

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

1650 Spruce Street, Suite 300  
Riverside, California 92507  
Beryl Mensonides



Ontiveros Elementary  
930 West Rancho Verde  
Santa Maria, California 93458

### **PREPARED BY:**

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*February 8, 2023*

Bureau Veritas

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	Ten
<b>Main Address</b>	930 West Rancho Verde, Santa Maria, California 93458
<b>Site Developed</b>	Original buildings 1989 with additional buildings added in 2006.
<b>Site Area</b>	9.3 acres (estimated)
<b>Parking Spaces</b>	57 total spaces all in open lots; 3 of which are accessible
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 8, 2023
<b>Management Point of Contact</b>	DLR Group, Mr. Kevin Fleming (951) 682-0470 <a href="mailto:kflaming@dlrgroup.com">kflaming@dlrgroup.com</a>
<b>On-site Point of Contact (POC)</b>	James Michaelis, Facilities Maintenance Supervisor 805-478-7713
<b>Assessment and Report Prepared By</b>	Sheldon Shaw
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<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 Ontiveros Elementary School Campus buildings were constructed in 1989 with buildings being added in 2006. Several portable buildings were added to the campus since the school opened.

### Architectural

Most Ontiveros Elementary School buildings consist of stucco finished walls over wood frame or steel stud construction on a concrete slab foundation. The portable buildings that were added to the school campus are prefabricated modular buildings with a crawl space over pier foundations. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing systems vary from single-ply TPO/PVC membrane, asphalt shingles and standing seam metal roofing on the portable buildings. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

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

The HVAC systems vary from roof top package units and ground mounted split-system condensing unit/heat pumps on the other permanent buildings. The portable buildings have exterior wall mounted Heat Pump units providing heating and cooling. Lifecycle replacement of HVAC components is anticipated. Most of the main facility's electrical and plumbing infrastructure and some panels are considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting. In addition, most all the buildings were found without a fire sprinkler system.

### Site

In general, the site has been well maintained. Much of the site contains moderate to heavy landscaping with the large grass area playground and asphalt track being served by in-ground irrigation systems. The asphalt paved parking areas are well lite and drive aisles are in good condition. Isolated areas of asphalt playground and concrete sidewalks need replacement or repair. Several of the playground structures are aged with lifecycle replacements anticipated.

### 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
Ontiveros Elementary (1989)	\$550	44,056	\$24,230,800	0.1%	1.0%	1.2%	15.3%
Ontiveros Elementary / Building 010 (1989)	\$550	13,132	\$7,222,600	0.0%	0.2%	0.2%	7.7%
 Ontiveros Elementary / Building 020 (1989)	\$550	4,060	\$2,233,000	0.0%	1.1%	1.1%	3.7%
Ontiveros Elementary / Building 030 (1989)	\$550	4,106	\$2,258,300	0.0%	0.0%	0.0%	2.9%
Ontiveros Elementary / Building 040 (1989)	\$550	4,106	\$2,258,300	0.0%	0.6%	0.6%	5.8%
Ontiveros Elementary / Building 050 (1989)	\$550	4,060	\$2,233,000	0.1%	1.2%	1.2%	5.4%
Ontiveros Elementary / Building 060 (1989)	\$550	2,932	\$1,612,600	0.0%	0.4%	0.4%	5.6%
Ontiveros Elementary / Building 070 (1989)	\$550	600	\$330,000	1.7%	1.7%	1.7%	5.1%
Ontiveros Elementary / Building 080 (1989)	\$550	600	\$330,000	1.7%	1.7%	1.7%	5.1%
Ontiveros Elementary / Building 600 (2006)	\$550	7,200	\$3,960,000	0.0%	1.8%	1.8%	5.3%
Ontiveros Elementary / Building 900 (2006)	\$550	3,260	\$1,793,000	0.0%	1.2%	1.2%	7.4%

### 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.

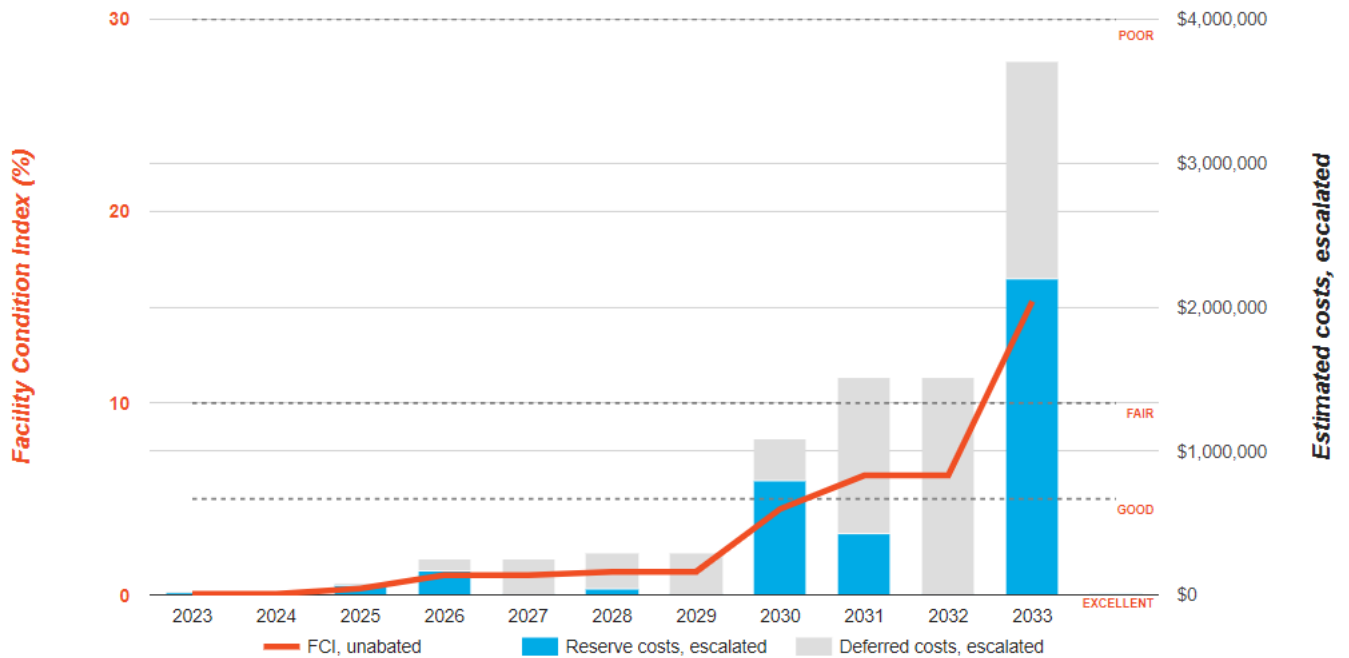
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Ontiveros Elementary

