

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Beryl Mensonides



Sanchez Elementary
804 West Liberty Street
Santa Maria, California 93458

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	6
Main Address	804 West Liberty Street, Santa Maria, California 93458
Site Developed	2004
Site Area	9.6 acres (estimated)
Parking Spaces	100 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 10, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier Cavazos
Assessment and Report Prepared By	Benjamin (Ahmad) Soraghi
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Sanchez Elementary School was built in 2004. There are 16 separate buildings on the site that are grouped into five groups of one to five. The structure of the buildings are conventional wood frames and prefabricated modular buildings.

Architectural

The roof construction of the Sanchez Elementary School is metal finish. No replacement of roof was reported; however, no major issues were reported. The life-cycle replacement of the roof is anticipated and budgeted. Common interior finishes of the buildings were observed to have fair finishes and typical life-cycle replacement were budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Sanchez Elementary School utilizes heat pumps, furnaces, roof top units, and ductless split system for heating and cooling. The electrical system consists of switchboards and transformer located on the site and distribution panels in various buildings. The plumbing system were in fair condition and no issues were reported. The Classrooms, Computer & Tech, and Kindergarten buildings have fire suppression systems, and all buildings consisted of intrusion detection system along with multiple security cameras mounted on the building exterior.

Site

The site asphalt was in fair condition and the typical repair costs are anticipated and budgeted.

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	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	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
Sanchez Elementary / Classrooms (2004)	\$550	34,000	\$18,700,000	0.0%	0.9%	3.4%	8.2%
Sanchez Elementary / Computer & Tech (2004)	\$550	4,000	\$2,200,000	0.0%	0.7%	3.0%	8.2%
Sanchez Elementary / Kindergarten (2004)	\$550	5,500	\$3,025,000	0.0%	0.3%	3.0%	12.5%
Sanchez Elementary / MPR (2004)	\$550	3,000	\$1,650,000	0.0%	0.4%	2.2%	18.0%
Sanchez Elementary / Office (2004)	\$550	3,000	\$1,650,000	0.0%	0.4%	1.8%	13.5%
Sanchez Elementary / Preschool (2004)	\$550	1,500	\$825,000	0.0%	0.0%	0.5%	10.0%

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.

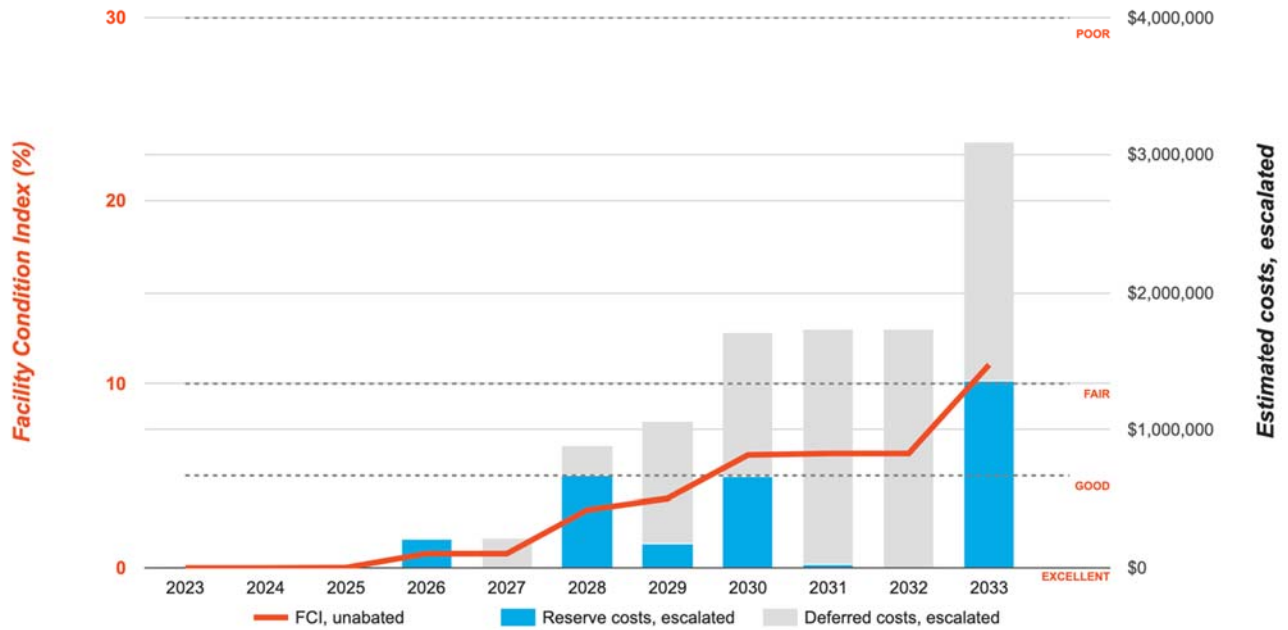
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Sanchez Elementary

Replacement Value: \$28,050,000

Inflation Rate: 3.0%

Average Needs per Year: \$281,200



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$49,376	\$30,635	\$167,738	\$247,749
Roofing	-	-	-	\$257,903	\$154,400	\$412,303
Interiors	-	-	\$609,866	\$436,337	\$2,530,027	\$3,576,230
Plumbing	-	-	\$4,127	\$25,610	\$784,981	\$814,718
HVAC	-	-	\$159,042	\$26,284	\$640,102	\$825,428
Fire Protection	-	-	-	\$60,218	\$81,377	\$141,595
Electrical	-	-	\$7,849	\$326,291	\$281,442	\$615,582
Fire Alarm & Electronic Systems	-	-	\$3,048	\$500,175	\$12,548	\$515,771
Equipment & Furnishings	-	\$5,813	\$26,045	\$162,384	\$44,061	\$238,303
Special Construction & Demo	-	-	-	-	\$7,585	\$7,585
Site Development	-	-	-	\$166,151	\$3,792	\$169,943
Site Pavement	-	-	\$18,862	\$182,179	\$54,736	\$255,777
Site Utilities	-	-	-	\$33,967	-	\$33,967
TOTALS (3% inflation)	-	\$5,900	\$878,300	\$2,208,200	\$4,762,800	\$7,855,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Key Findings

