, Suite 300  
Riverside, California 92507  
Kevin Fleming



Liberty Elementary  
1300 West Sonya Lane  
Santa Maria, California 93458

### **PREPARED BY:**

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### **BV PROJECT #:**

*158764.22R000-014.017*

### **DATE OF REPORT:**

*February 22, 2023*

### **ON SITE DATE:**

*January 31, 2023*

**Bureau Veritas**

# TABLE OF CONTENTS

- 1. Executive Summary ..... 1**
  - Campus Overview and Assessment Details ..... 1
  - Campus Findings and Deficiencies ..... 2
  - Facility Condition Index (FCI) ..... 3
  - Immediate Needs..... 5
  - Key Findings ..... 6
  - Plan Types..... 7
- 2. Building 100 ..... 8**
- 3. Building 200 ..... 10**
- 4. Building 300 ..... 12**
- 5. Building 500 ..... 14**
- 6. Building 600 ..... 16**
- 7. Building 700 ..... 18**
- 8. Building 800 ..... 20**
- 9. Building 900 ..... 22**
- 10. Building 1000 ..... 24**
- 11. Site Summary..... 26**
- 12. Property Space Use and Observed Areas ..... 27**
- 13. ADA Accessibility ..... 28**
- 14. Purpose and Scope ..... 29**
- 15. Opinions of Probable Costs ..... 31**
  - Methodology ..... 31
  - Definitions ..... 31
- 16. Certification..... 33**
- 17. Appendices ..... 34**



# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	9
<b>Main Address</b>	1300 West Sonya Lane, Santa Maria, California 93458
<b>Site Developed</b>	2002
<b>Site Area</b>	8.1 acres (estimated)
<b>Parking Spaces</b>	114 total spaces all in open lots; 5 of which are accessible
<b>Outside Occupants / Leased Spaces</b>	Modular unit on school grounds owned /maintained by city.
<b>Date(s) of Visit</b>	January 31, 2023
<b>Management Point of Contact</b>	DLR Group, Kevin Fleming (951) 682-0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
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<b>Assessment and Report Prepared By</b>	Jesse Azaret
<b>Reviewed By</b>	Al Diefert Technical Report Reviewer For Gregg Young Program Manager <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a> 800.733.0660
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The site was initially developed in 2002 to coincide with the new housing developments being completed in the surrounding area. The school received its first expansion in 2007 with another classroom building added to the east. Most recently, yet another classroom block was added to the front of the school reaching completion in 2018. The existing buildings are original to construction with typical age of assets within expectations.

### Architectural

Apart from the multipurpose facility, all buildings share similar architectural design with overlapping gable roofs and stucco exterior finishes. Classrooms are placed in pods with direct access to teacher work areas. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC equipment for the classroom and office areas consists of individual split system condensing units and furnaces per classroom. The multipurpose building utilizes natural gas-fed packaged units located on the flat roof section. HVAC units in the original buildings are beginning to show wear with a suggested system overhaul within a few years. Electrical service is provided from local utilities with each classroom building equipped with a secondary transformer in order to power all the condensing units at once. Plumbing is consolidated to one end of each of the buildings with restrooms accessible from building exteriors. Both buildings 900 and 1000 are equipped with fire sprinkler systems and a campus-wide fire alarm system is present in all buildings.

### Site

The school grounds consist of multiple basketball courts, play structures and swing sets surrounded by wood chip play surfaces, large areas of landscaping and a bicycle storage area. The parking lot asphalt in the front lot is in poor condition with evidence of heavy erosion and will require a complete overlay soon. Exterior lighting has been upgraded to LED fixtures both building and pole mounted with just a few original light fixtures untouched.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Liberty Elementary / Building 100 (2002)	\$550	10,524	\$5,788,200	0.0%	1.6%	4.6%	11.4%
Liberty Elementary / Building 1000 (2018)	\$550	8,500	\$4,675,000	0.0%	0.0%	1.2%	4.7%
Liberty Elementary / Building 200 (2002)	\$550	7,736	\$4,254,800	0.0%	1.0%	3.2%	6.3%
Liberty Elementary / Building 300 (2002)	\$550	5,351	\$2,943,050	0.0%	1.1%	2.1%	10.0%
Liberty Elementary / Building 500 (2002)	\$550	8,111	\$4,461,050	0.0%	1.3%	2.2%	9.3%
Liberty Elementary / Building 600 (2002)	\$550	8,111	\$4,461,050	0.0%	1.3%	2.1%	8.7%
Liberty Elementary / Building 700 (2002)	\$550	8,111	\$4,461,050	0.0%	1.3%	2.3%	9.3%
Liberty Elementary / Building 800 (2002)	\$550	7,335	\$4,034,250	0.0%	1.3%	2.3%	9.9%
Liberty Elementary / Building 900 (2007)	\$550	8,100	\$4,455,000	0.0%	0.4%	2.4%	7.6%

### Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

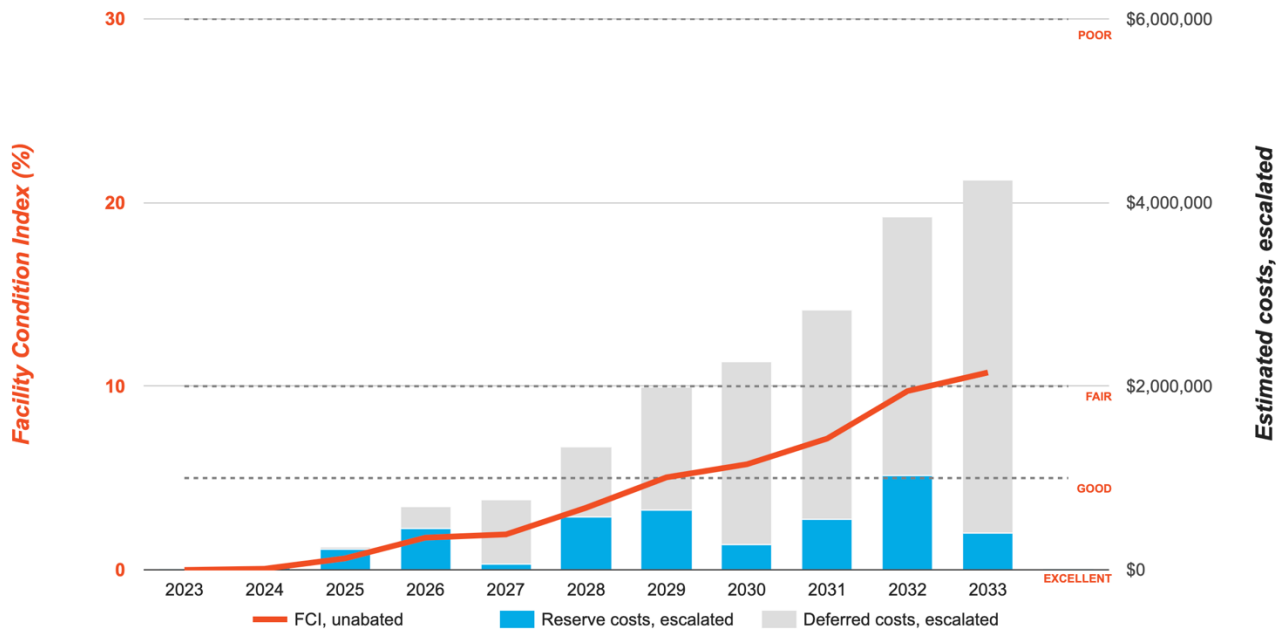
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Liberty Elementary

Replacement Value: \$39,534,000

Inflation Rate: 3.0%

Average Needs per Year: \$386,400



The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$373,920	\$186,471	\$687,082	\$1,247,473
Roofing	-	-	\$46,933	\$480,462	\$132,646	\$660,041
Interiors	-	-	\$120,576	\$752,485	\$1,284,769	\$2,157,830
Plumbing	-	-	\$1,233	\$48,855	\$1,291,516	\$1,341,604
HVAC	-	-	\$452,246	\$65,537	\$476,919	\$994,702
Fire Protection	-	-	\$10,474	\$11,783	\$31,484	\$53,741
Electrical	-	-	\$2,235	\$145,857	\$1,003,127	\$1,151,219
Fire Alarm & Electronic Systems	-	-	-	\$284,136	\$296,477	\$580,613
Equipment & Furnishings	-	-	\$13,623	\$418,890	\$72,097	\$504,610
Special Construction & Demo	-	-	-	\$71,501	\$7,585	\$79,086
Site Development	-	\$27,905	\$69,376	\$316,605	\$1,014,056	\$1,427,942
Site Pavement	-	\$220,180	-	\$28,325	\$70,902	\$319,407
Site Utilities	-	-	-	\$99,963	-	\$99,963
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$248,100</b>	<b>\$1,090,700</b>	<b>\$2,910,900</b>	<b>\$6,368,700</b>	<b>\$10,618,400</b>

## Immediate Needs

<b>Facility/Building</b>	<b>Total Items</b>	<b>Total Cost</b>
<b>Total</b>	<b>0</b>	<b>\$0</b>

## Key Findings



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Liberty Elementary Parking Lot

Uniformat Code: G2020  
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$23,700

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Re-stripping necessary. - AssetCALC ID: 5246579



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Liberty Elementary Parking Lot

Uniformat Code: G2020  
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$184,500

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Pavement has loosened up and become heavily cracked throughout. - AssetCALC ID: 5246627

