

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **DLR Group**

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Riverside, California 92507  
Beryl Mensonides



**BUREAU  
VERITAS**

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### **BV PROJECT #:**

*158674.22R000-018.017*

### **DATE OF REPORT:**

*February 28, 2023*

### **ON SITE DATE:**

*February 14, 2023*



Rice Elementary  
700 East Vickie Avenue  
Santa Maria, California 93454

Bureau Veritas

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	4
Main Address	700 East Vickie Avenue, Santa Maria, California 93454
Site Developed	1960, Renovated 2001
Site Area	8.92 acres (estimated)
Parking Spaces	58 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 14, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
On-site Point of Contact (POC)	James Michaelis 825.478.7714 <a href="mailto:jmichaelis@smbd.net">jmichaelis@smbd.net</a>
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AssetCalc Link	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 campus was originally developed in 1960 with the adjacent community park. Two more buildings both similar in size and style to the first, were added in 1962 and 1977. In 2001, a new office administration wing was attached to the front of the original school building, and the whole campus underwent a major modernization project overhauling restroom fixtures, HVAC systems, and roofing. Modular units have been added gradually to the western boundary of the school yard. Most recently, a new classroom building was built in 2005 to accommodate the steady growth of the Santa Maria community.

### Architectural

Aside from the modular units, the main campus buildings share a similar style, wood frames supplemented by metal supports, large asphalt shingle roof overhangs and a painted stucco finish to name a few. These overhangs lack gutters and downspouts resulting in water runoff with soil erosion for each building, excluding the newest addition. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

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

HVAC equipment in Buildings 010, 020, 030 have no cooling and rely on gas-fed furnaces located in mechanical attics. The newer building 500 has dedicated split system condensing units with corresponding fan coil units for each classroom. Electrical service is fed from the main switchboard in Building 020 and fed to the other buildings along the connected covered walkways. Domestic hot water is limited to the office and kitchen areas supplied via small electric and large gas water heater units respectively. Fire suppression sprinklers have been added to the mechanical attics with limited sprinkler heads incorporated into utility closets.

### Site

Both concrete parking lots are in fair condition and will be due for re-stripping soon. All exterior lighting has been upgraded to LED fixtures on timers. Neither playground area has accessible entrances, however this issue may already be budgeted and anticipated. In addition, the play surface wood chips have compacted and will require a replenishment order within the year.

### 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
Rice Elementary / Building 010 (1960)	\$550	12,500	\$6,875,000	0.0%	0.1%	3.1%	13.4%
Rice Elementary / Building 020 (1962)	\$550	10,750	\$5,912,500	0.0%	0.0%	2.9%	8.9%
Rice Elementary / Building 030 (1977)	\$550	10,750	\$5,912,500	0.0%	0.1%	3.5%	10.3%
Rice Elementary / Building 500 (2005)	\$550	8,100	\$4,455,000	0.0%	0.0%	5.2%	7.3%

### 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.

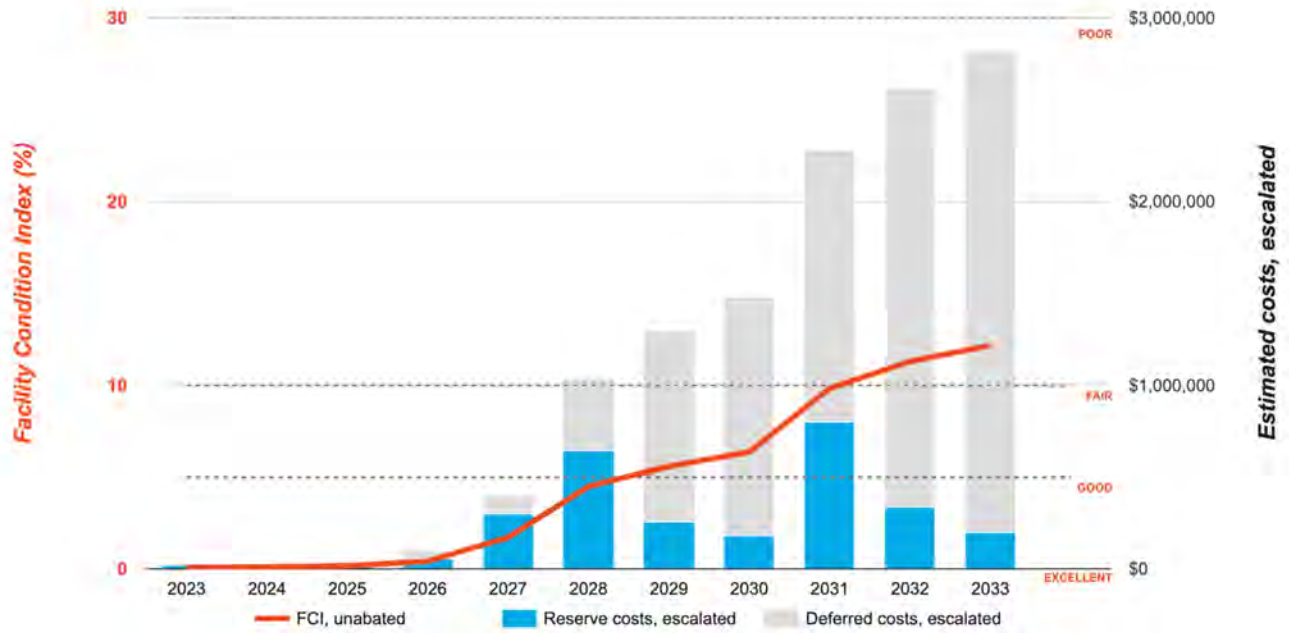
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Rice Elementary