No Key Findings for this location



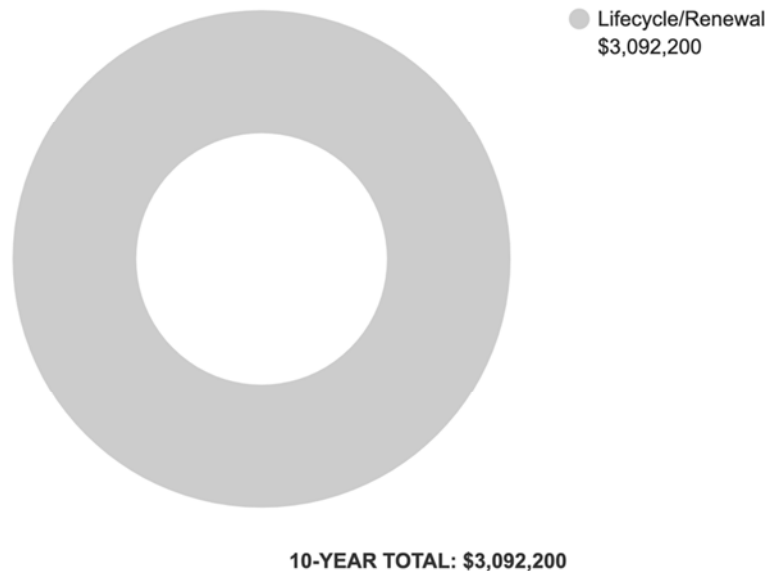
Plan Types

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

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



2. Classrooms



Classrooms: Systems Summary

Constructed/Renovated	2004	
Building/Group Size	34,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Laminated and FRP panels Floors: Carpet, ceramic tile, and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units.	Fair

Classrooms: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, strobes, pull-down station, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	



3. Computer and Tech



Computer and Tech: Systems Summary

Constructed/Renovated	2004	
Building Size	4,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Laminated and FRP panels Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: sinks	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units.	Fair

Computer and Tech: Systems Summary

Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, pull stations, exit signs.	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Kindergarten



Kindergarten: Systems Summary

Constructed/Renovated	2004	
Building Size	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Wall Finish: Stucco Windows: Aluminum	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, textured panels Floors: Ceramic tile, VCT, and carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Wet-pipe sprinkler system	Fair

Kindergarten: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, pull stations, exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. MPR (Cafeteria)



MPR (Cafeteria): Systems Summary

Constructed/Renovated	2004	
Building Size	3,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Laminated and textured panels Floors: Vinyl sheeting and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sink in the restroom	Fair
HVAC	Non-Central System: Wall-mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good

MPR (Cafeteria): Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs	Fair
Equipment/Special	Kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Office



Office: Systems Summary		
Constructed/Renovated	2004	
Building Size	3,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Textured and laminated panels Floors: Carpet, VCT, and vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilet and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall-mounted heat pump units	Fair
Fire Suppression	Fire extinguishers only	Good

Office: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, pull stations, exit signs.	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

7. Preschool



Office: Systems Summary		
Constructed/Renovated	2004	
Building Size	1,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular buildings with moment frame lateral resistance design installed on a concrete foundation	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Textured panels Floors: Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilet and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall-mounted heat pump units	Fair
Fire Suppression	Fire extinguishers only	Good

Office: Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, pull stations, exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and incandescent Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds, shade structure, gazebos and prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

9. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

10. 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 tables 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 original construction is 2004 The facility has not since been substantially renovated.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

11. 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	
Excellent	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.
Good	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.
Fair	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.
Poor	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.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	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.

12. 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 and 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.

13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sanchez Elementary, 804 West Liberty Street, 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.

