

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Tunnell Elementary
1248 Dena Way
Santa Maria, California 93454

PREPARED BY:

Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Gregg Young
Program Manager
800.733.0660
Gregg.Young@bureauveritas.com

BV PROJECT #:

158764.22R000-021.017

DATE OF REPORT:

March 2, 2023

ON SITE DATE:

February 15, 2023

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Building 010

3. Building 020

4. Building 030

5. Building 040

6. Building 050

7. Building 060

8. Site Summary.....

9. Property Space Use and Observed Areas

10. ADA Accessibility

11. Purpose and Scope

12. Opinions of Probable Costs

Methodology

Definitions

13. Certification.....

14. Appendices

1

1

2

2

4

4

5

6

8

10

12

14

16

18

19

20

21

23

23

23

25

26



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	6
Main Address	1248 Dena Way, Santa Maria, California 93454
Site Developed	1967 Renovated 2001
Site Area	9 acres (estimated)
Parking Spaces	73 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 15, 2023
Management Point of Contact	Mr. Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis 825.478.7714 jmichaelis@smbds.net
Assessment and Report Prepared By	Jesse Azaret
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 campus was initially developed in 1967 consisting of buildings 010 and 020. In 1980, a third building was erected which would house the cafeteria and kindergarten classroom. The school saw its biggest expansion in 1994, with construction of 3 more buildings and several new classrooms. Modular units began to be added to the south of the new buildings as the school grew over time. In 2001, the school underwent a major modernization project overhauling the original buildings with new plumbing fixtures, electrical service, HVAC systems, and roofing.

Architectural

Aside from the newer 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, with exception to the buildings constructed in 1994 or newer. Excluding building 060 which incorporates a flat roof with built-in skylights, all other roofs utilize gable style roofs with asphalt shingles. Interior 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. Buildings 040, 050, and 060 rely on rooftop packaged units and exhaust fans. Electrical systems involve two switchboards providing power to all campus buildings via the covered walkways. Domestic hot water is provided to the main kitchen through a gas water heater. In addition, limited electric instant hot units are provided at staff only sinks throughout campus. Fire suppression sprinklers exist in mechanical attics with fire extinguishers in all classrooms.

Site

The school sits adjacent to a public park with a chain link fence separating the lawn on the school's south boundary. 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

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
Tunnell Elementary / Building 010 (1967)	\$550	12,700	\$6,985,000	0.0%	0.0%	1.8%	14.6%
Tunnell Elementary / Building 020 (1967)	\$550	10,700	\$5,885,000	0.0%	0.0%	1.6%	13.7%
Tunnell Elementary / Building 030 (1980)	\$550	5,367	\$2,951,850	0.0%	0.4%	3.5%	13.8%
Tunnell Elementary / Building 040 (1994)	\$550	7,300	\$4,015,000	0.0%	0.4%	2.8%	11.8%
Tunnell Elementary / Building 050 (1994)	\$550	3,300	\$1,815,000	0.0%	0.0%	3.0%	10.8%
Tunnell Elementary / Building 060 (1994)	\$550	4,450	\$2,447,500	0.0%	0.1%	2.6%	12.2%

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.