Replacement Value: \$24,231,000

Inflation Rate: 3.0%

Average Needs per Year: \$336,900



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	-	-	-	\$157,420	\$457,895	\$615,315
Roofing	\$12,603	-	\$142,917	-	\$1,082,052	\$1,237,572
Interiors	-	-	-	\$442,403	\$946,618	\$1,389,021
Conveying	-	-	-	-	\$42,688	\$42,688
Plumbing	-	-	-	\$34,315	\$680,315	\$714,630
HVAC	-	\$27,905	\$7,423	\$226,675	\$625,376	\$887,379
Fire Protection	-	-	-	-	\$7,499	\$7,499
Electrical	-	-	-	\$154,177	\$308,740	\$462,917
Fire Alarm & Electronic Systems	-	-	-	\$106,787	\$241,257	\$348,044
Equipment & Furnishings	-	-	-	\$90,371	\$290,134	\$380,505
Special Construction & Demo	-	-	-	\$1,696,818	-	\$1,696,818
Site Pavement	-	-	\$15,628	\$18,117	\$218,664	\$252,409
Site Utilities	-	-	-	\$20,025	\$66,457	\$86,482
Site Development	-	\$39,533	\$47,509	\$464,480	\$459,990	\$1,011,512
<b>TOTALS (3% inflation)</b>	<b>\$12,700</b>	<b>\$67,500</b>	<b>\$213,500</b>	<b>\$3,411,600</b>	<b>\$5,427,700</b>	<b>\$9,133,000</b>

**Immediate Needs**

<b>Facility/Building</b>	<b>Total Items</b>	<b>Total Cost</b>
Ontiveros Elementary / Building 050	1	\$1,200
Ontiveros Elementary / Building 070	1	\$5,700
Ontiveros Elementary / Building 080	1	\$5,700
<b>Total</b>	<b>3</b>	<b>\$12,600</b>

**Building 050**

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
5271159	Ontiveros Elementary / Building 050	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,200
<b>Total (1 items)</b>							<b>\$1,200</b>

**Building 070**

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
5296740	Ontiveros Elementary / Building 070	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$5,700
<b>Total (1 items)</b>							<b>\$5,700</b>

**Building 080**

<b>ID</b>	<b>Location</b>	<b>Location Description</b>	<b>UF Code</b>	<b>Description</b>	<b>Condition</b>	<b>Plan Type</b>	<b>Cost</b>
5296741	Ontiveros Elementary / Building 080	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$5,700
<b>Total (1 items)</b>							<b>\$5,700</b>



### Key Findings



#### Roofing in Poor condition.

any type, Repairs per Man-Day  
Building 050 Ontiveros Elementary Roof

Uniformat Code: B3010  
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

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Roof drains need to be maintained - AssetCALC ID: 5271159



#### Roof Skylight in Poor condition.

per unit, up to 20 SF  
Building 080 Ontiveros Elementary Roof

Uniformat Code: B3060  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Skylights have deteriorated and need to be replaced - AssetCALC ID: 5296741



#### Roof Skylight in Poor condition.

per unit, up to 20 SF  
Building 070 Ontiveros Elementary Roof

Uniformat Code: B3060  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Damaged skylights need to be replaced - AssetCALC ID: 5296740



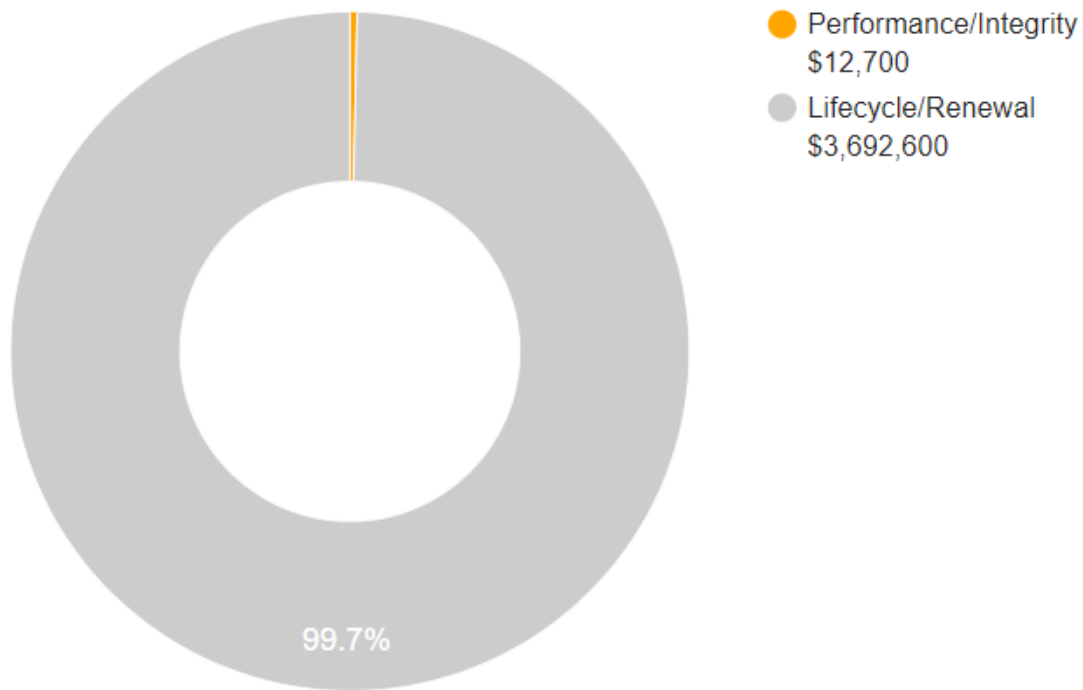
## Plan Types

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

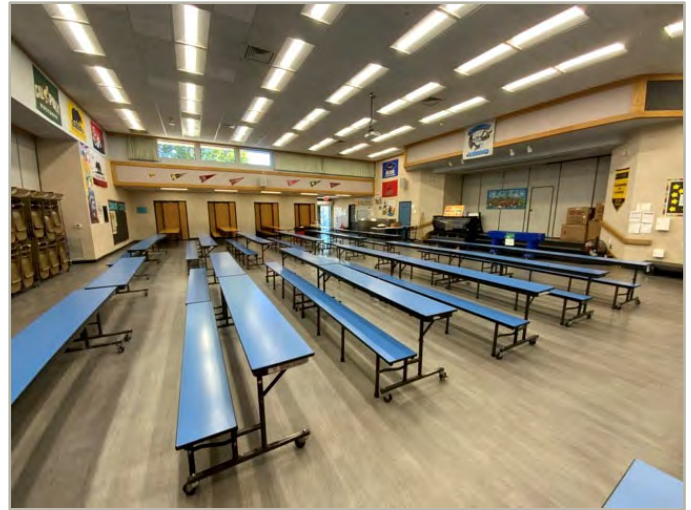
<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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: \$3,705,300

## 2. Building - 010



### Building - 010: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	13,132 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame roof structure and conventional wood framing over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, and 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: Gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units, exhaust fans	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair

<b>Building - 010: Systems Summary</b>		
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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.	