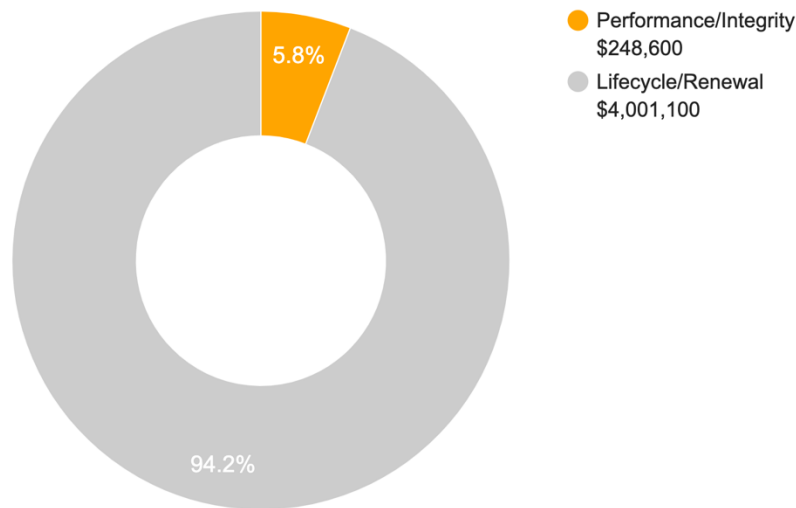
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

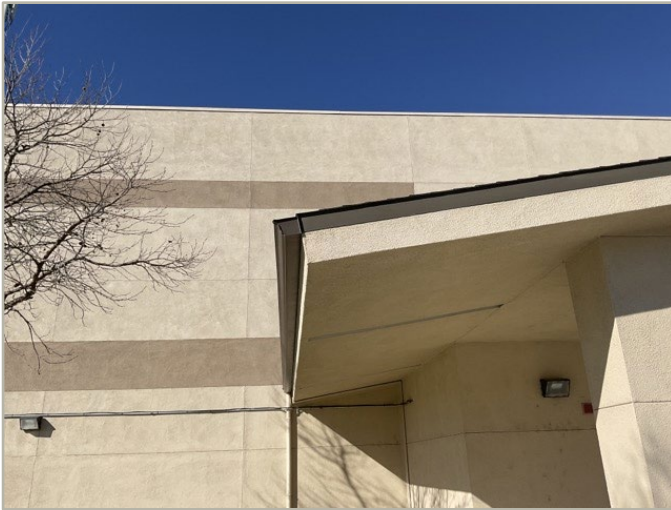
<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,249,700

## 2. Building 100



### Building 100: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building/Group Size</b>	10,524 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame construction with steel joist and metal decking on concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, FRP, ceramic tile Floors: VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Building 100: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



### 3. Building 200



#### Building 200: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	7,736 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



<b>Building 200: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 4. Building 300



### Building 300: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	5,351 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Building 300: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 5. Building 500



### Building 500: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	8,111 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Building 500: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 6. Building 600



### Building 600: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	8,111 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, Floors: Carpet, VCT, Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in Classrooms	Fair

<b>Building 600: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 7. Building 700



### Building 700: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	8,111 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



<b>Building 700: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 8. Building 800



### Building 800: Systems Summary

<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	7,335 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal joists over concrete pad column footings	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair

<b>Building 800: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 9. Building 900



### Building 900: Systems Summary

<b>Constructed/Renovated</b>	2007	
<b>Building Size</b>	8,100 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame construction on concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Fabric, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Tankless water heaters at restroom sinks Fixtures: Toilets and sinks in all restrooms	Fair

<b>Building 900: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers and sprinklers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 10. Building 1000



### Building 1000: Systems Summary

<b>Constructed/Renovated</b>	2018	
<b>Building Size</b>	8,500 square feet	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame construction on concrete slab foundation	Good
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Good
<b>Roof</b>	Gable construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Fabric and Ceramic Tile Floors: Carpet and Elastomeric Coating Ceilings: Painted gypsum board and ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas Tankless Water Heater Fixtures: Toilets, urinals and sinks in all restrooms	Good

<b>Building 1000: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Good
<b>Fire Suppression</b>	Fire extinguishers and fire sprinklers	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 11. Site Summary



### Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Poor
<b>Site Development</b>	Building-mounted signage; chain link fencing; Chain-link fence dumpster enclosures Playgrounds and sport courts Heavily furnished with park benches, and picnic tables	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, and HPS Building-mounted: LED	Good
<b>Ancillary Structures</b>	Storage sheds	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	Cracks throughout parking lot.	



## 12. Property Space Use and Observed Areas

### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 13. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 2002 with additional buildings added in phases over time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 14. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 15. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 16. Certification

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DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Liberty Elementary, 1300 West Sonya Lane, Santa Maria, California 93458, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jesse Azaret,  
Project Manager

**Reviewed by:**



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Program Manager  
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## 17. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves





## Appendix A:

### Photographic Record

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### Photographic Overview



1 - FRONT ELEVATION



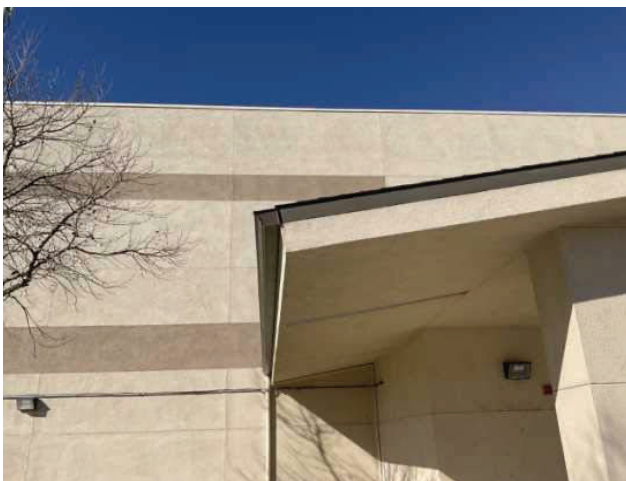
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PAINTED STUCCO EXTERIORS