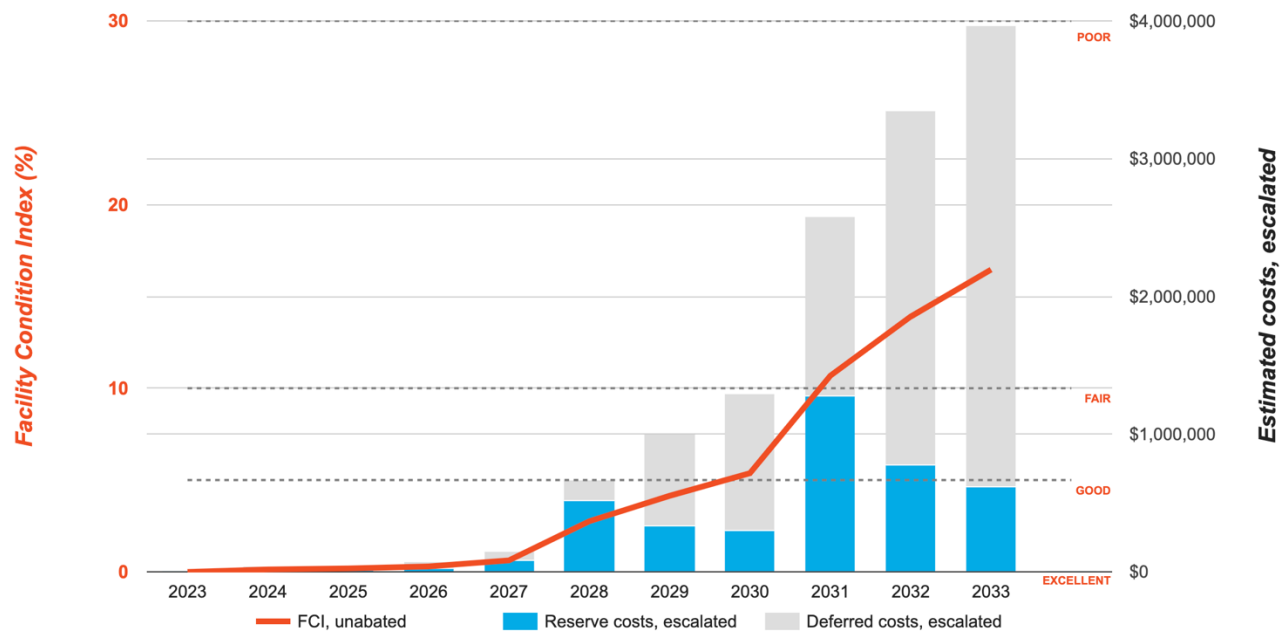
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Tunnell Elementary

Replacement Value: \$24,118,000

Inflation Rate: 3.0%

Average Needs per Year: \$360,900



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	-	-	\$144,459	\$1,123,833	\$274,616	\$1,542,908
Roofing	-	-	\$1,810	\$208,561	\$229,940	\$440,311
Interiors	-	\$12,499	\$112,764	\$362,218	\$905,439	\$1,392,920
Plumbing	-	-	\$40,270	\$67,209	\$1,008,215	\$1,115,694
HVAC	-	-	\$59,382	\$527,673	\$136,684	\$723,739
Fire Protection	-	-	\$4,567	\$35,720	\$6,139	\$46,426
Electrical	-	-	\$6,754	-	\$693,865	\$700,619
Fire Alarm & Electronic Systems	-	-	\$163,515	\$137,563	\$23,549	\$324,627
Equipment & Furnishings	-	-	\$13,623	\$235,024	\$18,310	\$266,957
Special Construction & Demo	-	-	-	\$13,883	\$4,224,970	\$4,238,853
Site Pavement	-	-	\$30,506	\$35,366	\$256,785	\$322,657
Site Development	-	\$32,510	\$42,431	\$557,498	\$204,659	\$837,098
Site Utilities	-	-	-	-	\$14,772	\$14,772
TOTALS (3% inflation)	-	\$45,100	\$620,100	\$3,304,600	\$7,998,000	\$11,967,800

Immediate Needs

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

Key Findings



Playfield Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Tunnell Elementary Playground

Unifomat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,600

\$\$\$\$

Chips need to be replenished - AssetCALC ID: 5402027

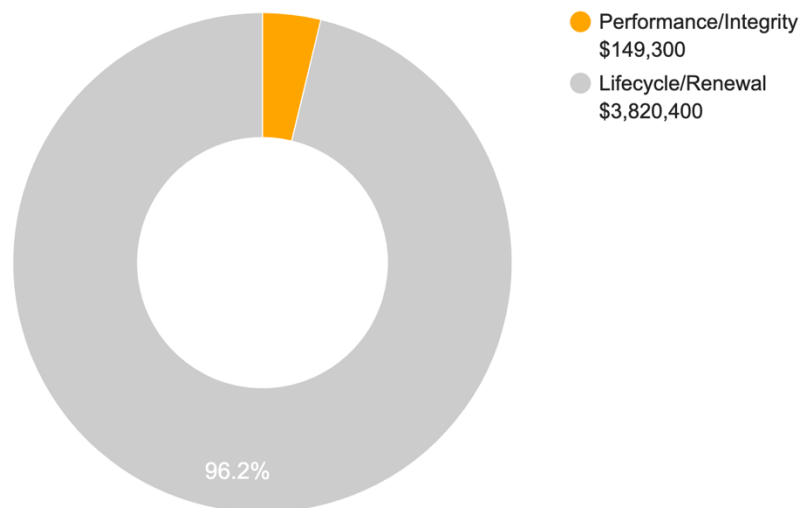
Plan Types

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)