Replacement Value: \$23,155,000

Inflation Rate: 3.0%

Average Needs per Year: \$256,400



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

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$129,596	\$372,918	\$1,144,592	\$1,647,106
Roofing	-	-	\$2,457	\$42,484	\$347,643	\$392,584
Interiors	-	-	\$347,864	\$134,869	\$771,350	\$1,254,083
Plumbing	-	\$3,386	\$7,622	\$87,369	\$889,870	\$988,247
HVAC	-	-	\$103,143	\$498,157	\$211,320	\$812,620
Fire Protection	-	-	\$5,332	\$14,142	\$21,126	\$40,600
Electrical	-	-	\$6,146	-	\$567,103	\$573,249
Fire Alarm & Electronic Systems	-	-	\$160,469	\$118,728	-	\$279,197
Equipment & Furnishings	-	-	\$60,293	\$263,750	\$79,457	\$403,500
Special Construction & Demo	-	-	-	-	\$4,650,421	\$4,650,421
Site Development	\$21,810	-	\$164,623	\$213,530	\$553,879	\$953,842
Site Pavement	-	\$13,836	\$14,712	\$33,095	\$82,843	\$144,486
Site Utilities	-	-	-	-	\$21,105	\$21,105
<b>TOTALS (3% inflation)</b>	<b>\$21,900</b>	<b>\$17,300</b>	<b>\$1,002,300</b>	<b>\$1,779,100</b>	<b>\$9,340,800</b>	<b>\$12,161,400</b>

### Immediate Needs

<b>Facility/Building</b>		<b>Total Items</b>	<b>Total Cost</b>
Rice Elementary / Site		1	\$21,800
<b>Total</b>		<b>1</b>	<b>\$21,800</b>

<b>Site</b>							
<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>
5351302	Rice Elementary / Site	Playground	G2050	Playfield Surfaces, Chips Wood, 3" Depth, Replace	Poor	Performance/Integrity	\$21,800
<b>Total (1 items)</b>							<b>\$21,800</b>





### Key Findings



#### Drinking Fountain in Poor condition.

Exterior/Site, Metal Pedestal  
Building 030 Rice Elementary Building exterior

Uniformat Code: D2010  
Recommendation: **Replace in 2024**

Priority Score: **83.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,300

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Half of the faucets are inoperable - AssetCALC ID: 5351255



#### Playfield Surfaces in Poor condition.

Chips Wood, 3" Depth  
Site Rice Elementary Playground

Uniformat Code: G2050  
Recommendation: **Replace in 2023**

Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,800

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Chips need to be replenished - AssetCALC ID: 5351302



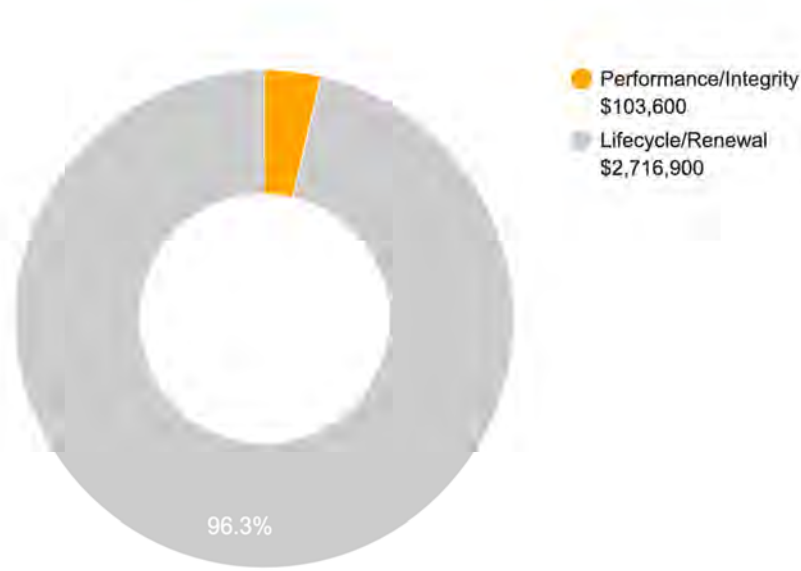
## Plan Types

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

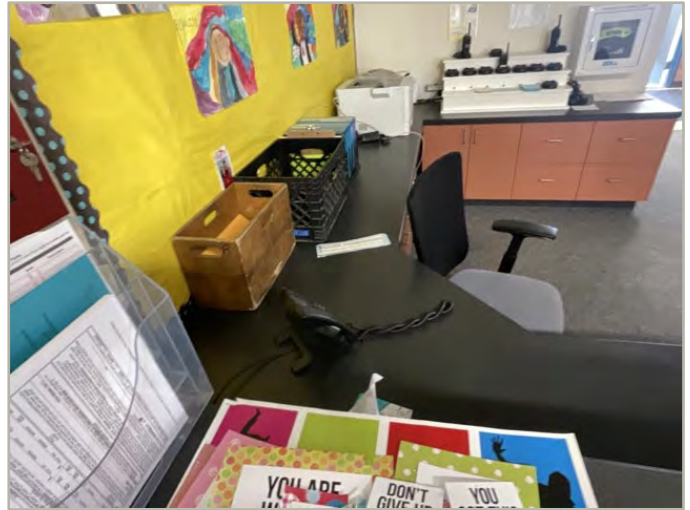
<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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: \$2,820,500

## 2. Building 010



### Building 010: Systems Summary

<b>Constructed/Renovated</b>	1960/2001	
<b>Building/Group Size</b>	12,500 SF	
<b>Number of Stories</b>	1 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>	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board and 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 cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Building 010: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Gas Furnaces Supplemental components: Split-system heat pump for server/electrical room	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Fed from 020 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and pull stations	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>	1962/2001
<b>Building Size</b>	10,750 SF
<b>Number of Stories</b>	1 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>	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum <span style="float: right;">Fair</span>
<b>Roof</b>	Gable construction with asphalt shingles <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms <span style="float: right;">Fair</span>