6 - ASPHALT SHINGLE ROOFING



### Photographic Overview



7 - MODIFIED BITUMINOUS FINISH



8 - STUDENT RESTROOMS



9 - TYPICAL CLASSROOM FURNISHINGS



10 - OFFICE FURNISHINGS



11 - STAFF LOUNGE



12 - GAS WATER HEATER





### Photographic Overview



13 - VANITY TOP STAINLESS SINK



14 - URINALS



15 - DRINKING FOUNTAIN



16 - FURNACE



17 - SPLIT SYSTEM CONDENSING UNITS



18 - PACKAGED UNIT



### Photographic Overview



19 - EXHAUST FAN



20 - FIRE SUPPRESSION BACKFLOW PREVENTER



21 - FIRE EXTINGUISHER



22 - SECONDARY TRANSFORMER



23 - DISTRIBUTION PANEL



24 - EMERGENCY AND EXIT LIGHTING





### Photographic Overview



25 - STANDARD FIXTURE WITH LAMP



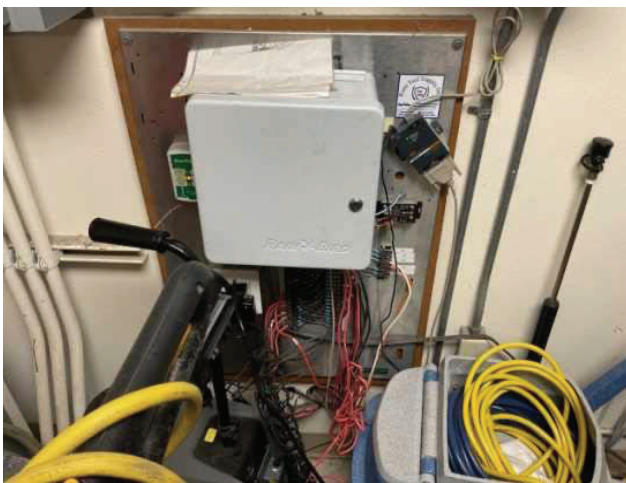
26 - INTERCOM/PUBLIC ADDRESS COMPONENT



27 - FIRE ALARM PANEL



28 - FOODSERVICE EQUIPMENT



29 - IRRIGATION CONTROL PANEL



30 - BIKE RACK STORAGE AREA





**Photographic Overview**



31 - BASKETBALL HOOP



32 - SWING SETS



33 - INSTALLATION OF NEW RAMP



34 - PLAY STRUCTURE



35 - ANCILLARY STORAGE BUILDING



36 - OVERVIEW OF ACCESSIBLE PARKING AREA



## Appendix B:

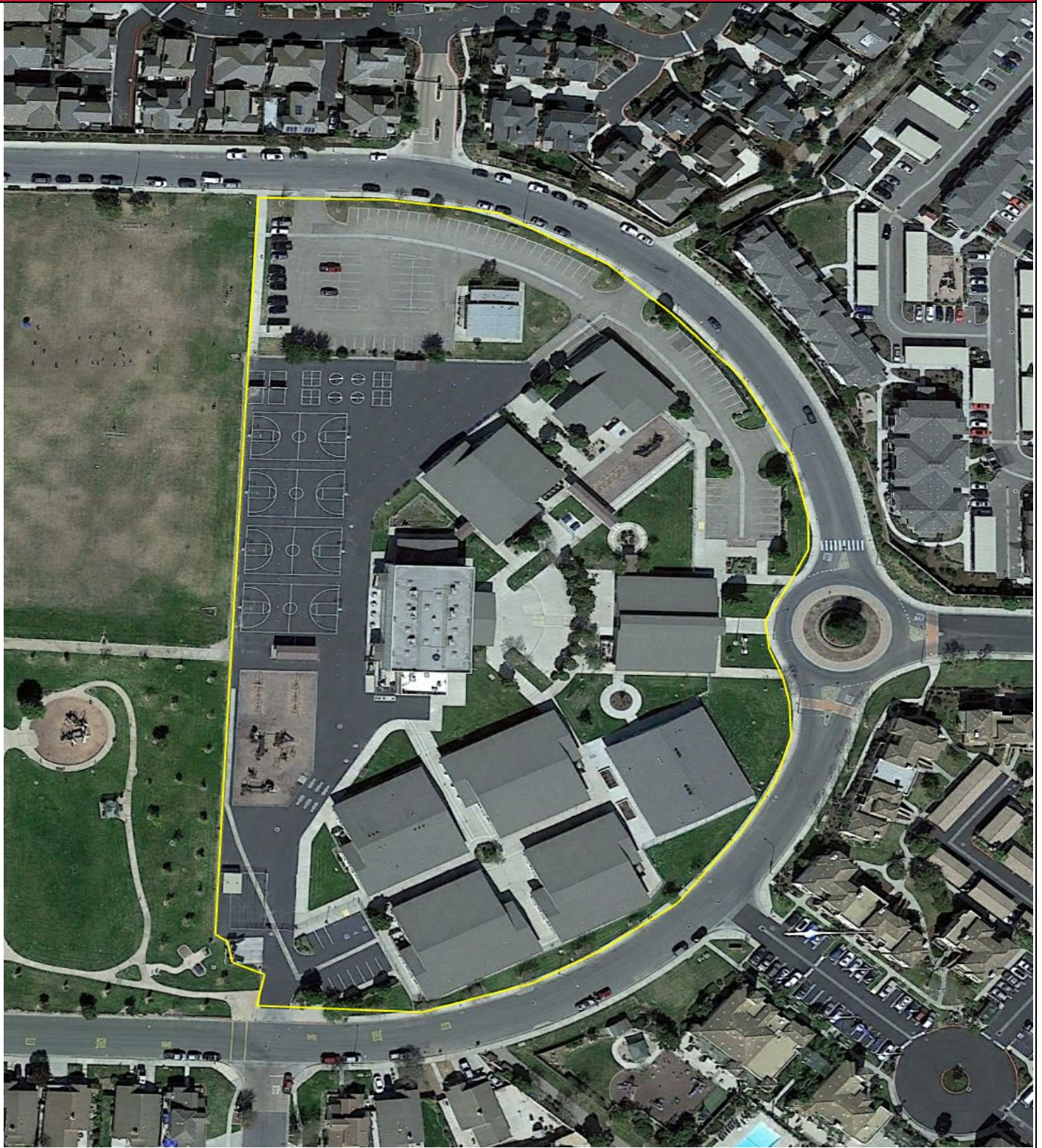
### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

158764.22R000-014.017

**Source**

Google

**Project Name**

Liberty Elementary

**On-Site Date**

January 31, 2023



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Liberty Elementary

**Name of person completing form:**

**Title / Association w/ property:**

**Length of time associated w/ property:**


**Date Completed:** February 1, 2023

**Phone Number:**

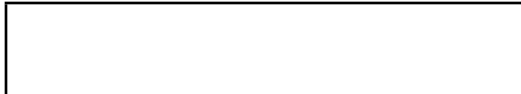
**Method of Completion:** INCOMPLETE - client/POC unwilling or unable to complete

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The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

A handwritten signature in black ink, appearing to read "Jesse Green", enclosed within a black rectangular box.

*Signature of Assessor*

An empty black rectangular box intended for the signature of the Person of Charge (POC).

*Signature of POC*

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Liberty Elementary

BV Project Number: 158764.22R000-014.017

### Abbreviated Accessibility Checklist

#### Facility History and Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.	X			School was in process of adding accessible playground access during assessment
3	Has building management reported any accessibility-based complaints or litigation?		X		



## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

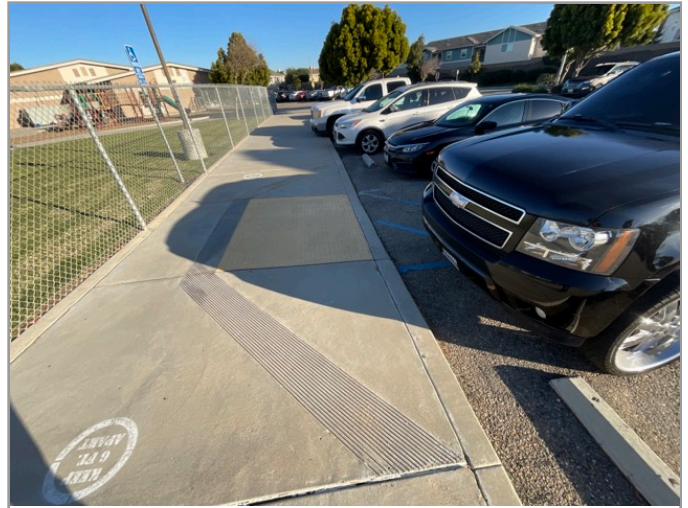
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	



7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

# Abbreviated Accessibility Checklist

## Building Entrances



MAIN ENTRANCE



DOOR THRESHOLD

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

# Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

## Abbreviated Accessibility Checklist

### Elevators

*Elevators section not applicable at this site.*

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			



Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

*Kitchens/Kitchenettes section not applicable at this site.*

# Abbreviated Accessibility Checklist

## Playgrounds and Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✘			
2	Has the play area been reviewed for accessibility ?	✘			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✘	

## Appendix E:

### Component Condition Report

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**Component Condition Report | Liberty Elementary / Building 100**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	18,000 SF	5	5246597
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	9	5246685
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	15	22	5246673
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	7,600 SF	6	5246745
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,000 SF	6	5246603
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	11	5246630
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	12	5246466
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	23	5246442
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	7	5246532
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	1,550 SF	9	5246479
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	5246746
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	19	5246449
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	19	5246437
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,050 SF	29	5246687
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,950 SF	4	5246675
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,550 SF	5	5246682
<b>Plumbing</b>						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	5246626
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	12	5246456
D2010	Building exterior	Good	Water Heater, Gas, Commercial (125 MBH)	1	18	5246738
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	2	14	5246602
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	5246565
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	11	5246712
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,500 SF	19	5246564
D2010	Restrooms	Fair	Urinal, Standard	3	9	5246513
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	9	5246698
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	5246607
<b>HVAC</b>						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5246439
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	3	5246590
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,500 SF	11	5246719
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	5246648
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	3	6	5246429
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	10	5246580

**Component Condition Report | Liberty Elementary / Building 100**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5246503
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	5246620
<b>Electrical</b>						
D5020	Building exterior	Fair	Switchboard, 277/480 V	1	19	5246759
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	9	5246613
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,500 SF	19	5246483
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	6	5246588
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,500 SF	12	5246445
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	19	16	5246705
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Throughout building	Good	Sound System, Theater/Auditorium/Church	10,500 SF	13	5246477
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	10,500 SF	10	5246619
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,500 SF	12	5246490
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	10,500 SF	12	5246681
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	8	5246569
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	9	5246551
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	9	5246557
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	7	5246433
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	7	5246721
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	5246533
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	5246469
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	8	5246683
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	8	5246587
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	12	5246629
<b>Sitework</b>						
G2080	Utility closet	Good	Irrigation System, Control Panel	1	11	5246574

**Component Condition Report | Liberty Elementary / Building 1000**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5246662
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	36	25	5246720
B2050	Building exterior	Good	Exterior Door, Steel, Standard	13	35	5246526
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	10,800 SF	25	5246668
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	260 LF	15	5246446
<b>Interiors</b>						

**Component Condition Report | Liberty Elementary / Building 1000**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	7	35	5246728
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,550 SF	20	5246632
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	15	5246507
C2010	Throughout building	Good	Wall Finishes, Fabric	9,500 SF	10	5246540
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	35	5246487
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,550 SF	6	5246521
C2030	Restrooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	950 SF	5	5246525
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	950 SF	5	5246462
<b>Plumbing</b>						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	25	5246566
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,500 SF	35	5246756
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	25	5246517
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	25	5246635
D2010	Restrooms	Good	Urinal, Standard	2	25	5246679
D2010	Utility closet	Good	Water Heater, Gas, Tankless	1	10	5246653
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	30	5246754
<b>HVAC</b>						
D3020	Throughout building	Good	Furnace, Gas	6	15	5246661
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	4	10	5246494
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	2	10	5246623
<b>Fire Protection</b>						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,500 SF	35	5246537
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	5	5246622
<b>Electrical</b>						
D5020	Utility closet	Good	Distribution Panel, 120/208 V	1	25	5246536
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown	1	25	5246645
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,500 SF	35	5246541
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	13	16	5246702
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,500 SF	15	5246538
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	8	5	5246473
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,500 SF	15	5246639
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,500 SF	15	5246646
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Good	Casework, Cabinetry Economy	180 LF	15	5246453
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	120 LF	10	5246478

**Component Condition Report | Liberty Elementary / Building 200**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,100 SF	5	5246543
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	51	13	5246576
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	22	5246678
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,200 SF	5	5246731
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	175 LF	11	5246459
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	14	23	5246710
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,250 SF	16	5246715
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	5246493
C2010	Throughout building	Fair	Wall Finishes, Fabric	6,750 SF	9	5246669
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	19	5246504
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	19	5246714
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,250 SF	6	5246749
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	6	5246546
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5246554
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,750 SF	19	5246435
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	11	5246553
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	5246570
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	9	5246535
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5246743
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	11	5246481
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	12	5246691
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	5	3	5246739
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	3	5246730
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	5246696
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	5246628
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5246586
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	12	5246465
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,750 SF	19	5246606
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	6	5246511
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,750 SF	12	5246636
D5040	Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	5246510