### 3. Building - 020



#### Building - 020: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	4,060 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT 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: Sinks in classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

<b>Building - 020: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	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>	Building lacks fire suppression system	

## 4. Building - 030



Building - 030: Systems Summary		
<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	4,106 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT 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: Sink in classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

<b>Building - 030: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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>	Building lacks fire suppression system	



## 5. Building - 040



### Building - 040: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	4,106 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT 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: Sinks in classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair



<b>Building - 040: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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>	Building lacks fire suppression system	

## 6. Building - 050



### Building - 050: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	4,060 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl 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 all classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

<b>Building - 050: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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>	Roof drains need of debris clearing	

## 7. Building - 060



### Building - 060: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	2,932 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl 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: Toilets in all restrooms, sink, and sink in classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged unit Supplemental components: Exhaust fan	Fair

<b>Building - 060: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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 the time of assessment.	

## 8. Building - 070



### Building - 070: Systems Summary

<b>Constructed/Renovated</b>	1989
<b>Building/Group Size</b>	600 SF
<b>Number of Stories</b>	One above grade
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation <span style="float: right;">Fair</span>
<b>Façade</b>	Wall Finish: Stucco Windows: None <span style="float: right;">Fair</span>
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms <span style="float: right;">Fair</span>
<b>HVAC</b>	Non-Central System: None Supplemental components: Exhaust fans <span style="float: right;">Fair</span>

<b>Building - 070: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, strobes	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>	Deteriorated or damaged skylights	



## 9. Building - 080



### Building - 080: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	600 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	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>HVAC</b>	Non-Central System: None Supplemental components Exhaust fans	Fair



<b>Building - 080: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, strobes	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>	Deteriorated or damaged skylights	

## 10. Building - 600



### Building - 600: Systems Summary

<b>Constructed/Renovated</b>	2006	
<b>Building Size</b>	7,200 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular steel framed construction with moment frame lateral resistance systems built on a concrete slab.	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: 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 and classrooms	Fair
<b>HVAC</b>	Non-Central System: Split-system condensing unit/heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good

<b>Building - 600: Systems Summary</b>		
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, heat detectors, 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>	Building lacks fire suppression system	

## 11. Building - 900



### Building - 900: Systems Summary

<b>Constructed/Renovated</b>	2006	
<b>Building/Group Size</b>	3,260 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular steel framed construction with moment frame lateral resistance systems built on a concrete slab.	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Vinyl covered gypsum board Floors: Carpet Ceilings: ACT, painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: sink in office	Fair
<b>HVAC</b>	Non-Central System: Split-system condensing unit/heat pumps	Fair

<b>Building - 900: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, heat detectors, strobes, 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>	Building lacks fire suppression system	

## 12. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Concrete plaza and asphalt parking lots with adjacent concrete sidewalks and curbs	Fair
<b>Site Development</b>	Monument sign and Building-mounted signage; chain link, wrought-iron fencing. Playgrounds and sport fields and courts Heavily furnished with picnic tables and benches	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate 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 Building-mounted: LED, incandescent	Fair
<b>Ancillary Structures</b>	Prefabricated modular buildings	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>	None observed at time of assessment.	

## 13. Property Space Use and Observed Areas

### Areas Observed

Most of 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.



## 14. 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:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. 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

The campus was originally constructed in 1989 with additional buildings added and renovated in phases over time. Accessibility improvements appear to have been implemented 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.



## 15. 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.

## 16. 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.

## 17. 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 Ontiveros Elementary, 930 West Rancho Verde, 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:** Sheldon Shaw,  
Project Manager

**Reviewed by:**



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## 18. 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 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - FACADE