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14. Appendices

- 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



Photographic Overview



1 – CLASSROOMS ELEVATION



2 – COMPUTER & TECH ELEVATION



3 – KINDERGARTEN ELEVATION



4 – MPR (CAFETERIA) ELEVATION



5 – OFFICE ELEVATION



6 – PRESCHOOL ELEVATION

Photographic Overview



7 – METAL FINISH ROOFING



8 – WINDOWS, DOORS, AND FACADE



9 - KITCHEN



10 – CLASSROOM



11 – RESTROOM



12 – WALL MOUNTED PACKAGED UNIT

Photographic Overview



13 – WALL MOUNTED PACKAGED UNIT



14 - SPLIT SYSTEM



15 – HEAT PUMPS



16 – HVAC DUCTWORK



17 – FIRE ALARM PANEL



18 – FIRE ALARM SYSTEM

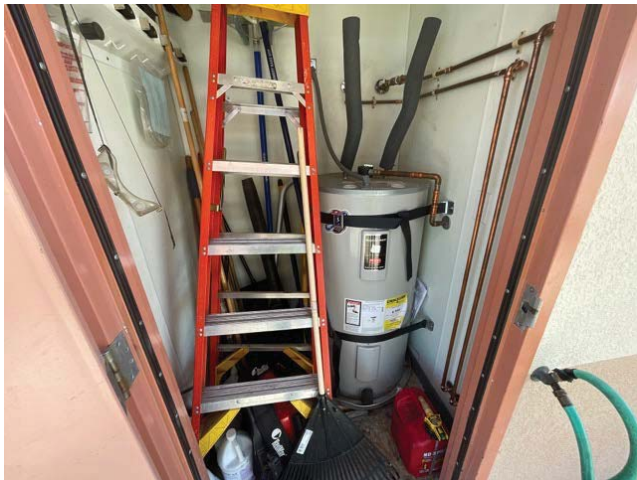
Photographic Overview



19 - SWITCHBOARD



20 - ELECTRICAL PANELS



21 - WATER HEATER



22 - IRRIGATION



23 - ASPHALT PAVEMENT



24 - SITE PLAYGROUND

Appendix B: Site Plan





Site Plan



Google Earth

Imagery Date: 2/27/2021 34°56'21.95\"/>

 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	158764.22R000-019.017	Sanchez Elementary	
	Source	On-Site Date	
	Google	February 10, 2023	

Appendix C:

Pre-Survey Questionnaire



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Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Sanchez Elementary

BV Project Number: 158764.22R000 - 019.017

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		

Sanchez Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms			Cover is falling	
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Sanchez Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Sanchez Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN OVERVIEW



KITCHEN ACCESSORIES

Sanchez Elementary: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report



Component Condition Report | Sanchez Elementary / Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	3	5251713
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	13	15	5251695
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	32	20	5251685
Roofing						
B3010	Roof	Fair	Roofing, Metal	40,000 SF	21	5251681
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	10	5251711
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	20	5251716
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	34,000 SF	15	5251679
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	10	5251680
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	34,000 SF	21	5251687
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	34,000 SF	15	5251698
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,000 SF	5	5251705
C2030	Kitchen	Fair	Flooring, Vinyl Tile (VCT)	34,000 SF	7	5251709
C2030	Throughout building	Fair	Flooring, Ceramic Tile	400 SF	20	5251701
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	34,000 SF	5	5251689
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	34,000 SF	5	5251682
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	5251688
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	20	15	5251712
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	34,000 SF	20	5251703
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	4	5	5251706
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5251697
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	5	5251694
D2010	Restrooms	Fair	Toilet, Child-Sized	32	15	5251704
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	5251707
D2010	Throughout building	Fair	Urinal, Standard	8	15	5251683
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5251699
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	25	3	5251708
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	34,000 SF	15	5251693
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	34,000 SF	15	5251686
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Dry	4	10	5251715

Component Condition Report | Sanchez Elementary / Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	10	5251692
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	34,000 SF	20	5251696
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	40	10	5251702
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	34,000 SF	10	5251690
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	34,000 SF	10	5251700
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	34,000 SF	7	5251714
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	34,000 SF	10	5251691
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	200 LF	10	5251684
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	100 LF	2	5251710

Component Condition Report | Sanchez Elementary / Computer & Tech

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	5251665
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	200 SF	10	5251660
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	5251674
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,500 SF	20	5251664
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	10	5251667
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	5	20	5251673
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	15	5251657
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	3,500 SF	15	5251659
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	5	5251666
Plumbing						
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5251654
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,000 SF	20	5251675
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	5251653
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5251672
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,000 SF	15	5251661
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,000 SF	15	5251669

Component Condition Report | Sanchez Elementary / Computer & Tech

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Dry	1	10	5251658
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	5251677
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	20	5251655
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	10	5251670
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	10	5251668
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,000 SF	10	5251671
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,000 SF	10	5251656
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,000 SF	10	5251662
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	10	5251663
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	50 LF	10	5251676

Component Condition Report | Sanchez Elementary / Kindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	3	5251741
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	9	10	5251734
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	20	5251747
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,500 SF	10	5251720
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	10	5251737
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	2	20	5251730
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	20	5251736
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	20	5251739
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	5251738
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	5,500 SF	15	5251733
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,500 SF	5	5251745
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	5,500 SF	10	5251728
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	5	5251749
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	5251744
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,500 SF	5	5251717
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	5251722

Component Condition Report | Sanchez Elementary / Kindergarten

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	11	5251743
D2010	Restrooms	Fair	Toilet, Child-Sized	3	10	5251727
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,500 SF	20	5251748
HVAC						
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	7	5251724
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	4	7	5251725
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	15	5251746
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,500 SF	10	5251721
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Dry	1	15	5251718
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	5	5251742
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	15	5251740
D5040	Utility closet	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	15	5251735
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	5	5251726
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	10	5251723
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	5,500 SF	10	5251731
D7050	Throughout building	Good	Fire Alarm Panel, Fully Addressable	1	10	5251729
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,500 SF	10	5251750
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	20 LF	10	5251732
E2010	Throughout building	Fair	Casework, Cabinetry Economy	20 LF	10	5251719

Component Condition Report | Sanchez Elementary / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	3	5251644
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	15	5251646
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	15	5251630
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,500 SF	10	5251641
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	10	5251624
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	20	5251649
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	20	5251643

Component Condition Report | Sanchez Elementary / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	15	5251631
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	10	5251621
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	7	5251623
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	7	5251634
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	5251640
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	5251625
D2010	Building exterior	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	7	5251632
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5251647
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	3,000 SF	20	5251651
D2010	Parking lot	Fair	Toilet, Commercial Water Closet	1	10	5251638
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	3	12	5251622
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	15	5251639
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	10	5251645
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	5	5251633
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,000 SF	15	5251628
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,000 SF	10	5251650
D7030	Building exterior	Fair	Security Camera, Typical	1	5	5251636
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,000 SF	10	5251637
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	10	5251648
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	5	5251627
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	5251626
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	5251642
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	2	10	5251635
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	10	5251629
Component Condition Report Sanchez Elementary / Office						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	3	5251608
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	1	10	5251603
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	15	5251596