**Component Condition Report | Liberty Elementary / Building 200**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Electrical room	Fair	Intercom/Public Address Component, Master Station	1	8	5246440
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,750 SF	10	5246608
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	9	5246454
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	7,750 SF	12	5246575
<b>Equipment &amp; Furnishings</b>						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5246498
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	8	5246451
E2010	Throughout building	Fair	Casework, Cabinetry Economy	30 LF	8	5246559

**Component Condition Report | Liberty Elementary / Building 300**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,700 SF	5	5246528
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	26	9	5246556
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	19	5246652
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,900 SF	9	5246735
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	175 LF	11	5246495
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	19	5246637
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,120 SF	16	5246431
C2010	Throughout building	Good	Wall Finishes, Fabric	6,500 SF	10	5246598
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	21	5246516
C2030	Restrooms	Fair	Flooring, Ceramic Tile	230 SF	17	5246713
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,850 SF	6	5246609
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	6	5246524
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	230 SF	5	5246725
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Child-Sized	3	9	5246644
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	11	5246530
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,350 SF	19	5246736
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	12	5246534
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	3	3	5246430
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5246552
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	3	5246638
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	5246455



**Component Condition Report | Liberty Elementary / Building 300**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	9	5246489
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,350 SF	19	5246654
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,350 SF	11	5246509
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	16	5246584
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,350 SF	7	5246432
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,350 SF	9	5246706
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	75 LF	8	5246505
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	90 LF	8	5246549

**Component Condition Report | Liberty Elementary / Building 500**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5246523
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	26	9	5246572
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	19	5246594
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,800 SF	9	5246616
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	11	5246625
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	19	5246634
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,625 SF	16	5246529
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	7	5246562
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	21	5246660
C2010	Throughout building	Good	Wall Finishes, Fabric	9,500 SF	10	5246748
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	960 SF	6	5246658
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,700 SF	6	5246508
C2030	Restrooms	Fair	Flooring, Ceramic Tile	475 SF	17	5246474
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	475 SF	5	5246560
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,100 SF	19	5246737
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	5246447
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	11	5246475
D2010	Restrooms	Fair	Urinal, Standard	3	9	5246550
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5246752
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	11	5246491
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	5246567

**Component Condition Report | Liberty Elementary / Building 500**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	6	3	5246753
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	3	5246726
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5246593
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	12	5246733
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	19	5246699
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	12	5246665
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	16	5246485
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,100 SF	7	5246544
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,100 SF	10	5246651
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	8	5246617
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	180 LF	8	5246650

**Component Condition Report | Liberty Elementary / Building 600**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,800 SF	5	5246672
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	30	9	5246686
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	19	5246666
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,700 SF	9	5246605
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	175 LF	8	5246758
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	19	5246438
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,350 SF	14	5246694
C2010	Throughout building	Fair	Wall Finishes, Fabric	9,500 SF	9	5246492
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	960 SF	6	5246621
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,700 SF	6	5246677
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	11	5246443
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,350 SF	19	5246561
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	6	3	5246656
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	3	5246596
<b>Fire Protection</b>						

**Component Condition Report | Liberty Elementary / Building 600**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5246595
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	12	5246643
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,350 SF	19	5246704
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,350 SF	12	5246502
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	16	5246563
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,350 SF	7	5246434
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,350 SF	10	5246711
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	180 LF	8	5246708
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	8	5246693

**Component Condition Report | Liberty Elementary / Building 700**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5246755
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	26	9	5246480
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	19	5246674
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,800 SF	9	5246547
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	5	5246761
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	19	5246649
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,700 SF	16	5246464
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	8	5246531
C2010	Throughout building	Fair	Wall Finishes, Fabric	9,500 SF	9	5246468
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	19	5246610
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,700 SF	6	5246444
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	19	5246601
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	960 SF	6	5246482
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5246680
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	3	9	5246542
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,100 SF	19	5246582
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5246707
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	11	5246642
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	5246539
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	11	5246690

**Component Condition Report | Liberty Elementary / Building 700**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	6	3	5246573
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	3	5246470
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5246703
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	12	5246624
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	19	5246742
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	12	5246657
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	13	16	5246718
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,100 SF	7	5246589
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,100 SF	10	5246472
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	8	5246612
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	180 LF	8	5246514

**Component Condition Report | Liberty Elementary / Building 800**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5246467
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	28	9	5246692
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	9	19	5246717
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,700 SF	9	5246515
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	11	5246500
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	19	5246450
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,200 SF	16	5246522
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	7	5246671
C2010	Throughout building	Good	Wall Finishes, Fabric	8,100 SF	10	5246512
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	21	5246615
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	6	5246558
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	6	5246723
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	17	5246760
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5246618
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Child-Sized	2	9	5246688
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	5246488

**Component Condition Report | Liberty Elementary / Building 800**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,350 SF	19	5246527
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	11	5246585
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	5	3	5246647
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5246689
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	5	3	5246471
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	5246476
<b>Electrical</b>						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	9	5246448
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,350 SF	19	5246611
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	16	5246599
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,350 SF	11	5246600
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,350 SF	7	5246499
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,350 SF	10	5246701
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	175 LF	8	5246484
E2010	Throughout building	Fair	Casework, Cabinetry Economy	125 LF	8	5246463

**Component Condition Report | Liberty Elementary / Building 900**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,500 SF	5	5246734
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	34	14	5246506
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	24	5246497
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,700 SF	14	5246670
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	11	5246740
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	24	5246716
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,625 SF	16	5246757
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	24	5246640
C2010	Throughout building	Good	Wall Finishes, Fabric	9,500 SF	10	5246750
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	960 SF	8	5246604
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,700 SF	6	5246697
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	5246592
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	5246571
<b>Plumbing</b>						

**Component Condition Report | Liberty Elementary / Building 900**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,100 SF	24	5246577
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	5246633
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	14	5246461
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	2	4	5246747
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	14	5246751
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	6	3	5246548
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	5	5246457
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	5	5246460
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,100 SF	24	5246486
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	9	5	5246452
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	5246591
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	14	5246676
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	24	5246684
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	16	5246729
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	8	5246545
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,100 SF	9	5246664
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,100 SF	7	5246581
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	180 LF	10	5246741
E2010	Throughout building	Fair	Casework, Cabinetry Economy	150 LF	10	5246659

**Component Condition Report | Liberty Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site	Good	Backflow Preventer, Domestic Water	1	20	5246520
D2010	Playground	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	6	5246614
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	9	5246724
<b>Fire Protection</b>						
D4010	Site	Good	Backflow Preventer, Fire Suppression	1	25	5246641
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	14	5246732
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	11	5246722
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,000 SF	9	5246727
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	48,100 SF	1	5246579



**Component Condition Report | Liberty Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	48,100 SF	2	5246627
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	56,400 SF	28	5246501
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	72,150 SF	3	5246518
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	72,150 SF	16	5246700
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	5	7	5246436
G2050	Playground	Fair	Play Structure, Multipurpose, Small	5	7	5246663
G2050	Playground	Good	Playfield Surfaces, Chips Wood, 6" Depth	12,000 SF	2	5246744
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	9	5246631
<b>Sitework</b>						
G2060	Site	Fair	Picnic Table, Precast Concrete	6	13	5246496
G2060	Site	Fair	Flagpole, Metal	1	18	5246458
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	8	11	5246709
G2060	Site	Fair	Park Bench, Metal Powder-Coated	10	6	5246578
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	625 LF	19	5246441
G2060	Parking lot	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	7	5246655
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,425 LF	23	5246519
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	275 LF	19	5246568
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	6	5246695
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric	2	7	5246555
G2080	Parking lot	Fair	Irrigation System, Drip System, Replace/Install	8,500 SF	11	5246583
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	18	8	5246667