6 - FACADE



Photographic Overview



7 - FACADE



8 - BUILDING ELEVATION



9 - BUILDING ELEVATION



10 - BUILDING ELEVATION



11 - ROOFING



12 - ROOFING



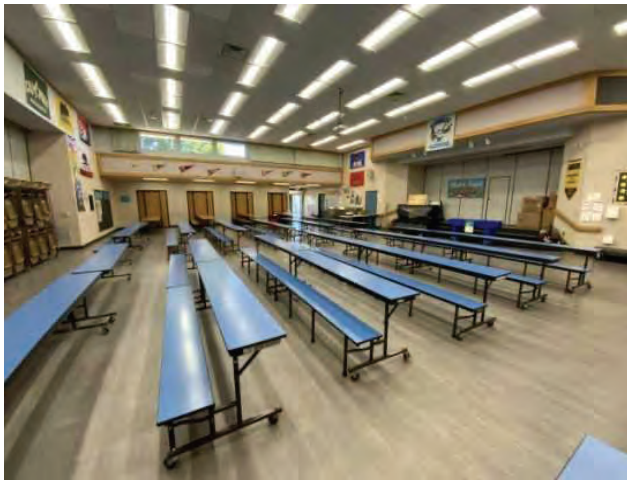
### Photographic Overview



13 - DAMAGED SKYLIGHTS



14 - FRONT OFFICE



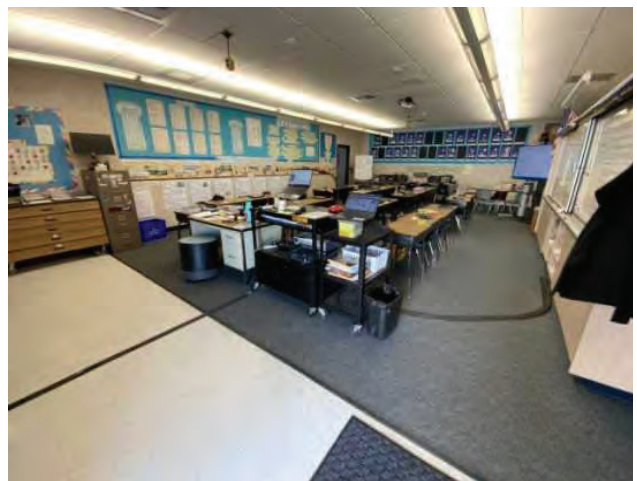
15 - MPR



16 - LIBRARY



17 - CLASSROOM



18 - CLASSROOM



### Photographic Overview



19 - CLASSROOM



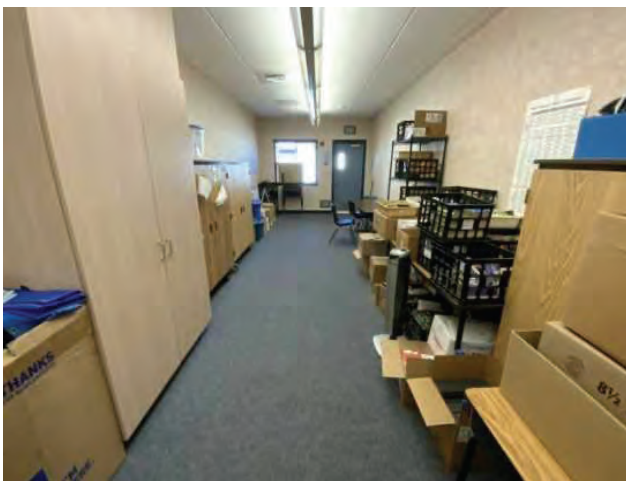
20 - KITCHEN



21 - KITCHEN



22 - FACULTY LUNCHROOM



23 - WORKROOM



24 - OFFICE



### Photographic Overview



25 - RESTROOM



26 - WATER HEATER



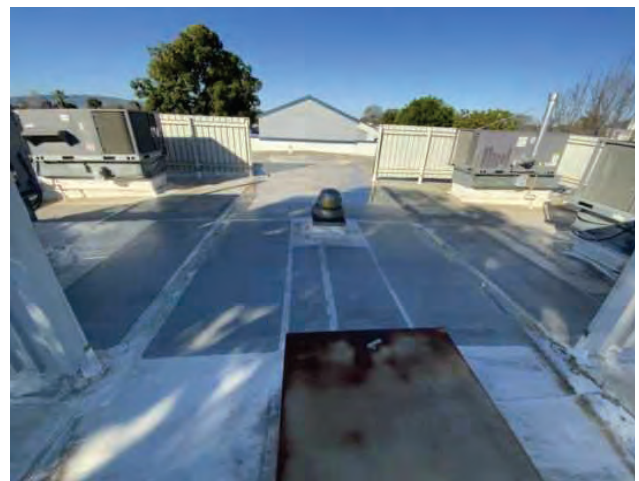
27 - CLASSROOM SINK



28 - HVAC UNITS



29 - HVAC UNIT



30 - HVAC EQUIPMENT

# Photographic Overview



31 - EXHAUST FANS



32 - MAIN ELETRICAL EQUIPMENT



33 - ELECTRICAL PANEL



34 - ELECTRICAL PANEL



35 - FIRE ALARM PANEL



36 - FIRE ALARM SYSTEM



### Photographic Overview



37 - KITCHEN EQUIPMENT



38 - KITCHEN EQUIPMENT



39 - KITCHEN EQUIPMENT



40 - KITCHEN EQUIPMENT



41 - ANCILLARY BUILDINGS



42 - ANCILLARY BUILDINGS



## Photographic Overview



43 - ASPHALT SPORTS COURTS



44 - ASPHALT TRACK



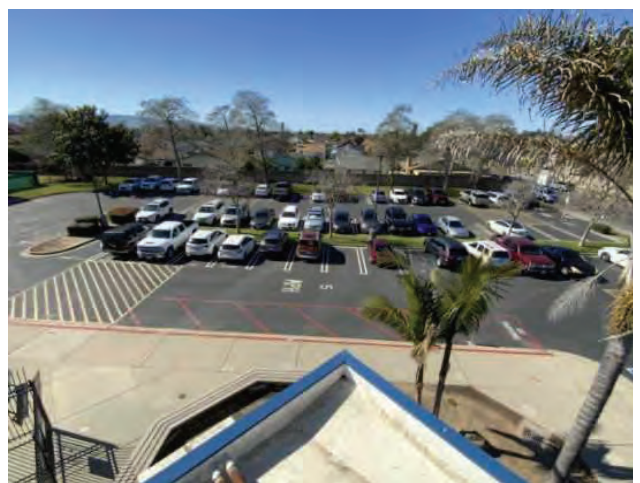
45 - ASPHALT PLAYGROUND



46 - PLAY STRUCTURE



47 - BASEBALL FIELD



48 - PARKING AREA OVERVIEW



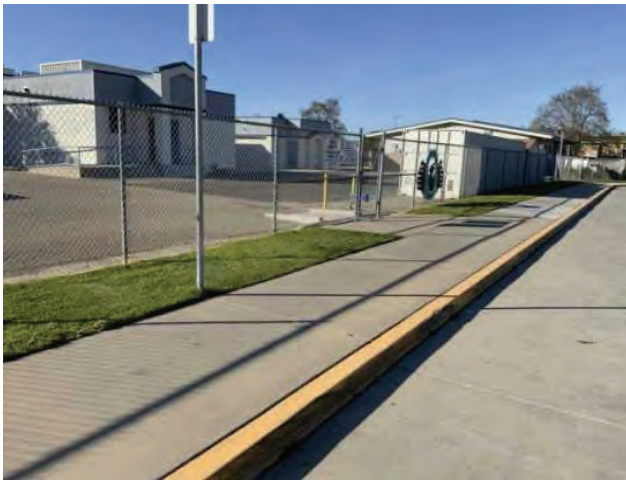
### Photographic Overview



49 - PARKING AREA



50 - COVERED WALKWAY



51 - SITE FENCING



52 - SITE LIGHTING

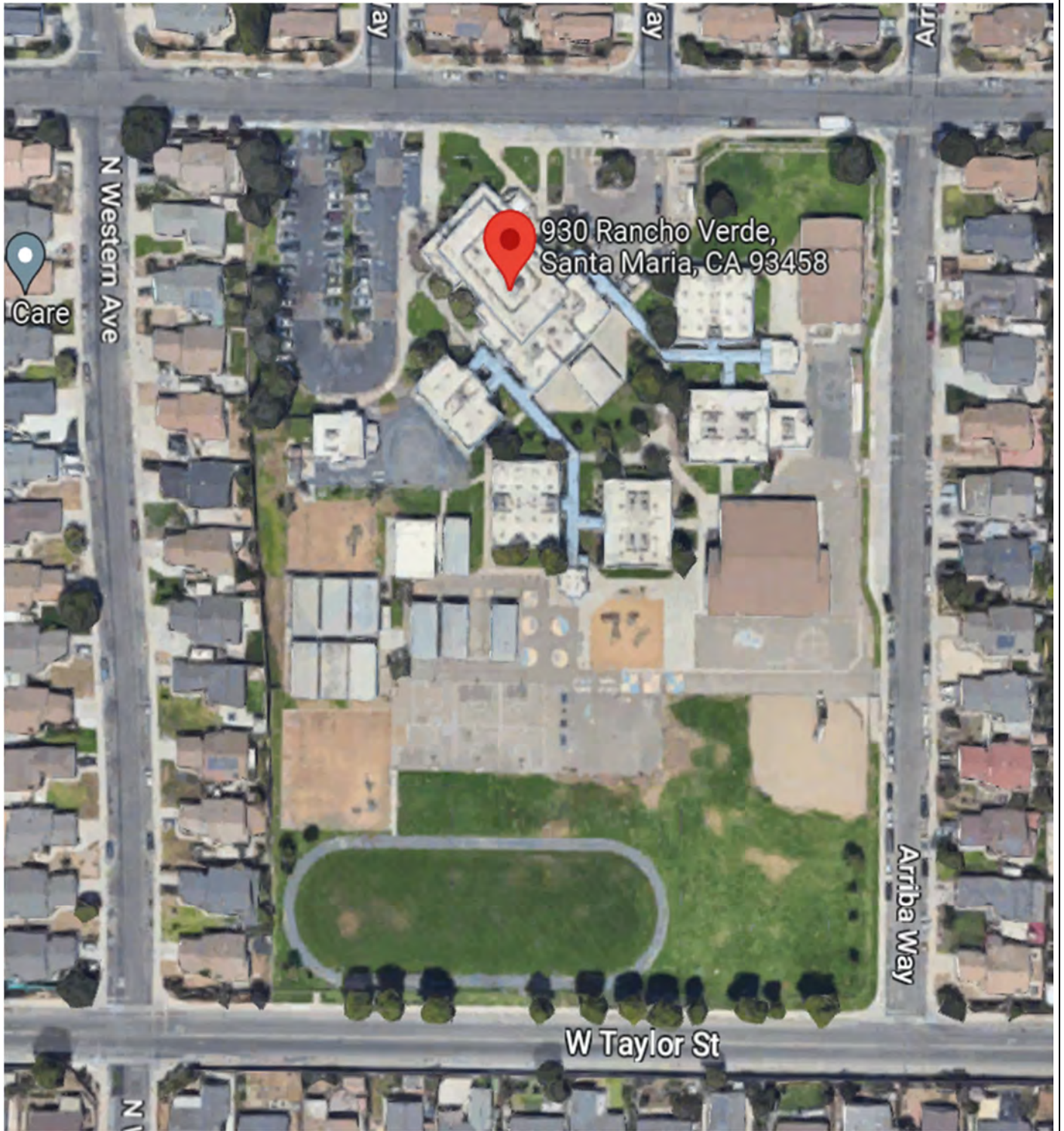
## Appendix B:



### Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	158764.22R000-017.017	Ontiveros Elementary	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	February 8, 2023	

# Appendix C:

## Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Ontiveros Elementary

**Name of person completing form:** James Michaelis

**Title / Association w/ property:** Maintenance Supervisor

**Length of time associated w/ property:** 35 years

**Date Completed:** 2/8/2023

**Phone Number:** 805-478-7713

**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.


Data Overview		Response		
1	Year(s) constructed	Constructed 1989	Renovated	2006 additional building
2	Building size in SF	45,000	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC units		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ontiveros Elementary

BV Project Number: 158764.22R000-017.017

### Abbreviated Accessibility Checklist

#### Facility History & 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	
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 HARDWARE

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

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



DRINKING FOUNTAIN

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 ?			✗	
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			✗	

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 & Swimming Pools



PLAYGROUND SURFACE



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 | Ontiveros Elementary / Building 010**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	9,650 SF	8	5271103
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	23	20	5271111
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	12	5270965
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	25	5271134
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	13,650 SF	17	5271132
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	6	3	5271038
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	28	25	5271139
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,030 SF	15	5271156
C1090	Restrooms	Good	Toilet Partitions, Metal	8	15	5271221
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,530 SF	25	5270941
C2010	Throughout building	Good	Wall Finishes, Vinyl	19,500 SF	12	5271226