Component Condition Report | Sanchez Elementary / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	15	5251619
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,500 SF	10	5251589
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	10	5251615
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	3	15	5251609
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	20	5251606
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	20	5251592
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	3,500 SF	15	5251587
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	10	5251588
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	5251610
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	5	5251611
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	1,000 SF	10	5251613
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	5251591
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	5251620
D2010	Office	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	5251614
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	15	5251597
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	7	5251593
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	5251599
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	5251590
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	3	16	5251595
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	15	5251594
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	5251616
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	10	5251612
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	5251598
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,000 SF	10	5251607
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,000 SF	10	5251602
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	5251604
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,000 SF	10	5251600
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5251601
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	10	5251618

Component Condition Report | Sanchez Elementary / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	25 LF	10	5251605
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	5251617

Component Condition Report | Sanchez Elementary / Preschool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	5	5251763
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	15	5251768
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	15	5251757
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	20	5251772
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	5251764
Interiors						
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,500 SF	20	5251762
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	1,500 SF	10	5251759
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,500 SF	7	5251755
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	1	11	5251770
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5251756
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	5251754
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	16	5251767
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,500 SF	15	5251753
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	5251758
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,500 SF	25	5251760
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,500 SF	10	5251771
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	5	5251765
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,500 SF	10	5251769
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,500 SF	10	5251766
D7050	Throughout building	Fair	Fire Alarm Panel, Multiplex	1	7	5251761

Component Condition Report | Sanchez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Component Condition Report | Sanchez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010		Fair	Backflow Preventer, Domestic Water, 4 IN	4	11	5251780
Electrical						
D5020		Fair	Switchboard, 120/208 V, 1600 AMP	1	21	5251773
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	11	5251785
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	35,000 SF	6	5251778
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	35,000 SF	3	5251776
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Outdoor Spectator Seating, Benches	50	6	5251774
G2050	Site	Fair	Play Structure, Multipurpose, Large	3	7	5251775
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	30 LF	21	5251782
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	6	5251777
G2060	Site	Fair	Signage, Property, Monument	2	7	5251786
G2060	Site	Fair	Flagpole, Metal	1	11	5251779
G2060	Site	Good	Signage, Property, Building or Pole-Mounted	1	7	5251788
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,500 LF	21	5251783
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W	6	7	5251787

Appendix F: Replacement Reserves



Replacement Reserves Report



3/1/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate	
Sanchez Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanchez Elementary / Classrooms	\$0	\$0	\$5,814	\$154,015	\$0	\$479,320	\$0	\$380,120	\$0	\$0	\$511,697	\$0	\$0	\$14,486	\$0	\$2,211,818	\$1,407	\$9,058	\$223,158	\$0	\$570,590	\$4,561,481	
Sanchez Elementary / Computer & Tech	\$0	\$0	\$0	\$15,809	\$0	\$49,552	\$0	\$0	\$0	\$0	\$115,817	\$0	\$0	\$0	\$0	\$222,799	\$0	\$0	\$24,629	\$0	\$151,827	\$580,433	
Sanchez Elementary / Kindergarten	\$0	\$0	\$0	\$8,982	\$0	\$82,206	\$0	\$26,285	\$0	\$0	\$260,908	\$5,462	\$0	\$12,071	\$0	\$368,827	\$0	\$0	\$0	\$0	\$208,540	\$973,281	
Sanchez Elementary / MPR	\$0	\$0	\$0	\$7,186	\$0	\$28,867	\$0	\$24,128	\$0	\$0	\$236,921	\$0	\$25,783	\$9,657	\$0	\$102,879	\$1,407	\$0	\$0	\$0	\$110,852	\$547,681	
Sanchez Elementary / Office	\$0	\$0	\$0	\$7,186	\$0	\$22,159	\$0	\$23,454	\$0	\$0	\$170,492	\$0	\$0	\$9,657	\$0	\$207,124	\$30,427	\$0	\$0	\$0	\$50,477	\$520,975	
Sanchez Elementary / Preschool	\$0	\$0	\$0	\$0	\$0	\$4,091	\$0	\$19,545	\$0	\$0	\$58,733	\$1,365	\$0	\$0	\$0	\$23,735	\$9,673	\$0	\$0	\$0	\$48,993	\$166,135	
Sanchez Elementary / Site	\$0	\$0	\$0	\$18,863	\$0	\$0	\$172,615	\$185,612	\$21,867	\$0	\$0	\$51,430	\$0	\$25,350	\$0	\$0	\$0	\$0	\$29,387	\$0	\$0	\$505,124	
Grand Total	\$0	\$0	\$5,814	\$212,040	\$0	\$666,195	\$172,615	\$659,144	\$21,867	\$0	\$1,354,568	\$58,257	\$25,783	\$71,221	\$0	\$3,137,181	\$42,914	\$9,058	\$277,174	\$0	\$1,141,280	\$7,855,110	