10-YEAR TOTAL: \$3,969,700

2. Building 010



Building 010: Systems Summary

Constructed/Renovated	1967/2001	
Building/Group Size	12,700 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, Sheet vinyl, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 010: Systems Summary		
HVAC	Non-Central System: Gas-fed furnaces Supplemental components: Split-system heat pumps for server/electrical room	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from 020 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, 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. Building 020



Building 020: Systems Summary

Constructed/Renovated	1967/2001	
Building Size	10,700 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 020: Systems Summary		
HVAC	Non-Central System: Gas Furnaces	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and pull stations	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. Building 030



Building 030: Systems Summary

Constructed/Renovated	1980/2001	
Building Size	5,400 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, Sheet Vinyl, LVT, Epoxy and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 030: Systems Summary		
HVAC	Non-Central System: Gas Furnaces Supplemental components: Exhaust Fans	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Fed from 020 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial 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.	

5. Building 040



Building 040: Systems Summary

Constructed/Renovated	1994	
Building Size	7,300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 040: Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, heat detectors, alarms, strobes, pull stations, 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.	

6. Building 050



Building 050: Systems Summary

Constructed/Renovated	1994	
Building Size	3,300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable & Hip construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, sheet vinyl and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric instant water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 050: Systems Summary		
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from 040 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, heat detectors, alarms, strobes, pull stations 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.	

7. Building 060



Building 060: Systems Summary

Constructed/Renovated	1994	
Building Size	4,450 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric instant water heater Fixtures: Sinks in all rooms	Fair

Building 060: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust Fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from 040 building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, heat detectors, alarms, strobes, pull stations 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.	

8. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Good
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing Thermoplastic park benches and picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Flat topography throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Storage sheds 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	Playground play surfaces need to be replenished with more wood chips	

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

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

- Roof access, Administration Office; lack of ladder or other means of access

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 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 1967 and substantially renovated in 2001, with additional buildings added at various stages.

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.

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 & 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 Tunnell Elementary, 1248 Dena Way, 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:



Al Diefert,
Technical Report Reviewer for
Gregg Young,
Program Manager
Gregg.Young@bureauveritas.com
800.733.0660

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 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - WOOD STRUCTURE