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,500 SF	7	5271222
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,065 SF	25	5271079
C2030	MPR	Good	Flooring, Luxury Vinyl Tile (LVT)	2,300 SF	12	5270981
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	2,290 SF	10	5270972
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	6,475 SF	7	5271244
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,150 SF	8	5271001
<b>Conveying</b>						
D1010		Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	15	5300292
<b>Plumbing</b>						
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	25	5271097
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	5270955
D2010	Mechanical room	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	5271158
D2010	Restrooms	Good	Urinal, Standard	4	20	5271112
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	20	5270936
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	5271160
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	20	5271115
D2010	Office	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	5271152
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	5271053
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	20	5271250
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	5271192
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	25	5270940
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,132 SF	20	5270949
<b>HVAC</b>						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	5270975
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	13,132 SF	15	5270970

**Component Condition Report | Ontiveros Elementary / Building 010**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5271227
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	10	5271025
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	5271163
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	10	5271219
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	5	7	5271180
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	12	5271035
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	13,132 SF	10	5271067
<b>Electrical</b>						
D5020	Building 010	Fair	Switchboard, 120/208 V	1	7	5271069
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,132 SF	25	5270964
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,132 SF	15	5271121
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	13,132 SF	10	5271140
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	10	5270995
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,132 SF	12	5271178
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	12	5271029
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	5271254
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	10	5271072
E1030	Kitchen	Good	Foodservice Equipment, Deep Fryer	1	12	5271119
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	12	5270942
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	15	5271003
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	2	8	5270933
E1030	Building exterior	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	15	5270928
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	10	5270998
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	28 LF	7	5271055
<b>Sitework</b>						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	9	10	5300099
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	14	10	5300117

**Component Condition Report | Ontiveros Elementary / Building 020**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,440 SF	7	5271205
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	20	5270931
B2050	Classrooms	Fair	Exterior Door, Steel, Standard	4	25	5270953
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,200 SF	17	5271174
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	16	3	5271016