<b>Building 020: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Gas Furnaces	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 4. Building 030



### Building 030: Systems Summary

<b>Constructed/Renovated</b>	1977/2001
<b>Building Size</b>	10,750 SF
<b>Number of Stories</b>	1 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>	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum <span style="float: right;">Fair</span>
<b>Roof</b>	Gable construction with asphalt shingles <span style="float: right;">Fair</span>
<b>Interiors</b>	Walls: Painted gypsum board, FRP, and ceramic tile Floors: Carpet, VCT, epoxy coating, and ceramic tile Ceilings: Painted gypsum board and ACT <span style="float: right;">Fair</span>
<b>Elevators</b>	None <span style="float: right;">--</span>
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms <span style="float: right;">Fair</span>

<b>Building 030: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Gas Furnaces Supplemental components: Exhaust Fans	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Fed from 020 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Each exterior drinking fountain has only one working faucet out of three	



## 5. Building 500



### Building 500: Systems Summary

<b>Constructed/Renovated</b>	2005	
<b>Building Size</b>	8,100 SF	
<b>Number of Stories</b>	1 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: Fabric finish and 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 cast iron waste and venting Hot Water: None	Fair

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

## 6. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Concrete lots with adjacent concrete sidewalks, curbs, and ramps	Fair
<b>Site Development</b>	Building-mounted signage; chain link wall fencing Playgrounds and sports fields and courts with fencing Thermoplastic park benches and picnic tables	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Flat topography 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	Good
<b>Ancillary Structures</b>	Storage sheds and 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>	Playground play surfaces need to be replenished with more wood chips	

## 7. Property Space Use and Observed Areas

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### Areas Observed

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

### Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roof access Building 010; lack of ladder or other means of access

## 8. 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
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1960 and substantially renovated in 2001

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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.

## 9. 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.



## 10. 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.

## 11. 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 Rice Elementary, 700 East Vickie Avenue, Santa Maria, California 93454, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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

**Reviewed by:**



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Al Diefert,  
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Program Manager  
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## 12. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves



# Appendix A:

## Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



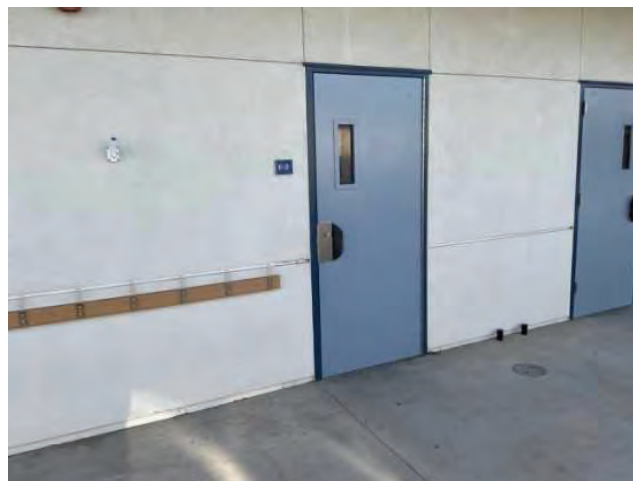
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - WOOD TRUSS WITH STEEL SUPPORTS