Sanchez Elementary

Sanchez Elementary / Classrooms

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	Building Exterior	Exterior Walls, any painted surface, Prep & Paint	5251713		10	7	3	3000	SF	\$3.29	\$9,864																						\$19,728		
B2020	Building Exterior	Window, Aluminum Double-Glazed, 16-25 SF, Replace	5251695		30	15	15	13	EA	\$1,041.20	\$13,536																							\$13,536	
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	5251685		40	20	20	32	EA	\$657.60	\$21,043																							\$21,043	
B3020	Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	5251711		20	10	10	500	LF	\$9.86	\$4,932																							\$4,932	
C1030	Throughout building	Interior Door, Steel, Standard, Replace	5251716		40	20	20	6	EA	\$657.60	\$3,946																							\$3,946	
C1070	Throughout building	Suspended Ceilings, Acoustical Tile (ACT), Replace	5251679		25	10	15	34000	SF	\$3.84	\$130,424																							\$130,424	
C1090	Restrooms	Toilet Partitions, Plastic/Laminate, Replace	5251680		20	10	10	12	EA	\$822.00	\$9,864																							\$9,864	
C2010	Throughout building	Wall Finishes, Laminated Paneling (FRP), Replace	5251698		30	15	15	34000	SF	\$17.54	\$596,224																							\$596,224	
C2010	Throughout building	Wall Finishes, any surface, Prep & Paint	5251705		10	5	5	34000	SF	\$1.64	\$55,896																							\$55,896	
C2030	Throughout building	Flooring, Ceramic Tile, Replace	5251701		40	20	20	400	SF	\$19.73	\$7,891																							\$7,891	
C2030	Kitchen	Flooring, Vinyl Tile (VCT), Replace	5251709		15	8	7	34000	SF	\$5.48	\$186,320																							\$186,320	
C2030	Throughout building	Flooring, Carpet, Commercial Standard, Replace	5251689		10	5	5	34000	SF	\$8.22	\$279,480																							\$279,480	
C2050	Throughout building	Ceiling Finishes, any flat surface, Prep & Paint	5251682		10	5	5	34000	SF	\$2.19	\$74,528																							\$74,528	
D2010	Utility closet	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	5251706		15	10	5	4	EA	\$712.40	\$2,850																							\$2,850	
D2010	Utility closet	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	5251694		15	10	5	1	EA	\$712.40	\$712																							\$712	
D2010	Throughout building	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	5251703		40	20	20	34000	SF	\$5.48	\$186,320																								\$186,320
D2010	Building exterior	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	5251688		15	8	7	1	EA	\$1,644.00	\$1,644																							\$1,644	
D2010	Throughout building	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	5251712		30	15	15	20	EA	\$1,315.20	\$26,304																								\$26,304
D2010	Restrooms	Toilet, Child-Sized, Replace	5251704		30	15	15	32	EA	\$986.40	\$31,565																								\$31,565
D2010	Restrooms	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	5251707		30	15	15	8	EA	\$1,644.00	\$13,152																								\$13,152
D2010	Throughout building	Urinal, Standard, Replace	5251683		30	15	15	8	EA	\$1,205.60	\$9,645																								\$9,645
D2010	Utility closet	Sink/Lavatory, Service Sink, Floor, Replace	5251697		35	19	16	1	EA	\$876.80	\$877																								\$877
D3030	Building exterior	Split System, Condensing Unit/Heat Pump, Replace	5251699		15	12	3	1	EA	\$5,041.60	\$5,042																								\$5,042
D3030	Building exterior	Split System, Condensing Unit/Heat Pump, Replace	5251708		15	12	3	25	EA	\$5,041.60	\$126,040																								\$126,040
D3050	Throughout building	HVAC System, Ductwork, Medium Density, Replace	5251693		30	15	15	34000	SF	\$4.38	\$149,056																								\$149,056
D4010	Building exterior	Supplemental Components, Fire Riser, Dry, Replace	5251715		40	30	10	4	EA	\$7,672.00	\$30,688																								\$30,688
D4010	Throughout building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	5251686		25	10	15	34000	SF	\$1.17	\$39,872																								\$39,872
D5020	Building exterior	Distribution Panel, 120/208 V, Replace	5251692		30	20	10	1	EA	\$2,192.00	\$2,192																								\$2,192
D5030	Throughout building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	5251696		40	20	20	34000	SF	\$2.74	\$93,160																								\$93,160
D5040	Building exterior	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	5251702		20	10	10	40	EA	\$241.12	\$9,645																								\$9,645
D5040	Throughout building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	5251690		20	10	10	34000	SF	\$4.93	\$167,688																								\$167,688
D6060	Throughout building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	5251700		20	10	10	34000	SF	\$1.81	\$61,486																								\$61,486
D7010	Throughout building	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	5251714		15	8	7	34000	SF	\$3.56	\$121,108																								\$121,108
D7050	Throughout building	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5251691		20	10	10	34000	SF	\$1.64	\$55,896																								\$55,896
E2010	Classrooms	Casework, Countertop, Plastic Laminate, Replace	5251710		15	13	2	100	LF	\$54.80	\$5,480																								\$5,480
E2010	Classrooms	Casework, Cabinetry Economy, Replace	5251684		20	10	10	200	LF	\$191.80	\$38,360																								\$38,360
Totals, Unescalated												\$0	\$0	\$5,480	\$140,946	\$0	\$413,466	\$0	\$309,072	\$0	\$380,750	\$0	\$0	\$9,864	\$0	\$1,419,682	\$877	\$5,480	\$131,082	\$0	\$315,922	\$3,132,620			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$5,814	\$154,015	\$0	\$479,320	\$0	\$380,120	\$0															