**Component Condition Report | Ontiveros Elementary / Building 020**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	25	5271089
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,060 SF	15	5271024
C2010	Classrooms	Good	Wall Finishes, Vinyl	4,560 SF	12	5271087
C2010	Classrooms	Good	Wall Finishes, any surface, Prep & Paint	1,250 SF	8	5271082
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	480 SF	12	5271249
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,480 SF	7	5271248
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,060 SF	20	5271083
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	20	5271043
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	13	5270977
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,060 SF	15	5271182
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	5270927
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Retrofit	4,060 SF	3	5271175
<b>Electrical</b>						
D5020	Workroom	Fair	Distribution Panel, 120/208 V	1	15	5271063
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,060 SF	25	5271046
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,060 SF	15	5271057
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,060 SF	12	5271133
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,060 SF	12	5271078
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	12	5271223
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	48 LF	12	5271125
<b>Sitework</b>						
G4050	Exterior building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	2	10	5297131
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	5271184

**Component Condition Report | Ontiveros Elementary / Building 030**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,050 SF	7	5271181
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	20	5271031
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	25	5271238
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,260 SF	17	5271207
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	25	5271129

**Component Condition Report | Ontiveros Elementary / Building 030**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,110 SF	15	5271015
C2010	Classrooms	Good	Wall Finishes, Vinyl	4,560 SF	12	5271225
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	1,350 SF	8	5271128
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,480 SF	8	5271007
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	480 SF	12	5270973
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,106 SF	20	5271021
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	20	5271196
<b>HVAC</b>						
D3020	Roof	Good	Furnace, Gas	4	14	5271251
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	13	5303314
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,106 SF	15	5271093
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	12	5271189
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Retrofit	4,106 SF	3	5271127
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,106 SF	25	5271179
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,106 SF	15	5270943
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,106 SF	10	5270947
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,106 SF	12	5270946
<b>Equipment &amp; Furnishings</b>						
E2010	Workroom	Good	Casework, Countertop, Plastic Laminate	48 LF	12	5270993
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	12	5271168
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	5271004
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	2	10	5298235

**Component Condition Report | Ontiveros Elementary / Building 040**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,050 SF	7	5271074
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	20	5271075
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	25	5271041
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,260 SF	17	5271059
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	3	5271036
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	25	5270994
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,110 SF	15	5271027

**Component Condition Report | Ontiveros Elementary / Building 040**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms	Good	Wall Finishes, Vinyl	4,560 SF	12	5271052
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	1,350 SF	8	5271177
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,480 SF	8	5271101
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	480 SF	12	5271228
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,106 SF	20	5271022
D2010	Workroom	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	5271071
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,060 SF	15	5270996
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	10	5271234
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	5271049
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Retrofit	4,106 SF	3	5271258
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,106 SF	25	5271199
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,106 SF	15	5271126
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,106 SF	10	5271098
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,106 SF	12	5271048
<b>Equipment &amp; Furnishings</b>						
E2010	Workroom	Good	Casework, Countertop, Plastic Laminate	48 LF	12	5271017
E2010	Workroom	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	12	5270992
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	5271099
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	12	5271260

**Component Condition Report | Ontiveros Elementary / Building 050**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,440 SF	7	5271109
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	20	5271014
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	25	5271154
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	5271159
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,200 SF	17	5271114
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	16	3	5271039
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	25	5271084
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,060 SF	15	5271231
C2010	Classrooms	Good	Wall Finishes, Vinyl	4,560 SF	12	5271047

**Component Condition Report | Ontiveros Elementary / Building 050**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,480 SF	7	5271255
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	480 SF	12	5271246
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,060 SF	20	5271193
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	20	5271085
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,060 SF	15	5270952
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	15	5271211
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	5271070
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	4,060 SF	3	5271068
<b>Electrical</b>						
D5020	Workroom	Fair	Distribution Panel, 120/208 V	1	15	5271188
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,060 SF	25	5271105
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,060 SF	10	5271107
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,060 SF	10	5271002
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,060 SF	12	5270985
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	12	5271050
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	48 LF	8	5271088
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	5270961
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	15	5270976

**Component Condition Report | Ontiveros Elementary / Building 060**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	7	5270932
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	20	5271201
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	25	5271243
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,240 SF	17	5271220
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	3	5271023
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	6	25	5270962
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,740 SF	15	5271009
C2010	Classrooms	Fair	Wall Finishes, Vinyl	3,800 SF	8	5271165
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	320 SF	25	5271256
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	1,200 SF	8	5271020



**Component Condition Report | Ontiveros Elementary / Building 060**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	1,920 SF	7	5271054
C2030	Restrooms	Fair	Flooring, Ceramic Tile	120 SF	25	5271086
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	910 SF	12	5271166
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	190 SF	7	5271216
<b>Plumbing</b>						
D2010	Building 060	Good	Sink/Lavatory, Trough Style, Solid Surface	1	20	5271232
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	2	10	5297106
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	5271051
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,932 SF	20	5271230
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	2	14	5297104
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,932 SF	15	5271118
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	5271028
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	2,932 SF	3	5271148
<b>Electrical</b>						
D5020	Mechanical room	Good	Distribution Panel, 120/208 V	1	20	5271131
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,932 SF	25	5271162
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,932 SF	10	5271259
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,932 SF	10	5270969
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,932 SF	12	5271034
<b>Equipment &amp; Furnishings</b>						
E2010	Classroom	Fair	Casework, Countertop, Plastic Laminate	8 LF	7	5297110
E2010	Classroom	Fair	Casework, Cabinetry, Standard	8 LF	7	5297109
<b>Sitework</b>						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	10	5271060

**Component Condition Report | Ontiveros Elementary / Building 070**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	7	5271164
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	25	5271183
<b>Roofing</b>						
B3010	Building exterior	Fair	Roofing, Metal	24 SF	20	5303315
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	635 SF	17	5271176
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	4	0	5296740
<b>Interiors</b>						
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	15	5271092
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	1,120 SF	25	5270984



**Component Condition Report | Ontiveros Elementary / Building 070**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Ceramic Tile	600 SF	25	5271122
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	7	5270978
<b>Plumbing</b>						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	20	5271113
D2010	Restrooms	Good	Urinal, Standard	3	20	5271149
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5271161
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	600 SF	20	5271171
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	20	5271143
<b>HVAC</b>						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	12	5270957
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	600 SF	25	5271194
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	15	5271239
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Restrooms	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	600 SF	12	5271212
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	15	5296697

**Component Condition Report | Ontiveros Elementary / Building 080**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	7	5271008
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	25	5270999
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	635 SF	17	5271187
B3010	building exterior	Fair	Roofing, Metal	44 SF	20	5303316
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	4	0	5296741
<b>Interiors</b>						
C1090	Restrooms	Good	Toilet Partitions, Metal	6	15	5271169
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	1,120 SF	25	5271186
C2030	Throughout building	Fair	Flooring, Ceramic Tile	600 SF	25	5270929
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	7	5270968
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	20	5271144
D2010	Restrooms	Good	Urinal, Standard	3	20	5271030
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5271116
D2010	Throughout building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	20	5271091
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	600 SF	20	5271153
<b>HVAC</b>						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	12	5270950