6 - PAINTED STUCCO FACADE



### Photographic Overview



7 - ASPHALT SHINGLE ROOF



8 - INTERIOR HALLWAY



9 - CERAMIC TILE FOR FLOOR AND WALL



10 - CLASSROOM CABINETRY



11 - WALL-HUNG SINK



12 - TOILET



### Photographic Overview



13 - WATERLESS URINALS



14 - WATER HEATER



15 - BACKFLOW PREVENTER



16 - SPLIT SYSTEM FCU



17 - SPLIT SYSTEM CONDENSING UNITS



18 - GAS FURNACE



### Photographic Overview



19 - EXHAUST FAN



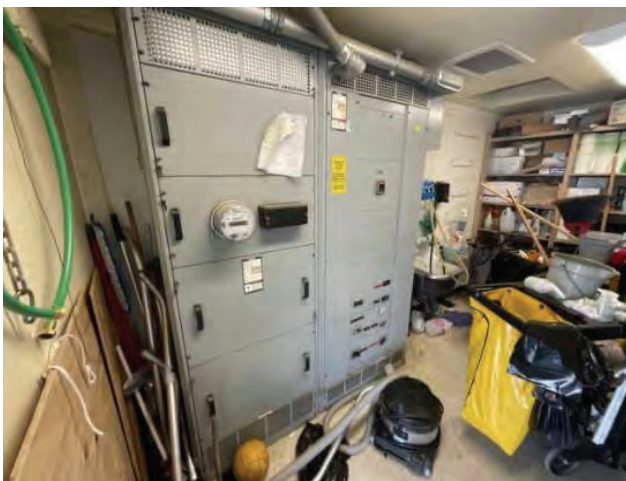
20 - FIRE SUPPRESSION SYSTEM



21 - FIRE ALARM PANEL



22 - INTERCOM/PA SYSTEM



23 - SWITCHBOARD



24 - LED EXTERIOR FIXTURES



### Photographic Overview



25 - COOKING FUME HOOD



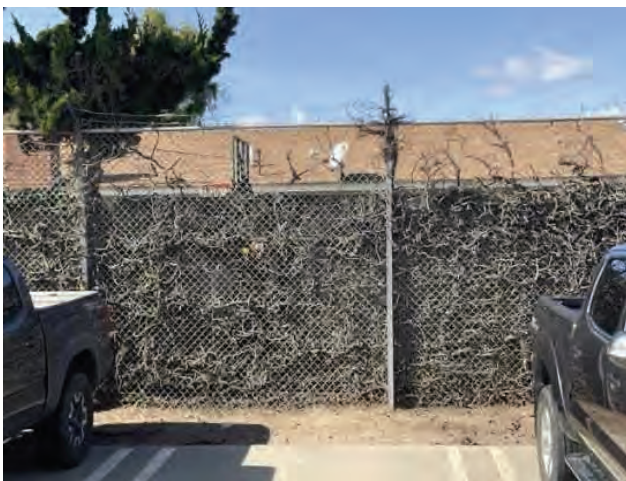
26 - DAIRY WELLS



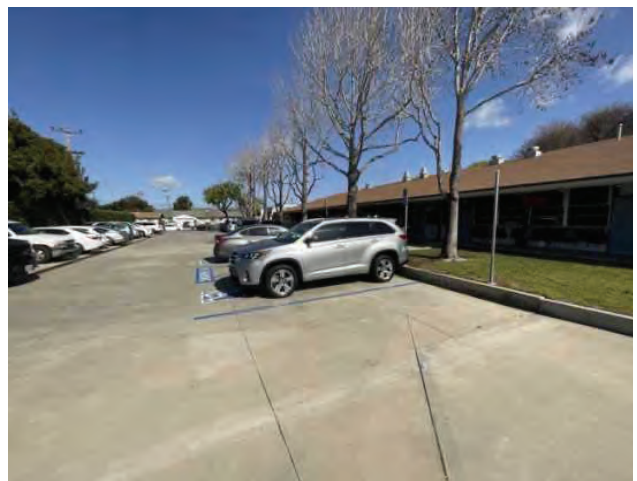
27 - CONDENSING UNITS FOR WALK-IN



28 - THERMOPLASTIC PICNIC TABLES



29 - CHAIN LINK FENCING



30 - CONCRETE PARKING LOTS

# 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>
	158764.22R000-018.017	Rice Elementary	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	February 14, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Rice Elementary

**Name of person completing form:** Francisco

**Title / Association w/ property:** Custodial

**Length of time associated w/ property:** 15 years

**Date Completed:** 1/16/2023

**Phone Number:**

**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 1960	Renovated 2001	
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).			
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.	No		




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				Some drainage issues in quad
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				New ramps for modular units
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: Rice Elementary

BV Project Number: 158764.22R000-018.017

### 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			New ramps for modular units
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



2ND PATHWAY

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 ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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 ?	✗			

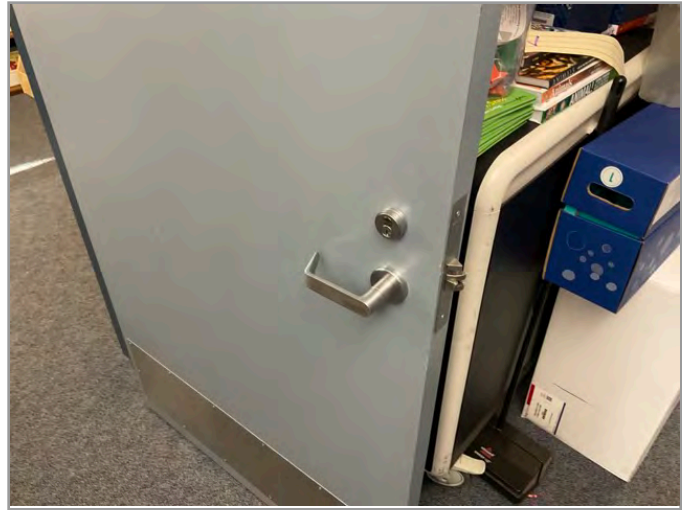
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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



ACCESSIBLE PATH TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix E:

### Component Condition Report

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	5	5351307
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	600 SF	12	5351373
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	280	8	5351250
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	8	5351345
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	23	18	5351350
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,750 SF	12	5351286
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,700 SF	9	5351240
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	90 LF	9	5351327
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	18	5351360
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,100 SF	13	5351265
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	5351257
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	675 SF	18	5351349
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,500 SF	5	5351374
C2030	Throughout building	Fair	Flooring, Ceramic Tile	180 SF	18	5351333
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	18	5351235
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	5351338
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,900 SF	4	5351294
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	5351334
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,500 SF	18	5351278
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	12	5351249
D2010	Office	Good	Water Heater, Electric, Residential	1	11	5351269
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	12	5351316
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	5351305
D2010	Restrooms	Fair	Urinal, Standard	4	8	5351319
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	12	5351271
<b>HVAC</b>						
D3020	Throughout building	Fair	Furnace, Gas	8	6	5351291
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	5351233
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX	1	3	5351354
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,500 SF	8	5351390
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	17	10	5351284
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	5351400
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,500 SF	18	5351266



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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,500 SF	12	5351279
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	17	16	5351225
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	5351315
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	12,500 SF	9	5351288
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	5351281
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,500 SF	5	5351371
<b>Equipment &amp; Furnishings</b>						
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5351335
E2010	Throughout building	Fair	Casework, Cabinetry Economy	170 LF	9	5351234
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	240 LF	9	5351223

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	5	5351331
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	280	11	5351395
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	18	5351362
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,750 SF	12	5351267
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,130 SF	6	5351385
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	9	10	5351351
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	360 SF	18	5351259
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,100 SF	5	5351229
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,680 SF	4	5351226
C2030	Restrooms	Fair	Flooring, Ceramic Tile	720 SF	18	5351274
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	450 SF	5	5351262
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	720 SF	5	5351303
<b>Plumbing</b>						
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	5351306
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	12	5351359
D2010	Restrooms	Fair	Urinal, Standard	4	8	5351308
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	5351368
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,750 SF	18	5351396
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	12	5351297
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	5351356
D2010	Office	Fair	Water Heater, Electric, Residential	1	8	5351398
<b>HVAC</b>						
D3020	Mechanical Attic	Fair	Furnace, Gas	8	6	5351346