Replacement Reserves Report



3/1/2023

Sanchez Elementary / Computer & Tech

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building Exterior	5251665	Exterior Walls, any painted surface, Prep & Paint		10	5	5	3000	SF	\$3.29	\$9,864						\$9,864																\$19,728	
B2020	Building Exterior	5251660	Storefront, Glazing & Framing, Replace		30	20	10	200	SF	\$60.28	\$12,056											\$12,056											\$12,056	
B2050	Building Exterior	5251674	Exterior Door, Steel, Standard, Replace		40	20	20	2	EA	\$657.60	\$1,315																					\$1,315	\$1,315	
B3010	Roof	5251664	Roofing, Metal, Replace		40	20	20	4500	SF	\$14.25	\$64,116																					\$64,116	\$64,116	
B3020	Roof	5251667	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	200	LF	\$9.86	\$1,973											\$1,973											\$1,973	
C1030	Throughout building	5251673	Interior Door, Steel, Standard, Replace		40	20	20	5	EA	\$657.60	\$3,288																					\$3,288	\$3,288	
C1070	Throughout building	5251657	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	10	15	4000	SF	\$3.84	\$15,344																						\$15,344	\$15,344
C2010	Throughout building	5251659	Wall Finishes, Laminated Paneling (FRP), Replace		30	15	15	3500	SF	\$17.54	\$61,376																						\$61,376	\$61,376
C2030	Throughout building	5251666	Flooring, Carpet, Commercial Standard, Replace		10	5	5	4000	SF	\$8.22	\$32,880						\$32,880																\$32,880	\$65,760
D2010	Throughout building	5251675	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace		40	20	20	4000	SF	\$1.10	\$4,384																					\$4,384	\$4,384	
D2010	Office	5251654	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	1	EA	\$1,315.20	\$1,315																					\$1,315	\$1,315	
D3030	Building exterior	5251653	Split System, Condensing Unit/Heat Pump, Replace		15	12	3	2	EA	\$5,041.60	\$10,083						\$10,083															\$10,083	\$20,166	
D3030	Building exterior	5251672	Split System, Condensing Unit/Heat Pump, Replace		15	12	3	1	EA	\$4,384.00	\$4,384						\$4,384															\$4,384	\$8,768	
D3050	Throughout building	5251661	HVAC System, Ductwork, Medium Density, Replace		30	15	15	4000	SF	\$4.38	\$17,536																						\$17,536	\$17,536
D4010	Building exterior	5251658	Supplemental Components, Fire Riser, Dry, Replace		40	30	10	1	EA	\$7,672.00	\$7,672																						\$7,672	\$7,672
D4010	Throughout building	5251669	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	10	15	4000	SF	\$1.17	\$4,691																						\$4,691	\$4,691
D5020	Throughout building	5251677	Distribution Panel, 120/208 V, Replace		30	20	10	1	EA	\$2,192.00	\$2,192																						\$2,192	\$2,192
D5030	Throughout building	5251655	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	4000	SF	\$2.74	\$10,960																						\$10,960	\$10,960
D5040	Building exterior	5251670	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	9	EA	\$241.12	\$2,170																						\$2,170	\$2,170
D5040	Throughout building	5251668	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	4000	SF	\$4.93	\$19,728																						\$19,728	\$19,728
D6060	Throughout building	5251671	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	10	10	4000	SF	\$1.81	\$7,234																						\$7,234	\$7,234
D7010	Throughout building	5251656	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	5	10	4000	SF	\$3.56	\$14,248																						\$14,248	\$14,248
D7050	Throughout building	5251662	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	4000	SF	\$1.64	\$6,576																						\$6,576	\$6,576
E2010	Throughout building	5251663	Casework, Cabinetry Economy, Replace		20	10	10	50	LF	\$191.80	\$9,590																						\$9,590	\$9,590
E2010	Throughout building	5251676	Casework, Countertop, Plastic Laminate, Replace		15	5	10	50	LF	\$54.80	\$2,740																						\$2,740	\$2,740
Totals, Unescalated												\$0	\$0	\$0	\$14,467	\$0	\$42,744	\$0	\$0	\$0	\$0	\$86,178	\$0	\$0	\$0	\$0	\$143,006	\$0	\$0	\$14,467	\$0	\$84,063	\$384,926	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$15,809	\$0	\$49,552	\$0	\$0	\$0	\$0	\$115,817	\$0	\$0	\$0	\$0	\$222,799	\$0	\$0	\$24,629	\$0	\$151,827	\$580,433	

Sanchez Elementary / Kindergarten

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	Building Exterior	5251741	Exterior Walls, any painted surface, Prep & Paint		10	7	3	2500	SF	\$3.29	\$8,220						\$8,220																	\$16,440	
B2020	Building Exterior	5251734	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	20	10	9	EA	\$1,041.20	\$9,371																							\$9,371	\$9,371
B2050	Building Exterior	5251747	Exterior Door, Steel, Standard, Replace		40	20	20	5	EA	\$657.60	\$3,288																							\$3,288	\$3,288
B3010	Roof	5251720	Roofing, Metal, Replace		40	30	10	5500	SF	\$14.25	\$78,364																							\$78,364	\$78,364
B3020	Roof	5251737	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	10	10	200	LF	\$9.86	\$1,973																							\$1,973	\$1,973
C1020	Throughout building	5251730	Interior Window, Fixed, 12 SF, Replace		40	20	20	2	EA	\$548.00	\$1,096																							\$1,096	\$1,096
C1030	Throughout building	5251736	Interior Door, Steel, Standard, Replace		40	20	20	6	EA	\$657.60	\$3,946																							\$3,946	\$3,946
C1070	Throughout building	5251739	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	5	20	5500	SF	\$3.84	\$21,098																							\$21,098	\$21,098
C2010	Restrooms	5251738	Wall Finishes, Ceramic Tile, Replace		40	20	20	500	SF	\$19.73	\$9,864																							\$9,864	\$9,864
C2010	Throughout building	5251733	Wall Finishes, Laminated Paneling (FRP), Replace		30	15	15	5500	SF	\$17.54	\$96,448																							\$96,448	\$96,448
C2010	Throughout building	5251745	Wall Finishes, any surface, Prep & Paint		10	5	5	5500	SF	\$1.64	\$9,042							\$9,042																\$9,042	\$18,084
C2030	Restrooms	5251744	Flooring, Ceramic Tile, Replace		40	20	20	500	SF	\$19.73	\$9,864																							\$9,864	\$9,864
C2030	Throughout building	5251728	Flooring, Vinyl Tile (VCT), Replace		15	5	10	5500	SF	\$5.48	\$30,140																							\$30,140	\$30,140
C2030	Throughout building	5251749	Flooring, Carpet, Commercial Standard, Replace		10	5	5	5500	SF	\$8.22	\$45,210																							\$45,210	\$90,420
C2050	Throughout building	5251717	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	5500	SF	\$2.19	\$12,056																							\$12,056	\$24,112
D2010	Throughout building	5251748	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	5500	SF	\$12.06	\$66,308																							\$66,308	\$66,308
D2010	Restrooms	5251722	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	20	10	3	EA	\$1,644.00	\$4,932																							\$4,932	\$4,932
D2010	Restrooms	5251727	Toilet, Child-Sized, Replace		30	20	10	3	EA	\$986.40	\$2,959																							\$2,959	\$2,959
D2010	Throughout building	5251743	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	19	11	3	EA	\$1,315.20																									