6 - PAINTED STUCCO EXTERIORS

Photographic Overview



7 - CLASSROOM CASEWORK



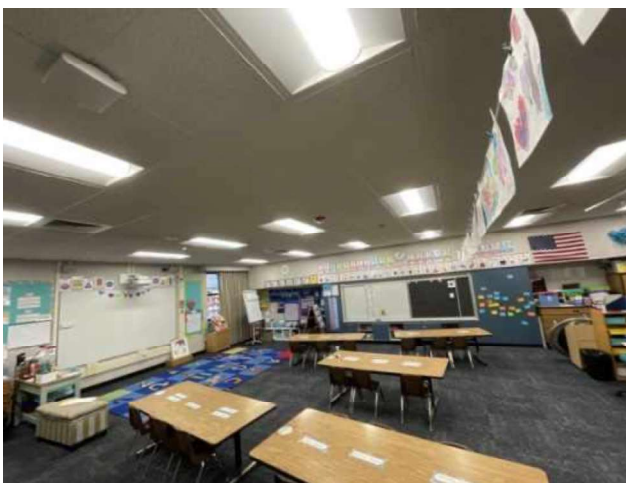
8 - ASPHALT SHINGLE ROOFING



9 - PROTECTED ROOF SKYLIGHT



10 - COVER WALKWAYS



11 - TYPICAL CLASSROOM FURNISHINGS



12 - LIBRARY

Photographic Overview



13 - NEW COMMERCIAL TILE CARPET



14 - SUSPENDED CEILINGS



15 - DROP-IN SINK



16 - DRINKING FOUNTAIN



17 - URINAL



18 - TOILET

Photographic Overview



19 - GAS WATER HEATER



20 - PACKAGED ROOFTOP UNIT



21 - SPLIT SYSTEM FAN COIL



22 - GAS FURNACE



23 - FIRE SPRINKLER SYSTEM



24 - FIRE SUP. BACKFLOW PREVENTER

Photographic Overview



25 - SWITCHBOARD



26 - FIRE ALARM PANEL



27 - EMERGENCY AND EXIT LIGHTING



28 - DOUBLE CONVECTION OVEN



29 - REACH-IN FREEZER



30 - DAIRY WELLS

Photographic Overview



31 - MODULAR UNITS



32 - PYLON SIGNAGE



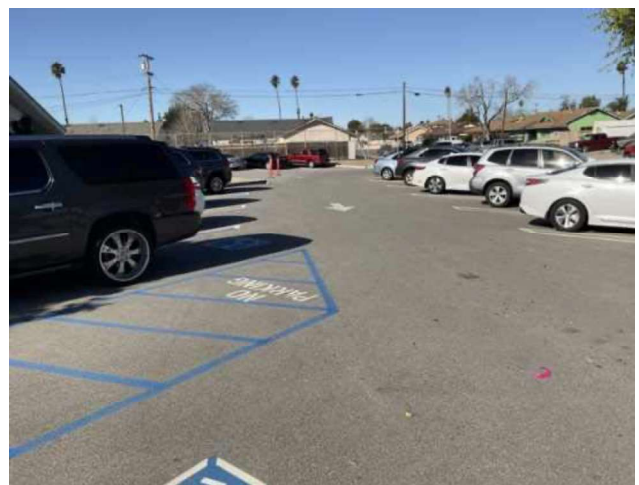
33 - BASKETBALL BACKBOARDS



34 - THERMOPLASTIC PARK BENCH



35 - PLAY STRUCTURE





36 - ASPHALT PARKING LOT

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	158764.22R000-021.017	Tunnell Elementary	
	Source	On-Site Date	
	Google	February 15, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Tunnell Elementary

Name of person completing form: Phillip

Title / Association w/ property: AM custodial

Length of time associated w/ property: 1.5 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 1967	Renovated 2001	
2	Building size in SF	50,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2022	Carpets campus wide classrooms
		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?	Cafeteria/Stage flooring to be redone this year		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Tunnell Elementary

BV Project Number: 158764.22R000 - 021.017

Abbreviated Accessibility Checklist

Facility History & Interview

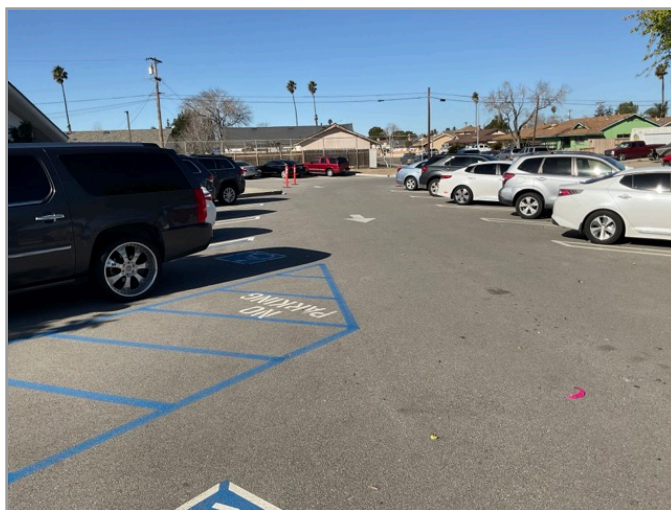
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR THRESHOLD

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
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 ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

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 ?	✕			
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 ?	✕			All are low enough
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



NO ACCESSIBLE ROUTE TO PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		✗		Play ground has no accessible entrance
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

Component Condition Report | Tunnell Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	5	5401846
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	280	8	5401905
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	800 SF	8	5402009
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	8	5401913
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	18	5402004
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,200 SF	12	5402048
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,550 SF	6	5402012
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	18	5402016
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,100 SF	14	5402032
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	5401990
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	18	5401994
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,500 SF	5	5401848
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	8,800 SF	9	5401938
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	18	5401851
C2030	Electrical room	Fair	Flooring, Vinyl Tile (VCT)	150 SF	5	5401900
C2030	Health Office	Good	Flooring, Vinyl Sheeting	350 SF	13	5401934
C2030	Throughout building	Fair	Flooring, Ceramic Tile	200 SF	18	5402045
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	5	5401834
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,700 SF	18	5401983
D2010	Office	Good	Water Heater, Electric, Residential	1	11	5401928