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,750 SF	8	5351352
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	19	10	5351224
<b>Fire Protection</b>						
D4010	Mechanical Attic	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,100 SF	6	5351230
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	5351343
<b>Electrical</b>						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	18	5351344
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,750 SF	18	5351341
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,750 SF	12	5351394
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	16	5351342
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,750 SF	9	5351386
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,750 SF	5	5351348
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	180 LF	8	5351399
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	160 LF	9	5351339
<b>Sitework</b>						
G2060	Building exterior	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	8	5351377

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	5	5351330
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	280	11	5351252
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	12	5351245
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	17	18	5351393
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,650 SF	12	5351243
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	18	5351317
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,750 SF	15	5351256
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	18	5351301
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	1,300 SF	8	5351310
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,800 SF	5	5351290
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	18	5351246
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	850 SF	6	5351378
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,100 SF	4	5351336
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	2,150 SF	5	5351248
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	850 SF	5	5351228
<b>Plumbing</b>						

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	12	5351357
D2010	Mechanical Attic	Fair	Water Heater, Gas, Commercial (125 MBH)	2	10	5351355
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	6	5351244
D2010	Restrooms	Fair	Toilet, Child-Sized	6	8	5351364
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	5351389
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	5351325
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	5351384
D2010	Building exterior	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	2	1	5351255
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	5351247
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,650 SF	18	5351282
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	12	5351387
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	5351260
<b>HVAC</b>						
D3020	Mechanical Attic	Fair	Furnace, Gas	8	9	5351221
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,650 SF	8	5351367
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	14	8	5351381
<b>Fire Protection</b>						
D4010	Mechanical Attic	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,600 SF	11	5351231
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	5351323
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	5351254
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,650 SF	18	5351272
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	16	5351298
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	5	5351397
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,650 SF	11	5351309
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,650 SF	9	5351289
D7050	Building 030	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,750 SF	5	5351365
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	5351287
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	3	7	5351313
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	4	5351358
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	6	5351300
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	5351277
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	6	5351340
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	6	5351270
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	5	5351295
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	7	5351253
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	9	5351236
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	75 LF	9	5351363

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	5	5351264
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	26	12	5351353
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	22	5351251
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	8,300 SF	12	5351292
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	215 LF	5	5351222
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	5351380
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,900 SF	13	5351361
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	10	5351227
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	22	5351320
C2010	Throughout building	Fair	Wall Finishes, Fabric	11,600 SF	8	5351375
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,300 SF	4	5351318
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	600 SF	5	5351372
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	18	5351370
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	5351312
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	12	5351379
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,100 SF	22	5351280
D2010	Restrooms	Fair	Urinal, Standard	3	8	5351238
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	5351391
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	12	5351347
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	5351383
<b>HVAC</b>						
D3030	Mechanical Attic	Fair	Split System, Condensing Unit/Heat Pump	6	5	5351311
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	5	5351268
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,100 SF	12	5351283
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	5351388
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	22	5351321
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	16	5	5351324
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	16	5351326
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	12	5351328
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,100 SF	9	5351232
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,100 SF	5	5351273
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	9	5351241

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	9	5351299

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	8	5351261
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	8	5351314
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	13,450 SF	11	5351304
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	6,000 SF	18	5351237
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	19	5351332
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	34,000 SF	2	5351276
G2020	Parking lot	Fair	Parking Lots, Pavement, Concrete	35,100 SF	28	5351369
G2020	Parking lot	Fair	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	35,100 SF	3	5351263
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	5351258
G2050	Playground	Poor	Playfield Surfaces, Chips Wood, 3" Depth	19,900 SF	0	5351302
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	5	3	5351293
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	4	5	5351392
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	7	5351329
<b>Sitework</b>						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	4	5351275
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	9	5351239
G2060	Site	Fair	Park Bench, Metal Powder-Coated	18	4	5351242
G2060	Parking lot	Fair	Fences & Gates, Fence, Chain Link 8'	700 LF	20	5351296
G2060	Site	Good	Picnic Table, Metal Powder-Coated	6	16	5351382
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,900 LF	20	5351366
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	425 LF	16	5351337
G2060	Site	Good	Flagpole, Metal	1	21	5351376
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	203,000 SF	12	5351322
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	16	5351285