Replacement Reserves Report



3/1/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	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	
D3030	Building exterior	5251725	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	4	EA	\$4,384.00	\$17,536								\$17,536														\$17,536	
D3050	Throughout building	5251746	HVAC System, Ductwork, Medium Density, Replace	30	15	15	5500	SF	\$4.38	\$24,112																						\$24,112	
D4010	Throughout building	5251721	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	5500	SF	\$1.17	\$6,450											\$6,450											\$6,450	
D4010	Building exterior	5251718	Supplemental Components, Fire Riser, Dry, Replace	40	25	15	1	EA	\$7,672.00	\$7,672																						\$7,672	
D5020	Building exterior	5251742	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,192.00	\$2,192						\$2,192																	\$2,192
D5030	Throughout building	5251740	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	5500	SF	\$2.74	\$15,070																						\$15,070	
D5040	Building exterior	5251726	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	10	EA	\$241.12	\$2,411						\$2,411																	\$2,411
D5040	Utility closet	5251735	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5500	SF	\$4.93	\$27,126																						\$27,126	
D6060	Throughout building	5251723	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5500	SF	\$1.81	\$9,946											\$9,946												\$9,946
D7010	Throughout building	5251731	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	5	10	5500	SF	\$3.56	\$19,591											\$19,591												\$19,591
D7050	Throughout building	5251729	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,440.00	\$16,440											\$16,440												\$16,440
D7050	Throughout building	5251750	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5500	SF	\$1.64	\$9,042											\$9,042												\$9,042
E2010	Throughout building	5251732	Casework, Countertop, Plastic Laminate, Replace	15	5	10	20	LF	\$54.80	\$1,096											\$1,096												\$1,096
E2010	Throughout building	5251719	Casework, Cabinetry Economy, Replace	20	10	10	20	LF	\$191.80	\$3,836											\$3,836												\$3,836
Totals, Unescalated											\$0	\$0	\$0	\$8,220	\$0	\$70,911	\$0	\$21,372	\$0	\$0	\$194,140	\$3,946	\$0	\$8,220	\$0	\$236,736	\$0	\$0	\$0	\$0	\$115,464	\$659,008	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$8,982	\$0	\$82,206	\$0	\$26,285	\$0	\$0	\$260,908	\$5,462	\$0	\$12,071	\$0	\$368,827	\$0	\$0	\$0	\$0	\$208,540	\$973,281	