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/22/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate		
Liberty Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Liberty Elementary / Building 100	\$0	\$0	\$0	\$89,822	\$66,921	\$109,269	\$122,623	\$58,838	\$70,252	\$98,815	\$44,924	\$91,103	\$438,084	\$25,350	\$22,546	\$146,848	\$9,286	\$0	\$23,137	\$487,764	\$0	\$0	\$1,905,582	
Liberty Elementary / Building 1000	\$0	\$0	\$0	\$0	\$0	\$57,061	\$74,104	\$0	\$0	\$0	\$90,733	\$0	\$0	\$0	\$0	\$283,365	\$104,620	\$0	\$0	\$0	\$52,308	\$0	\$662,191	
Liberty Elementary / Building 200	\$0	\$0	\$0	\$44,432	\$0	\$92,954	\$64,662	\$0	\$18,674	\$25,812	\$22,830	\$21,050	\$169,569	\$77,981	\$1,326	\$65,228	\$111,743	\$0	\$44,034	\$230,477	\$0	\$0	\$990,773	
Liberty Elementary / Building 300	\$0	\$0	\$0	\$32,456	\$0	\$30,506	\$46,458	\$10,817	\$24,470	\$129,489	\$19,148	\$44,376	\$7,032	\$0	\$0	\$40,998	\$80,780	\$7,500	\$35,451	\$154,949	\$0	\$0	\$664,430	
Liberty Elementary / Building 500	\$0	\$0	\$0	\$56,768	\$0	\$42,373	\$62,228	\$24,465	\$51,023	\$124,985	\$51,847	\$27,733	\$97,586	\$0	\$1,326	\$56,946	\$125,606	\$15,489	\$58,215	\$230,909	\$0	\$0	\$1,027,500	
Liberty Elementary / Building 600	\$0	\$0	\$0	\$56,768	\$0	\$38,498	\$62,228	\$14,861	\$51,127	\$144,219	\$21,652	\$10,923	\$82,937	\$0	\$42,647	\$51,738	\$78,282	\$0	\$58,215	\$123,238	\$0	\$0	\$837,333	
Liberty Elementary / Building 700	\$0	\$0	\$0	\$56,768	\$0	\$44,953	\$62,228	\$16,377	\$59,353	\$152,155	\$23,862	\$26,701	\$99,930	\$0	\$0	\$57,032	\$121,460	\$0	\$58,215	\$274,151	\$0	\$0	\$1,053,185	
Liberty Elementary / Building 800	\$0	\$0	\$0	\$51,378	\$0	\$42,246	\$57,255	\$16,883	\$42,519	\$145,506	\$45,514	\$60,465	\$4,688	\$0	\$0	\$56,775	\$108,920	\$16,304	\$54,856	\$209,145	\$0	\$0	\$912,454	
Liberty Elementary / Building 900	\$0	\$0	\$0	\$19,402	\$1,234	\$87,478	\$55,946	\$21,837	\$57,271	\$17,375	\$79,907	\$3,004	\$0	\$0	\$189,735	\$57,800	\$125,219	\$0	\$0	\$1,922	\$69,282	\$0	\$0	\$787,411
Liberty Elementary / Site	\$0	\$24,435	\$223,654	\$38,884	\$0	\$30,494	\$46,779	\$115,788	\$178,362	\$184,760	\$0	\$125,231	\$0	\$63,845	\$57,194	\$0	\$482,199	\$43,477	\$65,245	\$39,542	\$57,801	\$0	\$0	\$1,777,689
<b>Grand Total</b>	<b>\$0</b>	<b>\$24,435</b>	<b>\$223,654</b>	<b>\$446,677</b>	<b>\$68,154</b>	<b>\$575,832</b>	<b>\$654,511</b>	<b>\$279,866</b>	<b>\$553,051</b>	<b>\$1,023,116</b>	<b>\$400,417</b>	<b>\$410,586</b>	<b>\$899,827</b>	<b>\$167,176</b>	<b>\$314,774</b>	<b>\$816,730</b>	<b>\$1,348,115</b>	<b>\$82,768</b>	<b>\$397,369</b>	<b>\$1,752,096</b>	<b>\$179,392</b>	<b>\$0</b>	<b>\$10,618,546</b>	

Liberty Elementary

Liberty Elementary / Building 100

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building exterior	5246597	Exterior Walls, any painted surface, Prep & Paint	10	5	5	18000	SF	\$3.29	\$59,184							\$59,184										\$59,184							\$118,368		
B2020	Kitchen	5246685	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	\$1,315.20	\$1,315											\$1,315														\$1,315	
B3010	Roof	5246603	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	2000	SF	\$4.16	\$8,330							\$8,330																		\$8,330	
B3010	Roof	5246745	Roofing, Modified Bitumen, Replace	20	14	6	7600	SF	\$10.96	\$83,296							\$83,296																		\$83,296	
B3020	Roof	5246630	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	150	LF	\$9.86	\$1,480												\$1,480													\$1,480	
B3060	Roof	5246466	Roof Skylight, per unit, up to 20 SF, Replace	30	18	12	12	EA	\$1,424.80	\$17,098													\$17,098												\$17,098	
C1090	Restrooms	5246532	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	7	EA	\$822.00	\$5,754								\$5,754																	\$5,754	
C2010	Restrooms	5246449	Wall Finishes, Ceramic Tile, Replace	40	21	19	350	SF	\$19.73	\$6,905																				\$6,905					\$6,905	
C2010	Kitchen	5246479	Wall Finishes, Laminated Paneling (FRP), Replace	30	21	9	1550	SF	\$17.54	\$27,181											\$27,181														\$27,181	
C2010	Throughout building	5246746	Wall Finishes, any surface, Prep & Paint	10	5	5	8000	SF	\$1.64	\$13,152							\$13,152										\$13,152								\$26,304	
C2030	Restrooms	5246437	Flooring, Ceramic Tile, Replace	40	21	19	500	SF	\$19.73	\$9,864																				\$9,864					\$9,864	
C2030	Throughout building	5246675	Flooring, Vinyl Tile (VCT), Replace	15	11	4	8950	SF	\$5.48	\$49,046					\$49,046														\$49,046						\$98,092	
C2050	Throughout building	5246682	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	9550	SF	\$2.19	\$20,934							\$20,934										\$20,934								\$41,867	
D2010	Building exterior	5246738	Water Heater, Gas, Commercial (125 MBH), Replace	20	2	18	1	EA	\$13,590.40	\$13,590																			\$13,590						\$13,590	
D2010	Throughout building	5246564	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	10500	SF	\$12.06	\$126,588																				\$126,588						\$126,588
D2010	Throughout building	5246626	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	\$1,644.00	\$3,288														\$3,288											\$3,288	
D2010	Restrooms	5246513	Urinal, Standard, Replace	30	21	9	3	EA	\$1,205.60	\$3,617												\$3,617													\$3,617	
D2010	Kitchen	5246698	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	21	9	1	EA	\$2,301.60	\$2,302												\$2,302													\$2,302	
D2010	Kitchen	5246607	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	\$1,863.20	\$1,863												\$1,863													\$1,863	
D2010	Restrooms	5246712	Toilet, Commercial Water Closet, Replace	30	19	11	9	EA	\$1,424.80	\$12,823													\$12,823													\$12,823
D2010	Restrooms	5246456	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	6	EA	\$1,644.00	\$9,864													\$9,864													\$9,864
D2010	Throughout building	5246602	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	2	EA	\$876.80	\$1,754																\$1,754									\$1,754	
D2010	Kitchen	5246565	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$2,740.00	\$2,740																\$2,740									\$2,740	
D3050	Roof	5246439	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,864.00	\$9,864				\$9,864																					\$9,864	
D3050	Roof	5246590	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	6	EA	\$12,056.00	\$72,336				\$72,336																					\$72,336	
D3050	Throughout building	5246719	HVAC System, Ductwork, Medium Density, Replace	30	19	11	10500	SF	\$4.38	\$46,032													\$46,032													\$46,032
D3060	Roof	5246429	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	3	EA	\$3,288.00	\$9,864					\$9,864																				\$9,864	
D3060	Kitchen	5246648	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,644.00	\$1,644													\$1,644													\$1,644
D4010	Kitchen	5246580	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	20	LF	\$438.40	\$8,768													\$8,768													\$8,768
D4030	Throughout building	5246503	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$164.40	\$658																	\$658								\$658	
D4030	Kitchen	5246620	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$328.80	\$329																	\$329								\$329	
D5020	Building exterior	5246613	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$27,400.00	\$27,400														\$27,400												\$27,400
D5020	Building exterior																																			

Replacement Reserves Report



2/22/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D7050	Throughout building	5246490	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	10500	SF	\$3.29 \$34,524																							\$34,524	\$34,524
D8010	Throughout building	5246681	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	3	12	10500	SF	\$6.58 \$69,048															\$69,048									\$69,048
E1030	Kitchen	5246469	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$10,412.00 \$10,412					\$10,412											\$10,412								\$20,824
E1030	Kitchen	5246433	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	13	7	1	EA	\$38,360.00 \$38,360								\$38,360																\$38,360
E1030	Kitchen	5246721	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	2	EA	\$1,863.20 \$3,726								\$3,726																\$3,726
E1030	Kitchen	5246569	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	7	8	1	EA	\$6,576.00 \$6,576									\$6,576															\$6,576
E1030	Kitchen	5246533	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,932.00 \$4,932										\$4,932														\$4,932
E1030	Roof	5246683	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$6,904.80 \$13,810									\$13,810															\$13,810
E1030	Kitchen	5246587	Foodservice Equipment, Tilting Skillet, Replace	20	12	8	1	EA	\$26,852.00 \$26,852									\$26,852															\$26,852
E1030	Kitchen	5246551	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	6	9	1	EA	\$4,164.80 \$4,165										\$4,165														\$4,165
E1030	Kitchen	5246557	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	2	EA	\$3,945.60 \$7,891										\$7,891														\$7,891
G2050	Gymnasium	5246629	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	6	EA	\$20,824.00 \$124,944															\$124,944									\$124,944
G2080	Utility closet	5246574	Irrigation System, Control Panel, Replace	15	4	11	1	EA	\$5,480.00 \$5,480														\$5,480										\$5,480
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$82,200</b>	<b>\$59,458</b>	<b>\$94,256</b>	<b>\$102,695</b>	<b>\$47,840</b>	<b>\$55,458</b>	<b>\$75,734</b>	<b>\$33,428</b>	<b>\$65,815</b>	<b>\$307,264</b>	<b>\$17,262</b>	<b>\$14,906</b>	<b>\$94,256</b>	<b>\$5,787</b>	<b>\$0</b>	<b>\$13,590</b>	<b>\$278,165</b>	<b>\$0</b>	<b>\$1,348,113</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89,822</b>	<b>\$66,921</b>	<b>\$109,269</b>	<b>\$122,623</b>	<b>\$58,838</b>	<b>\$70,252</b>	<b>\$98,815</b>	<b>\$44,924</b>	<b>\$91,103</b>	<b>\$438,084</b>	<b>\$25,350</b>	<b>\$22,546</b>	<b>\$146,848</b>	<b>\$9,286</b>	<b>\$0</b>	<b>\$23,137</b>	<b>\$487,764</b>	<b>\$0</b>	<b>\$1,905,582</b>	