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/28/2023

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									
B3010	Roof	5351267	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	10750	SF	\$6.03	\$64,801												\$64,801										\$64,801									
C1070	Throughout building	5351385	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	8130	SF	\$3.84	\$31,187							\$31,187																\$31,187								
C1090	Restrooms	5351351	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	9	EA	\$822.00	\$7,398											\$7,398												\$7,398								
C2010	Restrooms	5351259	Wall Finishes, Ceramic Tile, Replace	40	22	18	360	SF	\$19.73	\$7,102																							\$7,102								
C2010	Throughout building	5351229	Wall Finishes, any surface, Prep & Paint	10	5	5	12100	SF	\$1.64	\$19,892						\$19,892										\$19,892							\$39,785								
C2030	Restrooms	5351274	Flooring, Ceramic Tile, Replace	40	22	18	720	SF	\$19.73	\$14,204																							\$14,204								
C2030	Throughout building	5351262	Flooring, Vinyl Tile (VCT), Replace	15	10	5	450	SF	\$5.48	\$2,466						\$2,466																	\$2,466								
C2030	Throughout building	5351226	Flooring, Carpet, Commercial Standard, Replace	10	6	4	7680	SF	\$8.22	\$63,130						\$63,130									\$63,130								\$126,259								
C2050	Throughout building	5351303	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	720	SF	\$2.19	\$1,578						\$1,578										\$1,578							\$3,156								
D2010	Office	5351398	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$602.80	\$603									\$603														\$603								
D2010	Throughout building	5351396	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	10750	SF	\$12.06	\$129,602																							\$129,602								
D2010	Building exterior	5351356	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	2	EA	\$1,644.00	\$3,288						\$3,288																	\$3,288								
D2010	Restrooms	5351308	Urinal, Standard, Replace	30	22	8	4	EA	\$1,205.60	\$4,822										\$4,822														\$4,822							
D2010	Restrooms	5351359	Toilet, Commercial Water Closet, Replace	30	18	12	11	EA	\$1,424.80	\$15,673													\$15,673											\$15,673							
D2010	Throughout building	5351368	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	8	EA	\$1,315.20	\$10,522													\$10,522											\$10,522							
D2010	Restrooms	5351297	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	7	EA	\$1,644.00	\$11,508													\$11,508											\$11,508							
D2010	Electrical room	5351306	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,534.40	\$1,534													\$1,534											\$1,534							
D3020	Mechanical Attic	5351346	Furnace, Gas, Replace	20	14	6	8	EA	\$4,603.20	\$36,826						\$36,826																		\$36,826							
D3050	Throughout building	5351352	HVAC System, Ductwork, Medium Density, Replace	30	22	8	10750	SF	\$4.38	\$47,128									\$47,128															\$47,128							
D3060	Roof	5351224	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	19	EA	\$2,630.40	\$49,978												\$49,978												\$49,978							
D4010	Mechanical Attic	5351230	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	10100	SF	\$1.17	\$11,844							\$11,844																	\$11,844							
D4030	Throughout building	5351343	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	\$164.40	\$1,644						\$1,644										\$1,644								\$3,288							
D5020	Electrical room	5351344	Switchboard, 120/208 V, Replace	40	22	18	1	EA	\$49,320.00	\$49,320																								\$49,320							
D5030	Throughout building	5351341	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	10750	SF	\$2.74	\$29,455																								\$29,455							
D5040	Throughout building	5351394	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	10750	SF	\$4.93	\$53,019												\$53,019												\$53,019							
D5040	Building exterior	5351342	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	16	EA	\$241.12	\$3,858																								\$3,858							
D6060	Throughout building	5351386	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	10750	SF	\$1.81	\$19,440									\$19,440															\$19,440							
D7050	Throughout building	5351348	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	10750	SF	\$3.29	\$35,346						\$35,346																		\$35,346							
E2010	Throughout building	5351399	Casework, Cabinetry Economy, Replace	20	12	8	180	LF	\$191.80	\$34,524																								\$34,524							
E2010	Throughout building	5351339	Casework, Countertop, Plastic Laminate, Replace	15	6	9	160	LF	\$54.80	\$8,768																								\$8,768							
G2060	Building exterior	5351377	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	12	8	1	EA	\$27,400.00	\$27,400																								\$27,400							
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$63,130	\$88,875	\$79,857	\$0	\$114,477	\$28,208	\$57,376	\$291,536	\$155,522	\$1,534	\$63,130	\$47,775	\$3,858	\$0	\$244,150	\$0	\$5,754								\$1,245,181		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$71,053	\$103,030	\$95,353	\$0	\$145,016	\$36,805	\$77,108	\$403,554	\$221,738	\$2,253	\$95,489	\$74,431	\$6,191	\$0	\$415,650	\$0	\$10,392										\$1,758,064

Rice Elementary / Building 030

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
B2010	Building exterior	5351330	Exterior Walls, any painted surface, Prep & Paint	10	5	5	7500	SF	\$3.29	\$24,660						\$24,660																		\$24,660	
B2020	Building exterior	5351252	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	280	EA	\$1,041.20	\$291,536												\$291,536													\$291,536
B2020	Kitchen	5351245	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	8	12	2	EA	\$1,315.20	\$2,630													\$2,630												\$2,630
B2050	Building exterior	5351393	Exterior Door, Steel, Standard, Replace	40	22	18	17	EA	\$657.60	\$11,179																									\$11,179
B3010	Roof	5351243	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	10650	SF	\$6.03	\$64,198													\$64,198												\$64,198
C1030	Throughout building	5351317	Interior Door, Wood, Solid-Core, Replace	40	22	18	5	EA	\$767.20	\$3,836																									\$3,836
C1070	Throughout building	5351256	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	7750	SF	\$3.84	\$29,729																\$29,729								\$29,729	
C2010	Restrooms	5351301	Wall Finishes, Ceramic Tile, Replace	40	22	18	300	SF	\$19.73	\$5,918																									\$5,918
C2010	Kitchen	5351310	Wall Finishes, Laminated Paneling (FRP), Replace	30	22	8	1300	SF	\$17.54	\$22,797																									\$22,797
C2010	Throughout building	5351290	Wall Finishes, any surface, Prep & Paint	10	5	5	10800	SF	\$1.64	\$17,755						\$17,755											\$17,755								\$35,510
C2030	Kitchen	5351378	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	850	SF	\$13.15	\$11,179							\$11,179																		\$11,179
C2030	Restrooms	5351246	Flooring, Ceramic Tile, Replace	40	22	18	200	SF	\$19.73	\$3,946																									\$3,946
C2030	Cafeteria	5351248	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2150	SF	\$5.																										