**Component Condition Report | Ontiveros Elementary / Building 080**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	600 SF	25	5271150
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	15	5271044
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	600 SF	12	5271145
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	5271032

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,050 SF	8	5271197
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	13	20	5270980
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	25	5270945
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,600 SF	3	5270989
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	6	25	5271065
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,720 SF	15	5271136
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	7	15	5270934
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,120 SF	25	5271245
C2010	Classrooms	Good	Wall Finishes, Vinyl	9,200 SF	10	5271005
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	864 SF	7	5271019
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	25	5270951
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	5,856 SF	8	5271217
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	480 SF	7	5271018
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	20	5271094
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	20	5270966
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	7,200 SF	20	5271218
D2010	Restrooms	Good	Urinal, Standard	3	20	5271235
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	20	5270983
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	5271200
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	2	5271090
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,200 SF	15	5271123
D3060	Restrooms	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	15	5271010
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	7,200 SF	3	5271236
<b>Electrical</b>						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5270979
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,200 SF	25	5271130
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	15	5271073
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,200 SF	12	5271203
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	12	5271210
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	36 LF	7	5271198
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	36 LF	10	5271096
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	15	5271135
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	15	5270930

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,840 SF	7	5271100
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	14	20	5271146
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	25	5271155
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,700 SF	3	5271000
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	7	25	5271124
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,020 SF	15	5271157
C2010	Throughout building	Fair	Wall Finishes, Vinyl	4,250 SF	8	5270987
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	3,260 SF	7	5271061
C2050	Classrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	240 SF	7	5271056
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	3,260 SF	20	5271011
D2010	Office	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	5271040
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	7	5271191
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,260 SF	15	5271045
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	3,260 SF	3	5270956
<b>Electrical</b>						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	1	20	5270986
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,260 SF	25	5271170
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,260 SF	12	5271190
<b>Fire Alarm &amp; Electronic Systems</b>						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,260 SF	15	5271215
D7050	Mechanical room	Good	Fire Alarm Panel, Fully Addressable	1	10	5271117
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,260 SF	12	5270971
<b>Equipment &amp; Furnishings</b>						
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	12	5270967
E2010	Office	Good	Casework, Countertop, Plastic Laminate	12 LF	10	5271141
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	5271064
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	5270954

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	11,520 SF	10	5271104
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,000 SF	15	5271095
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,000 SF	3	5271233
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,900 SF	25	5271206
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	11,500 SF	35	5271240
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Good	Sports Apparatus, Soccer, Movable Practice Goal	4	12	5271202
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	5271037
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	8	5270948
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,000 SF	3	5270937
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	17,000 SF	2	5271208
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	52,000 SF	7	5271204
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	7	5271033
<b>Sitework</b>						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,050 LF	30	5271237
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	160 LF	30	5270991
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	132,000 SF	12	5271167
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	15	5271006

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
E2010	Workroom	5270993	Casework, Countertop, Plastic Laminate, Replace	15	3	12	48	LF	\$54.80	\$2,630												\$2,630									\$2,630	
E2010	Throughout building	5271168	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	48	LF	\$328.80	\$15,782												\$15,782									\$15,782	
G4050	Building exterior	5298235	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	2	EA	\$438.40	\$877										\$877											\$877	
G4050	Building exterior	5271004	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	8	EA	\$438.40	\$3,507															\$3,507						\$3,507	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$31,501	\$0	\$0	\$0	\$13,316	\$30,825	\$0	\$7,627	\$0	\$48,573	\$39,456	\$18,413	\$57,525	\$0	\$92,689	\$30,825	\$0	\$25,982	\$396,731
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$34,422	\$0	\$0	\$0	\$16,377	\$39,048	\$0	\$10,250	\$0	\$69,253	\$57,942	\$27,851	\$89,622	\$0	\$153,200	\$52,477	\$0	\$46,926	\$597,370

Ontiveros Elementary / Building 040

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal2023	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	5271074	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4050	SF	\$3.29	\$13,316							\$13,316										\$13,316					\$26,633			
B2020	Building Exterior	5271075	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	16	EA	\$1,041.20	\$16,659																			\$16,659			\$16,659			
B3010	Roof	5271059	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	4260	SF	\$18.63	\$79,372																	\$79,372					\$79,372			
B3060	Roof	5271036	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	8	EA	\$1,424.80	\$11,398			\$11,398																			\$11,398			
C1070	Throughout building	5271027	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	4110	SF	\$3.84	\$15,766														\$15,766									\$15,766		
C2010	Classrooms	5271052	Wall Finishes, Vinyl, Replace	15	3	12	4560	SF	\$2.74	\$12,494												\$12,494											\$12,494		
C2010	Throughout building	5271177	Wall Finishes, any surface, Prep & Paint	10	2	8	1350	SF	\$1.64	\$2,219							\$2,219										\$2,219						\$4,439		
C2030	Throughout building	5271228	Flooring, Vinyl Tile (VCT), Replace	15	3	12	480	SF	\$5.48	\$2,630												\$2,630											\$2,630		
C2030	Classrooms	5271101	Flooring, Carpet, Commercial Standard, Replace	10	2	8	3480	SF	\$8.22	\$28,606							\$28,606										\$28,606						\$57,211		
D2010	Throughout building	5271022	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	4106	SF	\$1.10	\$4,500																			\$4,500				\$4,500		
D2010	Workroom	5271071	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	10	20	1	EA	\$1,205.60	\$1,206																			\$1,206				\$1,206		
D3050	Roof	5271234	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	10	10	4	EA	\$9,864.00	\$39,456											\$39,456													\$39,456	
D3050	Throughout building	5270996	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4060	SF	\$4.38	\$17,799														\$17,799										\$17,799	
D3060	Roof	5271049	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,534.40	\$1,534																								\$1,534	
D4010	Throughout building	5271258	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Retrofit	40	37	3	4106	SF	\$7.67	\$31,501						\$31,501																		\$31,501	
D5040	Throughout building	5271126	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	4106	SF	\$4.93	\$20,251															\$20,251									\$20,251	
D6060	Throughout building	5271098	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	4106	SF	\$1.64	\$6,750																								\$6,750	
D7050	Throughout building	5271048	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	4106	SF	\$3.29	\$13,501																								\$13,501	
E2010	Workroom	5271017	Casework, Countertop, Plastic Laminate, Replace	15	3	12	48	LF	\$54.80	\$2,630																								\$2,630	
E2010	Workroom	5270992	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	48	LF	\$328.80	\$15,782																									\$15,782
G4050	Building exterior	5271260	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	8	EA	\$438.40	\$3,507																									\$3,507
G4050	Building exterior	5271099	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	2	EA	\$438.40	\$877																									\$877
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$44,434	\$0	\$0	\$0	\$13,316	\$30,825	\$0	\$46,206	\$0	\$50,545	\$0	\$0	\$54,693	\$0	\$92,689	\$30,825	\$0	\$22,365	\$385,898			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$48,554	\$0	\$0	\$0	\$16,377	\$39,048	\$0	\$62,097	\$0	\$72,066	\$0	\$0	\$85,209	\$0	\$153,200	\$52,477	\$0	\$40,394	\$569,424			