Liberty Elementary / Building 1000

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5246662	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10500	SF	\$3.29 \$34,524						\$34,524											\$34,524						\$69,048	
B3020	Roof	5246446	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	260	LF	\$9.86 \$2,565																	\$2,565						\$2,565	
C1070	Throughout building	5246632	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	7550	SF	\$3.84 \$28,962																					\$28,962		\$28,962	
C1090	Restrooms	5246507	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA	\$822.00 \$3,288																	\$3,288						\$3,288	
C2010	Throughout building	5246540	Wall Finishes, Fabric, Replace	15	5	10	9500	SF	\$2.19 \$20,824											\$20,824												\$20,824	
C2030	Restrooms	5246525	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	950	SF	\$9.86 \$9,371						\$9,371											\$9,371						\$18,742	
C2030	Throughout building	5246521	Flooring, Carpet, Commercial Standard, Replace	10	4	6	7550	SF	\$8.22 \$62,061							\$62,061												\$62,061					\$124,122
C2050	Restrooms	5246462	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	950	SF	\$2.19 \$2,082						\$2,082												\$2,082						\$4,165
D2010	Utility closet	5246653	Water Heater, Gas, Tankless, Replace	15	5	10	1	EA	\$1,753.60 \$1,754											\$1,754												\$1,754	
D3020	Throughout building	5246661	Furnace, Gas, Replace	20	5	15	6	EA	\$2,959.20 \$17,755																	\$17,755							\$17,755
D3030	Building exterior	5246494	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	4	EA	\$5,699.20 \$22,797												\$22,797												\$22,797
D3030	Building exterior	5246623	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	2	EA	\$7,781.60 \$15,563												\$15,563												\$15,563
D4030	Throughout building	5246622	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	8	EA	\$164.40 \$1,315						\$1,315												\$1,315						\$2,630
D5040	Throughout building	5246473	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	8	EA	\$241.12 \$1,929						\$1,929												\$1,929						\$3,858
D5040	Throughout building	5246538	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	8500	SF	\$4.93 \$41,922																	\$41,922							\$41,922
D5040	Building exterior	5246702	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	13	EA	\$241.12 \$3,135																			\$3,135					\$3,135
D6060	Throughout building	5246639	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	8500	SF	\$1.64 \$13,974																	\$13,974							\$13,974
D7050	Throughout building	5246646	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	5	15	8500	SF	\$2.19 \$18,632																	\$18,632							\$18,632
E2010	Throughout building	5246478	Casework, Countertop, Plastic Laminate, Replace	15	5	10	120	LF	\$54.80 \$6,576												\$6,576												\$6,576
E2010	Throughout building	5246453	Casework, Cabinetry Economy, Replace	20	5	15	180	LF	\$191.80 \$34,524																		\$34,524						\$34,524
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,221</b>	<b>\$62,061</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,514</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,881</b>	<b>\$65,196</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,962</b>	<b>\$454,835</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,061</b>	<b>\$74,104</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$90,733</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$283,365</b>	<b>\$104,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$52,308</b>	<b>\$662,191</b>	

Liberty Elementary / Building 200

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5246543	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10100	SF	\$3.29 \$33,209						\$33,209											\$33,209						\$66,418	
B2020	Building Exterior	5246576	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	17	13	51	EA	\$1,041.20 \$53,101															\$53,101									\$53,101
B3010	Roof	5246731	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	9200	SF	\$4.16 \$38,316						\$38,316																	\$38,316	
B3020	Roof	5246459	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	175	LF	\$9.86 \$1,726													\$1,726										\$1,726	
C1070	Throughout building	5246715	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	7250	SF	\$3.84 \$27,811																		\$27,811					\$27,811	
C2010	Restrooms	5246504	Wall Finishes, Ceramic Tile, Replace	40	21	19	350	SF	\$19.73 \$6,905																					\$6,905		\$6,905	
C2010	Throughout building	5246669	Wall Finishes, Fabric, Replace	15	6	9	6750	SF	\$2.19 \$14,796											\$14,796												\$14,796	
C2010	Throughout building	5246493	Wall Finishes, any surface, Prep & Paint	10	5	5	3000	SF	\$1.64 \$4,932						\$4,932												\$4,932					\$9,864	
C2030	Restrooms	5246714	Flooring, Ceramic Tile, Replace	40	21	19	500	SF	\$19.73 \$9,864																					\$9,864		\$9,864	
C2030	Throughout building	5246749	Flooring, Vinyl Tile (VCT), Replace	15	9	6	2250	SF	\$5.48 \$12,330							\$12,330																\$12,330	
C2030	Throughout building	5246546	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5000	SF	\$8.22 \$41,100							\$41,100											\$41,100					\$82,200	
C2050	Restrooms	5246554	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.19 \$1,096						\$1,096											\$1,096						\$2,192	
D2010	Utility closet	5246535	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	\$602.80 \$603											\$603												\$603	
D2010	Throughout building	5246435	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	7750	SF	\$12.06 \$93,434																				\$93,434		\$93,434		



2/22/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2010	Building exterior	5246743	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644								\$1,644												\$1,644		
D2010	Restrooms	5246553	Toilet, Commercial Water Closet, Replace	30	19	11	3	EA	\$1,424.80	\$4,274											\$4,274									\$4,274		
D2010	Throughout building	5246481	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	3	EA	\$1,315.20	\$3,946											\$3,946									\$3,946		
D2010	Restrooms	5246691	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	3	EA	\$1,644.00	\$4,932												\$4,932								\$4,932		
D2010	Utility closet	5246570	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$876.80	\$877													\$877							\$877		
D3020	Throughout building	5246739	Furnace, Gas, Replace	20	17	3	5	EA	\$2,959.20	\$14,796			\$14,796																	\$14,796		
D3030	Building exterior	5246730	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	3	EA	\$5,699.20	\$17,098			\$17,098															\$17,098		\$17,098		
D3030	Building exterior	5246628	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$4,384.00	\$8,768			\$8,768															\$8,768		\$8,768		
D3030	Building exterior	5246696	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	\$5,260.80	\$5,261											\$5,261									\$5,261		
D4030	Throughout building	5246586	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$164.40	\$986					\$986									\$986						\$986		
D5020	Building exterior	5246465	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$21,920.00	\$21,920												\$21,920								\$21,920		
D5030	Throughout building	5246606	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7750	SF	\$2.74	\$21,235																		\$21,235		\$21,235		
D5040	Throughout building	5246511	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	3	EA	\$241.12	\$723					\$723														\$723	\$1,447		
D5040	Throughout building	5246636	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7750	SF	\$4.93	\$38,223												\$38,223								\$38,223		
D5040	Building Exterior	5246510	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	12	EA	\$241.12	\$2,893												\$2,893								\$2,893		
D6060	Electrical room	5246440	Intercom/Public Address Component, Master Station, Replace	15	7	8	1	EA	\$4,603.20	\$4,603																				\$4,603		
D7050	Electrical room	5246454	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,384.00	\$4,384																				\$4,384		
D7050	Throughout building	5246608	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	7750	SF	\$2.19	\$16,988											\$16,988									\$16,988		
D8010	Throughout building	5246575	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	3	12	7750	SF	\$6.58	\$50,964																				\$50,964		
E1040	Office	5246498	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,644.00	\$1,644					\$1,644										\$1,644					\$1,644		
E2010	Throughout building	5246451	Casework, Countertop, Plastic Laminate, Replace	15	7	8	50	LF	\$54.80	\$2,740																				\$2,740		
E2010	Throughout building	5246559	Casework, Cabinetry Economy, Replace	20	12	8	30	LF	\$191.80	\$5,754																				\$5,754		
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$40,662	\$0	\$80,183	\$54,153	\$0	\$14,741	\$19,783	\$16,988	\$15,207	\$118,932	\$53,101	\$877	\$41,867	\$69,634	\$0	\$25,866	\$131,438	\$0	\$683,433
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$44,432	\$0	\$92,954	\$64,662	\$0	\$18,674	\$25,812	\$22,830	\$21,050	\$169,569	\$77,981	\$1,326	\$65,228	\$111,743	\$0	\$44,034	\$230,477	\$0	\$990,773