Replacement Reserves Report



2/28/2023

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
D2010	Restrooms	5351247	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA	\$1,644.00	\$6,576													\$6,576									\$6,576
D2010	Restrooms	5351387	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,424.80	\$1,425													\$1,425									\$1,425
D2010	Kitchen	5351389	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,534.40	\$1,534														\$1,534								\$1,534
D2010	Kitchen	5351325	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,740.00	\$2,740																\$2,740					\$2,740	
D2010	Kitchen	5351260	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,301.60	\$2,302																\$2,302					\$2,302	
D3020	Mechanical Attic	5351221	Furnace, Gas, Replace	20	11	9	8	EA	\$4,603.20	\$36,826																						\$36,826
D3050	Throughout building	5351367	HVAC System, Ductwork, Medium Density, Replace	30	22	8	10650	SF	\$4.38	\$46,690																						\$46,690
D3060	Roof	5351381	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	14	EA	\$2,630.40	\$36,826																						\$36,826
D4010	Mechanical Attic	5351231	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	8600	SF	\$1.17	\$10,085																						\$10,085
D4030	Throughout building	5351323	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$164.40	\$1,151						\$1,151																\$1,151
D4030	Kitchen	5351254	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$328.80	\$329						\$329																\$329
D5030	Throughout building	5351272	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	10650	SF	\$2.74	\$29,181																						\$29,181
D5040	Throughout building	5351397	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	2	EA	\$241.12	\$482						\$482																\$482
D5040	Throughout building	5351309	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	10650	SF	\$4.93	\$52,526																						\$52,526
D5040	Building exterior	5351298	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	14	EA	\$241.12	\$3,376																						\$3,376
D6060	Throughout building	5351289	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	10650	SF	\$1.81	\$19,259																						\$19,259
D7050	Building 030	5351365	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	10750	SF	\$3.29	\$35,346																						\$35,346
E1030	Roof	5351358	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$6,904.80	\$13,810																						\$13,810
E1030	Kitchen	5351277	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$10,412.00	\$10,412																						\$10,412
E1030	Kitchen	5351295	Foodservice Equipment, Tilting Skillet, Replace	20	15	5	1	EA	\$26,852.00	\$26,852																						\$26,852
E1030	Kitchen	5351287	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$4,932.00	\$4,932						\$4,932																\$4,932
E1030	Kitchen	5351300	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	2	EA	\$11,508.00	\$23,016																						\$23,016
E1030	Kitchen	5351340	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	2	EA	\$1,863.20	\$3,726						\$3,726																\$3,726
E1030	Kitchen	5351270	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	9	6	1	EA	\$6,576.00	\$6,576							\$6,576															\$6,576
E1030	Kitchen	5351313	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	3	EA	\$3,945.60	\$11,837																						\$11,837
E1030	Kitchen	5351253	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	13	7	1	EA	\$38,360.00	\$38,360																						\$38,360
E2010	Throughout building	5351236	Casework, Cabinetry Economy, Replace	20	11	9	50	LF	\$191.80	\$9,590																						\$9,590
E2010	Throughout building	5351363	Casework, Countertop, Plastic Laminate, Replace	15	6	9	75	LF	\$54.80	\$4,110																						\$4,110
<b>Totals, Unescalated</b>											\$0	\$3,288	\$0	\$0	\$57,924	\$120,220	\$54,910	\$50,197	\$112,230	\$71,100	\$27,181	\$354,147	\$80,090	\$1,534	\$44,114	\$81,011	\$40,859	\$0	\$182,457	\$13,810	\$11,782	\$1,306,853
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$3,387	\$0	\$0	\$65,194	\$139,368	\$65,565	\$61,736	\$142,170	\$92,770	\$36,529	\$490,223	\$114,189	\$2,253	\$66,726	\$126,212	\$65,567	\$0	\$310,620	\$24,215	\$21,280	\$1,828,003

Rice Elementary / Building 500

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5351264	Exterior Walls, any painted surface, Prep & Paint	10	5	5	9500	SF	\$3.29	\$31,236						\$31,236																\$31,236
B2020	Building exterior	5351353	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	18	12	26	EA	\$1,041.20	\$27,071																						\$27,071
B3010	Roof	5351292	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	8300	SF	\$6.03	\$50,032																						\$50,032
B3020	Roof	5351222	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	215	LF	\$9.86	\$2,121						\$2,121																\$2,121
C1030	Throughout building	5351380	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																						\$4,603
C1070	Throughout building	5351361	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	6900	SF	\$3.84	\$26,468																						\$26,468
C1090	Restrooms	5351227	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	\$822.00	\$6,576																						\$6,576
C2010	Throughout building	5351375	Wall Finishes, Fabric, Replace	15	7	8	11600	SF	\$2.19	\$25,427																						\$25,427
C2030	Restrooms	5351370	Flooring, Ceramic Tile, Replace	40	22	18	300	SF	\$19.73	\$5,918																						\$5,918
C2030	Throughout building	5351372	Flooring, Vinyl Tile (VCT), Replace	15	10	5	600	SF	\$5.48	\$3,288						\$3,288																\$3,288
C2030	Throughout building	5351318	Flooring, Carpet, Commercial Standard, Replace	10	6	4	6300	SF	\$8.22	\$51,786																						\$51,786
C2050	Restrooms	5351312	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	300	SF	\$2.19	\$658																						\$658
D2010	Building exterior	5351383	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	2	EA	\$1,644.00	\$3,288																						\$3,288
D2010	Restrooms	5351238	Urinal, Standard, Replace	30	22	8	3	EA	\$1,205.60	\$3,617																						\$3,617
D2010	Throughout building	5351379	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	6	EA	\$1,315.20	\$7,891																						\$7,891
D2010	Restrooms	5351391	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	5	EA	\$1,644.00	\$8,220																						\$8,220
D2010	Restrooms	5351347	Toilet, Commercial Water Closet, Replace	30	18	12	8	EA	\$1,424.80	\$11,398																						\$11,398
D3030	Mechanical Attic	5351311	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	6	EA	\$7,781.60	\$46,690																						\$46,690
D3030	Building exterior	5351268	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	6																									