Component Condition Report | Tunnell Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	5401881
D2010	Restrooms	Fair	Urinal, Standard	4	8	5401921
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	12	5402015
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	12	5401929
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	5401924
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	9	5401864
HVAC						
D3020	Throughout building	Fair	Furnace, Gas	8	6	5401975
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	1	5	5401894
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	5401943
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,700 SF	8	5401935
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	18	10	5401854
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	9	5	5402002
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,700 SF	18	5401867
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,700 SF	12	5401860
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	22	16	5402046
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	5	5401880
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	12,700 SF	9	5401813
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,700 SF	5	5401937
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	5401910
Equipment & Furnishings						
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	5401918

Component Condition Report | Tunnell Elementary / Building 010

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	200 LF	8	5401945
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	240 LF	8	5401831

Component Condition Report | Tunnell Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,000 SF	5	5401839
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	280	9	5401859
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	22	18	5401996
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,200 SF	12	5401988
Interiors						
C1030	Office	Fair	Interior Door, Wood, Solid-Core	1	18	5401972
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,300 SF	13	5401820
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	9	8	5401969
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,800 SF	5	5401825
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	18	5401838
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	7,100 SF	9	5401955
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	200 SF	4	5401962
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	18	5401852
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	5401926
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	12	5401932
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	5401870
D2010	Electrical room	Good	Water Heater, Electric, Residential	1	10	5401816

Component Condition Report | Tunnell Elementary / Building 020

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	12	5401877
D2010	Restrooms	Fair	Urinal, Standard	4	8	5401874
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,700 SF	18	5401947
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	5401826
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	8	5401882
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	12	5402043
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	8	6	5401997
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,700 SF	8	5401979
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	16	10	5402035
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	5401949
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	18	5401885
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,700 SF	18	5401873
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	16	5401941
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,700 SF	12	5401970
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,700 SF	9	5401847
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,700 SF	5	5401987
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	240 LF	8	5402020
E2010	Throughout building	Fair	Casework, Cabinetry Economy	120 LF	8	5401823

Component Condition Report | Tunnell Elementary / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	5402040
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	90	8	5401810
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	18	5401944
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,400 SF	12	5401961
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	5401842
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	8	5401974
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	100 SF	18	5401856
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,500 SF	5	5401888
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	1,150 SF	9	5401875
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	18	5401883
C2030	Classrooms	Good	Flooring, Vinyl Sheetting	300 SF	13	5401946
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	2,150 SF	2	5401827
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	5	5402025
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	5401912
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	5401866
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	8	5402038
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	8	5401920
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	4,450 SF	18	5401916
D2010	Electrical room	Good	Water Heater, Gas, Commercial (125 MBH)	1	13	5401966
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	5401989
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	5402039

Component Condition Report | Tunnell Elementary / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	5402029
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	4	5	5401818
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,450 SF	8	5401931
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	10	10	5402026
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,400 SF	10	5401984
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	8	5401828
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5401871
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,450 SF	18	5401922
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	16	5402023
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,450 SF	12	5402013
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	5	5401841
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,450 SF	8	5401843
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,450 SF	5	5401833
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	6	5401953
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	5402036
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	5401863
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	5402019
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	5401995
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	6	5402001
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	5401824

Component Condition Report | Tunnell Elementary / Building 030

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	25 LF	8	5401956
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	10 LF	8	5402017

Component Condition Report | Tunnell Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	5402033
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	120	7	5402030
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	11	11	5401829
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	300 SF	13	5401964
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	7,300 SF	6	5401986
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	11	5401981
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	13	5401950
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	8	5402041
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,050 SF	11	5402014
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,950 SF	5	5401886
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	300 SF	13	5401891
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,375 SF	9	5402011
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	75 SF	4	5401837
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	11	5401963
C2030	Lounge	Good	Flooring, Laminate Faux Wood	550 SF	11	5401968
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	5	5402000
Plumbing						

Component Condition Report | Tunnell Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	8	5401840
D2010	Attic	Good	Water Heater, Electric, Residential	1	10	5401919
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,300 SF	11	5401853
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	5401902
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	5	5401976
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	6	5401814
D2010	Restrooms	Fair	Urinal, Standard	3	5	5401830
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	12	5401909
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	11	5401897
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	5402024
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	5401982
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,300 SF	8	5401903
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	10	5401985
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5402022
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	12	5401957
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,300 SF	11	5401936
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	6	5	5401904
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	16	5401858
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,300 SF	12	5401998
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,300 SF	8	5401855
D7050	Extra 1	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,300 SF	5	5401898