Liberty Elementary / Building 300

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5246528	Exterior Walls, any painted surface, Prep & Paint	10	5	5	7700	SF	\$3.29	\$25,318					\$25,318										\$25,318						\$50,635
B2020	Building exterior	5246556	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	26	EA	\$1,041.20	\$27,071									\$27,071												\$27,071
B2050	Building exterior	5246652	Exterior Door, Steel, Standard, Replace	40	21	19	7	EA	\$657.60	\$4,603																		\$4,603		\$4,603	
B3010	Roof	5246735	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	21	9	5900	SF	\$6.03	\$35,565																				\$35,565	
B3020	Roof	5246495	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	175	LF	\$9.86	\$1,726										\$1,726										\$1,726	
C1030	Throughout building	5246637	Interior Door, Wood, Solid-Core, Replace	40	21	19	6	EA	\$767.20	\$4,603																		\$4,603		\$4,603	
C1070	Throughout building	5246431	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	5120	SF	\$3.84	\$19,640															\$19,640					\$19,640	
C2010	Throughout building	5246598	Wall Finishes, Fabric, Replace	15	5	10	6500	SF	\$2.19	\$14,248									\$14,248											\$14,248	
C2030	Restrooms	5246713	Flooring, Ceramic Tile, Replace	40	23	17	230	SF	\$19.73	\$4,537																	\$4,537		\$4,537		
C2030	Throughout building	5246609	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1850	SF	\$5.48	\$10,138					\$10,138															\$10,138	
C2030	Throughout building	5246524	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3500	SF	\$8.22	\$28,770					\$28,770														\$28,770	\$28,770	
C2050	Restrooms	5246725	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	230	SF	\$2.19	\$504					\$504										\$504				\$504	\$1,008	
D2010	Throughout building	5246736	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	5350	SF	\$12.06	\$64,500																		\$64,500		\$64,500	
D2010	Restrooms	5246644	Toilet, Child-Sized, Replace	30	21	9	3	EA	\$986.40	\$2,959										\$2,959										\$2,959	
D2010	Throughout building	5246530	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	3	EA	\$1,315.20	\$3,946											\$3,946									\$3,946	
D2010	Restrooms	5246534	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	3	EA	\$1,644.00	\$4,932											\$4,932									\$4,932	
D3020	Throughout building	5246430	Furnace, Gas, Replace	20	17	3	3	EA	\$2,959.20	\$8,878			\$8,878																	\$8,878	
D3030	Building exterior	5246552	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,726.40	\$3,726			\$3,726															\$3,726		\$3,726	
D3030	Building exterior	5246638	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	3	EA	\$5,699.20	\$17,098			\$17,098															\$17,098		\$17,098	
D4030	Throughout building	5246455	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	3	EA	\$164.40	\$493					\$493										\$493				\$493		
D5020	Building exterior	5246489	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$21,920.00	\$21,920										\$21,920										\$21,920	
D5030	Throughout building	5246654	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	5350	SF	\$2.74	\$14,659																		\$14,659		\$14,659	
D5040	Throughout building	5246509	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5350	SF	\$4.93	\$26,386										\$26,386										\$26,386	
D5040	Building exterior	5246584	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	8	EA	\$241.12	\$1,929																\$1,929			\$1,929		
D6060	Throughout building	5246432	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	5350	SF	\$1.64	\$8,795						\$8,795														\$8,795	
D7050	Throughout building	5246706	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	5350	SF	\$2.19	\$11,7																					



**Replacement Reserves Report**



2/22/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$32,456	\$0	\$30,506	\$46,458	\$10,817	\$24,470	\$129,489	\$19,148	\$44,376	\$7,032	\$0	\$0	\$40,998	\$80,780	\$7,500	\$35,451	\$154,949	\$0	\$664,430

Liberty Elementary / Building 500

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5246523	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10500	SF	\$3.29	\$34,524					\$34,524										\$34,524						\$69,048	
B2020	Building exterior	5246572	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	26	EA	\$1,041.20	\$27,071								\$27,071													\$27,071	
B2050	Building exterior	5246594	Exterior Door, Steel, Standard, Replace	40	21	19	11	EA	\$657.60	\$7,234																		\$7,234			\$7,234	
B3010	Roof	5246616	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	21	9	10800	SF	\$6.03	\$65,102									\$65,102												\$65,102	
B3020	Building exterior	5246625	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	220	LF	\$9.86	\$2,170										\$2,170											\$2,170	
C1030	Throughout building	5246634	Interior Door, Wood, Solid-Core, Replace	40	21	19	6	EA	\$767.20	\$4,603																		\$4,603			\$4,603	
C1070	Throughout building	5246529	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	7625	SF	\$3.84	\$29,250															\$29,250						\$29,250	
C1090	Restrooms	5246562	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	8	EA	\$822.00	\$6,576					\$6,576																\$6,576	
C2010	Throughout building	5246748	Wall Finishes, Fabric, Replace	15	5	10	9500	SF	\$2.19	\$20,824									\$20,824												\$20,824	
C2030	Restrooms	5246474	Flooring, Ceramic Tile, Replace	40	23	17	475	SF	\$19.73	\$9,371																\$9,371					\$9,371	
C2030	Throughout building	5246658	Flooring, Vinyl Tile (VCT), Replace	15	9	6	960	SF	\$5.48	\$5,261					\$5,261																\$5,261	
C2030	Throughout building	5246508	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5700	SF	\$8.22	\$46,854					\$46,854											\$46,854					\$93,708	
C2050	Restrooms	5246560	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	475	SF	\$2.19	\$1,041				\$1,041										\$1,041							\$2,082	
D2010	Throughout building	5246737	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	8100	SF	\$12.06	\$97,654																	\$97,654				\$97,654	
D2010	Building exterior	5246752	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644								\$1,644													\$1,644	
D2010	Restrooms	5246550	Urinal, Standard, Replace	30	21	9	3	EA	\$1,205.60	\$3,617									\$3,617												\$3,617	
D2010	Throughout building	5246475	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	6	EA	\$1,315.20	\$7,891											\$7,891										\$7,891	
D2010	Restrooms	5246491	Toilet, Commercial Water Closet, Replace	30	19	11	7	EA	\$1,424.80	\$9,974										\$9,974											\$9,974	
D2010	Restrooms	5246447	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA	\$1,644.00	\$6,576											\$6,576										\$6,576	
D2010	Utility closet	5246567	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$876.80	\$877													\$877								\$877	
D3020	Throughout building	5246753	Furnace, Gas, Replace	20	17	3	6	EA	\$2,959.20	\$17,755			\$17,755																		\$17,755	
D3030	Building exterior	5246726	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	6	EA	\$5,699.20	\$34,195			\$34,195														\$34,195				\$68,390	
D4030	Throughout building	5246593	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$164.40	\$986					\$986										\$986						\$1,973	
D5020	Building exterior	5246733	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$21,920.00	\$21,920											\$21,920										\$21,920	
D5030	Throughout building	5246699	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	8100	SF	\$2.74	\$22,194																		\$22,194			\$22,194	
D5040	Throughout building	5246665	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	8100	SF	\$4.93	\$39,949											\$39,949										\$39,949	
D5040	Building exterior	5246485	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$241.12	\$2,170															\$2,170						\$2,170	
D6060	Throughout building	5246544	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	8100	SF	\$1.64	\$13,316					\$13,316																\$13,316	
D7050	Throughout building	5246651	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	8100	SF	\$2.19	\$17,755									\$17,755												\$17,755	
E2010	Throughout building	5246617	Casework, Cabinetry Economy, Replace	20	12	8	150	LF	\$191.80	\$28,770																					\$28,770	
E2010	Throughout building	5246650	Casework, Countertop, Plastic Laminate, Replace	15	7	8	180	LF	\$54.80	\$9,864																					\$9,864	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$51,950	\$0	\$36,552	\$52,115	\$19,892	\$40,278	\$95,790	\$38,579	\$20,035	\$68,445	\$0	\$877	\$36,552	\$78,274	\$9,371	\$34,195	\$131,684	\$0	\$714,589
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$56,768	\$0	\$42,373	\$62,228	\$24,465	\$51,023	\$124,985	\$51,847	\$27,733	\$97,586	\$0	\$1,326	\$56,946	\$125,606	\$15,489	\$58,215	\$230,909	\$0	\$1,027,500

Liberty Elementary / Building 600

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5246672	Exterior Walls, any painted surface, Prep & Paint	10	5	5	9800	SF	\$3.29	\$32,222					\$32,222										\$32,222						\$64,445
B2020	Building exterior	5246686	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	30	EA	\$1,041.20	\$31,236									\$31,236												\$31,236
B2050	Building exterior	5246666	Exterior Door, Steel, Standard, Replace	40	21	19	8	EA	\$657.60	\$5,261																	\$5,261				\$5,261
B3010	Roof	5246605	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	21	9	9700	SF	\$6.03	\$58,472									\$58,472												\$58,472
B3020	Roof	5246758	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	175	LF	\$9.86	\$1,726								\$1,726													\$1,726
C1030	Throughout building	5246438	Interior Door, Wood, Solid-Core, Replace	40	21	19	6	EA	\$767.20	\$4,603																		\$4,603			\$4,603
C1070	Throughout building	5246694	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	7350	SF	\$3.84	\$28,195													\$28,195								\$28,195
C2010	Throughout building	5246492	Wall Finishes, Fabric, Replace	15	6	9	9500	SF	\$2.19	\$20,824									\$20,824												\$20,824
C2030	Throughout building	5246621	Flooring, Vinyl Tile (VCT), Replace	15	9	6	960	SF	\$5.48	\$5,261					\$5,261																\$5,261
C2030	Throughout building	5246677	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5700	SF	\$8.22	\$46,854					\$46,854											\$46,854					\$93,708
D2010	Throughout building	5246561	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	21	19	7350	SF	\$5.48	\$40,278																	\$40,278				\$40,278
D2010	Throughout building	5246443	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	6	EA	\$1,315.20	\$7,891											\$7,891										\$7,891
D3020	Throughout building	5246656	Furnace, Gas, Replace	20	17	3	6	EA	\$2,959.20</																						