Sanchez Elementary / MPR

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	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	5251644	Exterior Walls, any painted surface, Prep & Paint	10	7	3	2000	SF	\$3.29	\$6,576				\$6,576										\$6,576									\$13,152
B2020	Building Exterior	5251646	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	2	EA	\$1,370.00	\$2,740																							\$2,740
B2050	Building Exterior	5251630	Exterior Door, Steel, Standard, Replace	40	25	15	9	EA	\$657.60	\$5,918																							\$5,918
B3010	Roof	5251641	Roofing, Metal, Replace	40	30	10	3500	SF	\$14.25	\$49,868											\$49,868												\$49,868
B3020	Roof	5251624	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	200	LF	\$9.86	\$1,973											\$1,973												\$1,973
C1030	Throughout building	5251649	Interior Door, Wood, Solid-Core, Replace	40	20	20	5	EA	\$767.20	\$3,836																							\$3,836
C1070	Throughout building	5251643	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	3000	SF	\$3.84	\$11,508																							\$11,508
C2010	Throughout building	5251621	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	2000	SF	\$17.54	\$35,072											\$35,072												\$35,072
C2010	Throughout building	5251631	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	1000	SF	\$17.54	\$17,536																							\$17,536
C2030	Throughout building	5251623	Flooring, Vinyl Sheeting, Replace	15	8	7	1000	SF	\$7.67	\$7,672								\$7,672															\$7,672
C2030	Throughout building	5251634	Flooring, Vinyl Tile (VCT), Replace	15	8	7	2000	SF	\$5.48	\$10,960								\$10,960															\$10,960
D2010	Building exterior	5251632	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	8	7	1	EA	\$986.40	\$986								\$986															\$986
D2010	Throughout building	5251651	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	20	20	3000	SF	\$15.34	\$46,032																							\$46,032
D2010	Kitchen	5251640	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,644.00	\$3,288											\$3,288												\$3,288
D2010	Parking lot	5251638	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,424.80	\$1,425											\$1,425												\$1,425
D2010	Kitchen	5251625	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,740.00	\$2,740																							\$2,740
D2010	Utility closet	5251647	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$876.80	\$877																							\$877
D3030	Building exterior	5251622	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	8	12	3	EA	\$6,028.00	\$18,084													\$18,084										\$18,084
D5030	Throughout building	5251639	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	3000	SF	\$2.74	\$8,220																							\$8,220
D5040	Building exterior	5251633	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$241.12	\$1,447						\$1,447																	\$1,447
D5040	Throughout building	5251645	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3000	SF	\$4.93	\$14,796											\$14,796												\$14,796
D6060	Throughout building	5251628	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	3000	SF	\$1.81	\$5,425																							\$5,425
D7010	Throughout building	5251650	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	5	10	3000	SF	\$3.56	\$10,686											\$10,686												\$10,686
D7030	Building exterior	5251636	Security Camera, Typical, Replace	10	5	5	1	EA	\$2,630.40	\$2,630						\$2,630																	\$2,630
D7050	Throughout building	5251637	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3000	SF	\$1.64	\$4,932											\$4,932												\$4,932
E1030	Kitchen	5251627	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	2	EA	\$10,412.00	\$20,824																							\$20,824
E1030	Kitchen	5251648	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	2	EA	\$1,863.20	\$3,726											\$3,726												\$3,726
E1030	Kitchen	5251626	Foodservice Equipment, Steam Kettle, Replace	20	10	10	1	EA	\$32,880.00	\$32,880											\$32,880												\$32,880
E1030	Kitchen	5251642	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	\$5,151.20	\$5,151											\$5,151												\$5,151
E1030	Kitchen	5251635	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	5	10	2	EA	\$1,205.60	\$2,411											\$2,411												\$2,411
E1030	Kitchen	5251629	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	2	EA	\$5,041.60	\$10,083											\$10,083												\$10,083
Totals, Unescalated											\$0	\$0	\$0	\$6,576	\$0																		

Replacement Reserves Report



3/1/2023

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	
D3030	Building exterior	5251767	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	4	16	1	EA	\$6,028.00	\$6,028																						\$6,028	\$6,028
D3050	Throughout building	5251753	HVAC System, Ductwork, Medium Density, Replace	30	15	15	1500	SF	\$4.38	\$6,576																\$6,576							\$6,576
D5020	Throughout building	5251758	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,192.00	\$2,192											\$2,192												\$2,192
D5040	Building exterior	5251765	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	1	EA	\$241.12	\$241						\$241																	\$241
D5040	Throughout building	5251771	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1500	SF	\$4.93	\$7,398											\$7,398												\$7,398
D6060	Throughout building	5251769	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	1500	SF	\$1.81	\$2,713											\$2,713												\$2,713
D7050	Throughout building	5251761	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,384.00	\$4,384								\$4,384															\$4,384
D7050	Throughout building	5251766	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	1500	SF	\$1.64	\$2,466											\$2,466												\$2,466
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$3,529	\$0	\$15,892	\$0	\$0	\$43,703	\$986	\$0	\$0	\$0	\$15,234	\$6,028	\$0	\$0	\$0	\$27,126	\$112,499	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$4,091	\$0	\$19,545	\$0	\$0	\$58,733	\$1,365	\$0	\$0	\$0	\$23,735	\$9,673	\$0	\$0	\$0	\$48,993	\$166,135	

Sanchez 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	5251780	Backflow Preventer, Domestic Water, 4 IN, Replace	30	19	11	4	EA	\$7,233.60	\$28,934												\$28,934											\$28,934		
F1020	Site	5251785	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	200	SF	\$27.40	\$5,480												\$5,480												\$5,480	
G2020	Site	5251776	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	35000	SF	\$0.49	\$17,262				\$17,262					\$17,262					\$17,262					\$17,262				\$17,262		
G2020	Site	5251778	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	35000	SF	\$3.84	\$134,260							\$134,260																\$134,260		
G2050	Site	5251774	Outdoor Spectator Seating, Benches, Replace	25	19	6	50	EA	\$131.52	\$6,576							\$6,576																\$6,576		
G2050	Site	5251775	Play Structure, Multipurpose, Large, Replace	20	13	7	3	EA	\$38,360.00	\$115,080								\$115,080															\$115,080		
G2060	Site	5251777	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	19	6	2	EA	\$1,863.20	\$3,726							\$3,726																\$3,726		
G2060	Site	5251786	Signage, Property, Monument, Replace	20	13	7	2	EA	\$3,288.00	\$6,576								\$6,576																\$6,576	
G2060	Site	5251788	Signage, Property, Building or Pole-Mounted, Replace	20	13	7	1	EA	\$1,644.00	\$1,644								\$1,644																\$1,644	
G2060	Site	5251779	Flagpole, Metal, Replace	30	19	11	1	EA	\$2,740.00	\$2,740												\$2,740											\$2,740		
G4050	Site	5251787	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace	20	13	7	6	EA	\$4,603.20	\$27,619								\$27,619																\$27,619	
Totals, Unescalated											\$0	\$0	\$0	\$17,262	\$0	\$0	\$144,562	\$150,919	\$17,262	\$0	\$0	\$37,154	\$0	\$17,262	\$0	\$0	\$0	\$17,262	\$0	\$0	\$0	\$17,262	\$0	\$0	\$401,684
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$18,863	\$0	\$0	\$172,615	\$185,612	\$21,867	\$0	\$0	\$51,430	\$0	\$25,350	\$0	\$0	\$0	\$29,387	\$0	\$0	\$0	\$29,387	\$0	\$0	\$505,124