Component Condition Report | Tunnell Elementary / Building 040

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	8	5401930
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	8	5401861

Component Condition Report | Tunnell Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,600 SF	5	5401822
B2020	Building exterior	Fair	Storefront, Glazing & Framing	200 SF	7	5401993
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	5	11	5402021
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	200 SF	8	5401978
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	3,300 SF	7	5401991
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	90 LF	8	5401907
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	11	5401872
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,750 SF	12	5401832
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	5	5401952
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	11	5402044
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,500 SF	9	5401819
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	425 SF	7	5402028
C2030	Restrooms	Fair	Flooring, Ceramic Tile	75 SF	11	5401868
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	5401977
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	5	5401915

Component Condition Report | Tunnell Elementary / Building 050

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	5	5401890
D2010	Kitchen	Fair	Water Heater, Electric, Instant Hot	1	7	5401849
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	5	5401812
D2010	Restrooms	Fair	Toilet, Child-Sized	2	5	5402034
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,300 SF	11	5401960
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	14	5401896
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,300 SF	8	5401908
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	3	10	5401895
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	5401911
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	11	5401901
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	5401906
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	11	5401951
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	16	5401923
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,300 SF	9	5401889
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	5	5401899
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	8	5401940
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	70 LF	8	5401965

Component Condition Report | Tunnell Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,300 SF	5	5401967
B2020	Building exterior	Fair	Storefront, Glazing & Framing	300 SF	7	5401925
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	11	5401917
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,200 SF	6	5402003
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	275 SF	3	5401862
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	7	5401892
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	11	5402008
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,450 SF	10	5401844
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,700 SF	5	5401836
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	4,200 SF	9	5401869
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,450 SF	11	5401817
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	5	5401980
D2010	Office	Fair	Water Heater, Electric, Instant Hot	1	7	5402006
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	5401971
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,450 SF	8	5402042
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	10	5401948
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	5401857
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,450 SF	11	5401865

Component Condition Report | Tunnell Elementary / Building 060

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,450 SF	11	5401992
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	16	5402018
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	5401811
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,450 SF	9	5402031
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,450 SF	5	5401914
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	70 LF	8	5401878
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	8	5401876

Component Condition Report | Tunnell Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	8	5401879
Fire Protection						
D4010	Parking lot	Fair	Backflow Preventer, Fire Suppression	1	8	5401939
Fire Alarm & Electronic Systems						
D7030	Site	Good	Video Recorder, Headend Digital, Closed Circuit	2	7	5402037
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	11,500 SF	13	5401954
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	6,500 SF	13	5402456
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	200 SF	8	5401850
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	16,500 SF	3	5401999
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Overlay	42,500 SF	20	5402047

Component Condition Report | Tunnell Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,500 SF	4	5401933
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	11	5401835
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	5	8	5402007
G2050	Playground	Poor	Playfield Surfaces, Chips Wood, 6" Depth	14,400 SF	1	5402027
G2050	Playground	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	14	10	5401958
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	4	8	5401973
Sitework						
G2060	Site	Fair	Park Bench, Precast Concrete	6	13	5401893
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	4	5401927
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	600 LF	30	5401887
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	4	5402005
G2060	Parking lot	Good	Flagpole, Metal	1	20	5401959
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	5	16	5401815
G2060	Parking lot	Fair	Signage, Property, Pylon Standard, Replace/Install	1	6	5401884
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,200 LF	30	5402010
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	153,000 SF	10	5401821
G2080	Site	Fair	Irrigation System, Control Panel	1	8	5401845
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	16	5401942

Appendix F:

Replacement Reserves

Replacement Reserves Report



3/2/2023

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
E1040	Throughout building	5401918	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,644.00	\$1,644						\$1,644										\$1,644						\$3,288
E2010	Throughout building	5401945	Casework, Cabinetry Economy, Replace	20	12	8	200	LF	\$191.80	\$38,360									\$38,360													\$38,360
E2010	Throughout building	5401831	Casework, Countertop, Plastic Laminate, Replace	15	7	8	240	LF	\$54.80	\$13,152									\$13,152													\$13,152
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$111,299	\$104,065	\$0	\$454,621	\$95,851	\$50,635	\$603	\$159,194	\$2,685	\$34,908	\$60,170	\$5,305	\$0	\$241,832	\$72,336	\$9,371	\$1,402,875
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$129,026	\$124,259	\$0	\$575,900	\$125,063	\$68,049	\$834	\$226,973	\$3,943	\$52,801	\$93,744	\$8,512	\$0	\$411,703	\$126,842	\$16,925	\$1,964,575