Replacement Reserves Report



2/22/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
C2030	Throughout building	5246723	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1100	SF	\$5.48	\$6,028						\$6,028															\$6,028	
C2030	Throughout building	5246558	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5100	SF	\$8.22	\$41,922						\$41,922									\$41,922						\$83,844	
C2050	Restrooms	5246618	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.19	\$1,096					\$1,096										\$1,096						\$2,192	
D2010	Throughout building	5246527	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	7350	SF	\$12.06	\$88,612																	\$88,612				\$88,612	
D2010	Restrooms	5246688	Toilet, Child-Sized, Replace	30	21	9	2	EA	\$986.40	\$1,973									\$1,973												\$1,973	
D2010	Throughout building	5246585	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	4	EA	\$1,315.20	\$5,261										\$5,261											\$5,261	
D2010	Restrooms	5246488	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	2	EA	\$1,644.00	\$3,288											\$3,288										\$3,288	
D3020	Throughout building	5246647	Furnace, Gas, Replace	20	17	3	5	EA	\$2,959.20	\$14,796			\$14,796																		\$14,796	
D3030	Building exterior	5246689	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,726.40	\$3,726			\$3,726														\$3,726				\$7,453	
D3030	Building exterior	5246471	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	5	EA	\$5,699.20	\$28,496			\$28,496														\$28,496				\$56,992	
D4030	Throughout building	5246476	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$164.40	\$822					\$822										\$822						\$1,644	
D5020	Building exterior	5246448	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$21,920.00	\$21,920							\$21,920														\$21,920	
D5030	Throughout building	5246611	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7350	SF	\$2.74	\$20,139																	\$20,139				\$20,139	
D5040	Throughout building	5246600	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	7350	SF	\$4.93	\$36,250										\$36,250											\$36,250	
D5040	Building exterior	5246599	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$241.12	\$2,170															\$2,170						\$2,170	
D6060	Throughout building	5246499	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	13	7	7350	SF	\$1.64	\$12,083						\$12,083															\$12,083	
D7050	Throughout building	5246701	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	7350	SF	\$2.19	\$16,111										\$16,111											\$16,111	
E2010	Throughout building	5246484	Casework, Countertop, Plastic Laminate, Replace	15	7	8	175	LF	\$54.80	\$9,590							\$9,590														\$9,590	
E2010	Throughout building	5246463	Casework, Cabinetry Economy, Replace	20	12	8	125	LF	\$191.80	\$23,975							\$23,975														\$23,975	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$47,018	\$0	\$36,442	\$47,950	\$13,727	\$33,565	\$111,518	\$33,866	\$43,681	\$3,288	\$0	\$0	\$36,442	\$67,875	\$9,864	\$32,222	\$119,272	\$0	\$636,732
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$51,378	\$0	\$42,246	\$57,255	\$16,883	\$42,519	\$145,506	\$45,514	\$60,465	\$4,688	\$0	\$0	\$56,775	\$108,920	\$16,304	\$54,856	\$209,145	\$0	\$912,454

Liberty Elementary / Building 900

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5246734	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10500	SF	\$3.29	\$34,524					\$34,524										\$34,524						\$69,048	
B2020	Building exterior	5246506	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	34	EA	\$1,041.20	\$35,401														\$35,401								\$35,401
B3010	Roof	5246670	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	16	14	9700	SF	\$6.03	\$58,472														\$58,472								\$58,472
B3020	Building exterior	5246740	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	220	LF	\$9.86	\$2,170										\$2,170											\$2,170	
C1070	Throughout building	5246757	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	7625	SF	\$3.84	\$29,250															\$29,250						\$29,250	
C2010	Throughout building	5246750	Wall Finishes, Fabric, Replace	15	5	10	9500	SF	\$2.19	\$20,824									\$20,824												\$20,824	
C2030	Throughout building	5246604	Flooring, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.48	\$5,261							\$5,261														\$5,261	
C2030	Throughout building	5246697	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5700	SF	\$8.22	\$46,854						\$46,854									\$46,854						\$93,708	
C2050	Restrooms	5246571	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.19	\$1,096					\$1,096										\$1,096						\$2,192	
D2010	Restrooms	5246747	Water Heater, Electric, Instant Hot, Replace	15	11	4	2	EA	\$548.00	\$1,096				\$1,096													\$1,096				\$2,192	
D2010	Restrooms	5246633	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,644.00	\$3,288														\$3,288							\$3,288	
D2010	Throughout building	5246461	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	6	EA	\$1,315.20	\$7,891														\$7,891							\$7,891	
D2010	Restrooms	5246751	Toilet, Commercial Water Closet, Replace	30	16	14	2	EA	\$1,424.80	\$2,850														\$2,850							\$2,850	
D3020	Throughout building	5246548	Furnace, Gas, Replace	20	17	3	6	EA	\$2,959.20	\$17,755			\$17,755																		\$17,755	
D3030	Building exterior	5246457	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	4	EA	\$5,699.20	\$22,797					\$22,797													\$22,797			\$45,594	
D3030	Building exterior	5246460	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	2	EA	\$7,781.60	\$15,563					\$15,563												\$15,563				\$31,126	
D4030	Throughout building	5246452	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	9	EA	\$164.40	\$1,480					\$1,480										\$1,480						\$2,959	
D5020	Building exterior	5246676	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,960.00	\$10,960														\$10,960							\$10,960	
D5020	Electrical room	5246591	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$6,576.00	\$6,576														\$6,576							\$6,576	
D5040	Throughout building	5246545	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	8100	SF	\$4.93	\$39,949							\$39,949														\$39,949	
D5040	Building exterior	5246729	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	8	EA	\$241.12	\$1,929															\$1,929						\$1,929	
D6060	Throughout building	5246664	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	11	9	8100	SF	\$1.64	\$13,316								\$13,316													\$13,316	
D7050	Throughout building	5246581	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	8100	SF	\$2.19	\$17,755						\$17,755															\$17,755	
E2010	Throughout building	5246741	Casework, Countertop, Plastic Laminate, Replace	15	5	10	180	LF	\$54.80	\$9,864											\$9,864										\$9,864	
E2010	Throughout building	5246659	Casework, Cabinetry Economy, Replace	20	10	10	150	LF	\$191.80	\$28,770											\$28,770										\$28,770	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$17,755	\$1,096	\$75,460	\$46,854	\$17,755	\$45,210	\$13,316	\$59,458	\$2,170	\$0	\$0	\$125,437	\$37,100	\$78,032	\$0	\$0	\$1,096	\$38,360	\$559,100
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$19,402	\$1,234	\$87,478	\$55,946	\$21,837	\$57,271	\$17,375	\$79,907	\$3,004	\$0	\$0	\$189,735	\$57,800	\$125,219	\$0	\$0			

Replacement Reserves Report



2/22/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D4010	Site	5246732	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	\$11,508.00	\$11,508															\$11,508								\$11,508	
F1020	Site	5246727	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	21	9	1000	SF	\$54.80	\$54,800										\$54,800														\$54,800
F1020	Site	5246722	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	200	SF	\$27.40	\$5,480												\$5,480												\$5,480
G2020	Parking lot	5246579	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	48100	SF	\$0.49	\$23,723		\$23,723						\$23,723				\$23,723					\$23,723							\$94,892
G2020	Parking lot	5246627	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	48100	SF	\$3.84	\$184,512			\$184,512																					\$184,512
G2050	Playground	5246518	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	72150	SF	\$0.49	\$35,584				\$35,584										\$35,584										\$142,338
G2050	Playground	5246631	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	8	EA	\$10,412.00	\$83,296										\$83,296														\$83,296
G2050	Playground	5246700	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	9	16	72150	SF	\$3.84	\$276,767																	\$276,767							\$276,767
G2050	Playground	5246744	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	12000	SF	\$2.19	\$26,304			\$26,304			\$26,304			\$26,304					\$26,304			\$26,304				\$26,304			\$184,128
G2050	Playground	5246436	Play Structure, Swing Set, 4 Seats, Replace	20	13	7	5	EA	\$2,740.00	\$13,700								\$13,700																\$13,700
G2050	Playground	5246663	Play Structure, Multipurpose, Small, Replace	20	13	7	5	EA	\$10,960.00	\$54,800								\$54,800																\$54,800
G2060	Site	5246578	Park Bench, Metal Powder-Coated, Replace	20	14	6	10	EA	\$767.20	\$7,672								\$7,672																\$7,672
G2060	Site	5246695	Picnic Table, Metal Powder-Coated, Replace	20	14	6	5	EA	\$767.20	\$3,836								\$3,836																\$3,836
G2060	Parking lot	5246555	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric, Replace	20	13	7	2	EA	\$10,960.00	\$21,920									\$21,920															\$21,920
G2060	Site	5246709	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	8	EA	\$876.80	\$7,014												\$7,014												\$7,014
G2060	Site	5246496	Picnic Table, Precast Concrete, Replace	25	12	13	6	EA	\$1,315.20	\$7,891														\$7,891										\$7,891
G2060	Site	5246441	Fences & Gates, Fence, Chain Link 8", Replace	40	21	19	625	LF	\$27.40	\$17,125																					\$17,125			\$17,125
G2060	Site	5246568	Fences & Gates, Fence, Chain Link 4", Replace	40	21	19	275	LF	\$19.73	\$5,425																					\$5,425			\$5,425
G2060	Site	5246458	Flagpole, Metal, Replace	30	12	18	1	EA	\$2,740.00	\$2,740																					\$2,740			\$2,740
G2060	Parking lot	5246655	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	13	7	2	EA	\$1,863.20	\$3,726								\$3,726																\$3,726
G2080	Parking lot	5246583	Irrigation System, Drip System, Replace/Install	20	9	11	8500	SF	\$3.29	\$27,948												\$27,948												\$27,948
G4050	Site	5246667	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	18	EA	\$4,384.00	\$78,912																								\$78,912
<b>Totals, Unescalated</b>												\$0	\$23,723	\$210,816	\$35,584	\$0	\$26,304	\$39,177	\$94,146	\$140,800	\$141,603	\$0	\$90,469	\$0	\$43,476	\$37,812	\$0	\$300,490	\$26,304	\$38,324	\$22,550	\$32,003	\$1,303,582	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$24,435	\$223,654	\$38,884	\$0	\$30,494	\$46,779	\$115,788	\$178,362	\$184,760	\$0	\$125,231	\$0	\$63,845	\$57,194	\$0	\$482,199	\$43,477	\$65,245	\$39,542	\$57,801	\$1,777,689	