Ontiveros Elementary / Building 050

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal2023	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	5271109	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4440	SF	\$3.29	\$14,599							\$14,599										\$14,599							\$29,197		
B2020	Building Exterior	5271014	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	16	EA	\$1,041.20	\$16,659																				\$16,659					\$16,659	
B3010	Roof	5271159	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,205.60	\$1,206	\$1,206																								\$1,206	
B3010	Roof	5271114	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	4200	SF	\$18.63	\$78,254																		\$78,254							\$78,254	
B3060	Roof	5271039	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	16	EA	\$1,424.80	\$22,797			\$22,797																						\$22,797	
C1070	Throughout building	5271231	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	4060	SF	\$3.84	\$15,574															\$15,574										\$15,574	
C2010	Classrooms	5271047	Wall Finishes, Vinyl, Replace	15	3	12	4560	SF	\$2.74	\$12,494													\$12,494													\$12,494
C2030	Throughout building	5271246	Flooring, Vinyl Tile (VCT), Replace	15	3	12	480	SF	\$5.48	\$2,630													\$2,630													\$2,630
C2030	Classrooms	5271255	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3480	SF	\$8.22	\$28,606							\$28,606										\$28,606								\$57,211	
D2010	Throughout building	5271193	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	4060	SF	\$1.10	\$4,450																									\$4,450	
D2010	Throughout building	5271085	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	10	20	5	EA	\$1,205.60	\$6,028																										\$6,028
D3050	Throughout building	5270952	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4060	SF	\$4.38	\$17,799															\$17,799											\$17,799
D3050	Roof	5271211	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	4	EA	\$9,864.00	\$39,456																										\$39,456
D3060	Roof	5271070	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	\$1,534.40	\$1,534																										\$1,534
D4010	Throughout building	5271068	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complex																																	





Replacement Reserves Report



2/27/2023

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
D4010	Throughout building	5270956	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Retrofit	40	37	3	3260	SF	\$5.48	\$17,865				\$17,865																	\$17,865	
D5020	Building exterior	5270986	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$6,576.00	\$6,576																				\$6,576	\$6,576	
D5040	Throughout building	5271190	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	3260	SF	\$4.93	\$16,078												\$16,078									\$16,078	
D6060	Throughout building	5271215	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	3260	SF	\$1.64	\$5,359															\$5,359						\$5,359	
D7050	Mechanical room	5271117	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,440.00	\$16,440											\$16,440										\$16,440	
D7050	Throughout building	5270971	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	3260	SF	\$3.29	\$10,719												\$10,719									\$10,719	
E2010	Office	5271141	Casework, Countertop, Plastic Laminate, Replace	15	5	10	12	LF	\$54.80	\$658											\$658										\$658	
E2010	Office	5270967	Casework, Cabinetry, Hardwood Standard, Replace	20	8	12	12	LF	\$328.80	\$3,946												\$3,946									\$3,946	
G4050	Building exterior	5271064	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$438.40	\$3,069															\$3,069						\$3,069	
G4050	Building exterior	5270954	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$438.40	\$1,754															\$1,754						\$1,754	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$37,439	\$0	\$0	\$0	\$60,006	\$11,645	\$0	\$17,098	\$0	\$30,743	\$0	\$0	\$36,058	\$0	\$36,661	\$0	\$0	\$26,041	\$255,691
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$40,911	\$0	\$0	\$0	\$73,800	\$14,752	\$0	\$22,978	\$0	\$43,832	\$0	\$0	\$56,178	\$0	\$60,595	\$0	\$0	\$47,033	\$360,078

Ontiveros Elementary / Site

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
F1020	Site	5271104	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	15	10	11520	SF	\$109.60	\$1,262,592											\$1,262,592											\$1,262,592
G2020	Parking lot	5271233	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	29000	SF	\$0.49	\$14,303				\$14,303									\$14,303					\$14,303			\$14,303	\$57,211
G2020	Parking lot	5271095	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	29000	SF	\$3.84	\$111,244																\$111,244					\$111,244	
G2050	Site	5270937	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	8000	SF	\$0.49	\$3,946				\$3,946									\$3,946					\$3,946			\$3,946	\$15,782
G2050	Site	5271204	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	52000	SF	\$3.84	\$199,472							\$199,472														\$199,472	
G2050	Site	5271037	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	1	EA	\$5,480.00	\$5,480																					\$5,480	
G2050	Site	5270948	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	6	EA	\$10,412.00	\$62,472																					\$62,472	
G2050	Site	5271202	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	3	12	4	EA	\$767.20	\$3,069													\$3,069								\$3,069	
G2050	Site	5271208	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	17000	SF	\$2.19	\$37,264			\$37,264		\$37,264				\$37,264			\$37,264					\$37,264			\$37,264	\$260,848	
G2050	Site	5271033	Play Structure, Multipurpose, Medium, Replace	20	13	7	3	EA	\$21,920.00	\$65,760																					\$65,760	
G2080	Site	5271167	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	132000	SF	\$1.10	\$144,672													\$144,672								\$144,672	
G4050	Parking lot	5271006	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	3	EA	\$4,384.00	\$13,152																\$13,152					\$13,152	
<b>Totals, Unescalated</b>											\$0	\$0	\$37,264	\$18,248	\$0	\$37,264	\$0	\$265,232	\$123,464	\$0	\$1,262,592	\$37,264	\$147,741	\$18,248	\$37,264	\$124,396	\$0	\$37,264	\$18,248	\$0	\$37,264	\$2,201,754
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$39,533	\$19,941	\$0	\$43,199	\$0	\$326,202	\$156,401	\$0	\$1,696,818	\$51,582	\$210,643	\$26,798	\$56,365	\$193,805	\$0	\$61,592	\$31,067	\$0	\$67,303	\$2,981,249