Replacement Reserves Report



2/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D7050	Throughout building	5351273	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	8100	SF	\$3.29	\$26,633						\$26,633																\$26,633	
E2010	Throughout building	5351241	Casework, Countertop, Plastic Laminate, Replace	15	6	9	120	LF	\$54.80	\$6,576										\$6,576												\$6,576	
E2010	Throughout building	5351299	Casework, Cabinetry Economy, Replace	20	11	9	60	LF	\$191.80	\$11,508										\$11,508												\$11,508	
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$51,786	\$149,171	\$3,288	\$0	\$29,044	\$32,732	\$6,576	\$0	\$180,073	\$26,468	\$51,786	\$36,245	\$3,376	\$0	\$10,522	\$0	\$84,173		\$665,239
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$58,286	\$172,930	\$3,926	\$0	\$36,792	\$42,708	\$8,838	\$0	\$256,741	\$38,870	\$78,331	\$56,468	\$5,417	\$0	\$17,912	\$0	\$152,025		\$929,244

Rice Elementary / Site		Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
D2010	Site	5351261	Backflow Preventer, Domestic Water, Replace			30	22	8	1	EA	\$3,507.20	\$3,507									\$3,507													\$3,507		
D2010	Site	5351314	Backflow Preventer, Domestic Water, Replace			30	22	8	1	EA	\$7,233.60	\$7,234									\$7,234														\$7,234	
F1020	Site	5351304	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace			35	24	11	13450	SF	\$219.20	\$2,948,240											\$2,948,240												\$2,948,240	
F1020	Site	5351237	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace			30	12	18	6000	SF	\$54.80	\$328,800																			\$328,800			\$328,800		
F1020	Site	5351332	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace			30	11	19	200	SF	\$27.40	\$5,480																			\$5,480			\$5,480		
G2020	Site	5351276	Parking Lots, Pavement, Concrete, Crack Fill & Stripe			5	3	2	34000	SF	\$0.38	\$13,042			\$13,042					\$13,042				\$13,042						\$13,042					\$52,170	
G2020	Parking lot	5351263	Parking Lots, Pavement, Concrete, Crack Fill & Stripe			5	2	3	35100	SF	\$0.38	\$13,464				\$13,464				\$13,464				\$13,464						\$13,464					\$53,857	
G2050	Site	5351329	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace			25	18	7	8	EA	\$10,412.00	\$83,296								\$83,296															\$83,296	
G2050	Site	5351258	Sports Apparatus, Baseball, Backstop Chain-Link, Replace			20	10	10	2	EA	\$5,480.00	\$10,960										\$10,960													\$10,960	
G2050	Playground	5351302	Playfield Surfaces, Chips Wood, 3" Depth, Replace			3	3	0	19900	SF	\$1.10	\$21,810	\$21,810			\$21,810						\$21,810			\$21,810			\$21,810			\$21,810				\$152,673	
G2050	Playground	5351293	Play Structure, Swing Set, 4 Seats, Replace			20	17	3	5	EA	\$2,740.00	\$13,700				\$13,700																			\$13,700	
G2050	Playground	5351392	Play Structure, Multipurpose, Medium, Replace			20	15	5	4	EA	\$21,920.00	\$87,680					\$87,680																		\$87,680	
G2060	Site	5351275	Picnic Table, Metal Powder-Coated, Replace			20	16	4	10	EA	\$767.20	\$7,672					\$7,672																			\$7,672
G2060	Site	5351242	Park Bench, Metal Powder-Coated, Replace			20	16	4	18	EA	\$767.20	\$13,810					\$13,810																			\$13,810
G2060	Parking lot	5351239	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace			20	11	9	1	EA	\$5,480.00	\$5,480										\$5,480													\$5,480	
G2060	Site	5351382	Picnic Table, Metal Powder-Coated, Replace			20	4	16	6	EA	\$767.20	\$4,603																			\$4,603					\$4,603
G2060	Site	5351337	Fences & Gates, Fence, Chain Link 4', Replace			40	24	16	425	LF	\$19.73	\$8,384																			\$8,384				\$8,384	
G2060	Parking lot	5351296	Fences & Gates, Fence, Chain Link 8', Replace			40	20	20	700	LF	\$27.40	\$19,180																				\$19,180			\$19,180	
G2060	Site	5351366	Fences & Gates, Fence, Chain Link 6', Replace			40	20	20	1900	LF	\$23.02	\$43,730																				\$43,730			\$43,730	
G2080	Site	5351322	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install			20	8	12	203000	SF	\$1.10	\$222,488												\$222,488											\$222,488	
G4050	Parking lot	5351285	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install			20	4	16	3	EA	\$4,384.00	\$13,152																			\$13,152				\$13,152	
<b>Totals, Unescalated</b>													\$21,810	\$0	\$13,042	\$48,975	\$21,482	\$87,680	\$21,810	\$96,338	\$24,205	\$27,290	\$10,960	\$2,948,240	\$257,341	\$13,464	\$0	\$21,810	\$26,140	\$13,042	\$364,075	\$5,480	\$62,910		\$4,086,096	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>													\$21,810	\$0	\$13,837	\$53,516	\$24,178	\$101,645	\$26,043	\$118,484	\$30,662	\$35,608	\$14,729	\$4,081,054	\$366,906	\$19,773	\$0	\$33,980	\$41,946	\$21,557	\$619,813	\$9,609	\$113,623		\$5,748,774	