Tunnell Elementary / Building 020

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5401839	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8000	SF	\$3.29	\$26,304						\$26,304										\$26,304						\$52,608
B2020	Building exterior	5401859	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	280	EA	\$1,041.20	\$291,536										\$291,536												\$291,536
B2050	Building exterior	5401996	Exterior Door, Steel, Standard, Replace	40	22	18	22	EA	\$657.60	\$14,467																			\$14,467			\$14,467
B3010	Roof	5401988	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	10200	SF	\$6.03	\$61,486													\$61,486									\$61,486
C1030	Office	5401972	Interior Door, Wood, Solid-Core, Replace	40	22	18	1	EA	\$767.20	\$767																				\$767		\$767
C1070	Throughout building	5401820	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	8300	SF	\$3.84	\$31,839														\$31,839								\$31,839
C1090	Restrooms	5401969	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	9	EA	\$822.00	\$7,398									\$7,398													\$7,398
C2010	Restrooms	5401838	Wall Finishes, Ceramic Tile, Replace	40	22	18	450	SF	\$19.73	\$8,878																				\$8,878		\$8,878
C2010	Throughout building	5401825	Wall Finishes, any surface, Prep & Paint	10	5	5	11800	SF	\$1.64	\$19,399						\$19,399									\$19,399							\$38,798
C2030	Restrooms	5401852	Flooring, Ceramic Tile, Replace	40	22	18	600	SF	\$19.73	\$11,837																				\$11,837		\$11,837
C2030	Office	5401962	Flooring, Vinyl Tile (VCT), Replace	15	11	4	200	SF	\$5.48	\$1,096					\$1,096																\$1,096	\$2,192
C2030	Throughout building	5401955	Flooring, Carpet, Commercial Standard, Replace	10	1	9	7100	SF	\$8.22	\$58,362										\$58,362										\$58,362		\$116,724
C2050	Throughout building	5401926	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.19	\$1,315						\$1,315									\$1,315							\$2,630
D2010	Electrical room	5401816	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$602.80	\$603											\$603											\$603
D2010	Building exterior	5401882	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$3,507.20	\$3,507								\$3,507														\$3,507
D2010	Throughout building	5401947	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	10700	SF	\$12.06	\$128,999																		\$128,999				\$128,999
D2010	Building exterior	5401826	Drinking Fountain, Wall-Mounted, BI-Level, Replace	15	9	6	2	EA	\$1,644.00	\$3,288							\$3,288															\$3,288
D2010	Restrooms	5401874	Urinal, Standard, Replace	30	22	8	4	EA	\$1,205.60	\$4,822									\$4,822													\$4,822
D2010	Restrooms	5401932	Toilet, Commercial Water Closet, Replace	30	18	12	11	EA	\$1,424.80	\$15,673													\$15,673									\$15,673
D2010	Restrooms	5401877	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	8	EA	\$1,644.00	\$13,152													\$13,152									\$13,152
D2010	Throughout building	5402043	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	8	EA	\$1,315.20	\$10,522													\$10,522									\$10,522
D2010	Utility closet	5401870	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,534.40	\$1,534														\$1,534								\$1,534
D3020	Mechanical room	5401997	Furnace, Gas, Replace	20	14	6	8	EA	\$4,603.20	\$36,826							\$36,826															\$36,826
D3050	Throughout building	5401979	HVAC System, Ductwork, Medium Density, Replace	30	22	8	10700	SF	\$4.38	\$46,909									\$46,909													\$46,909
D3060	Roof	5402035	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	16	EA	\$2,630.40	\$42,086											\$42,086											\$42,086
D4030	Throughout building	5401949	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$164.40	\$164							\$164									\$164						\$329
D5020	Electrical room	5401885	Switchboard, 120/208 V, Replace	40	22	18	1	EA	\$54,800.00	\$54,800																				\$54,800		\$54,800
D5030	Throughout building	5401873	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	10700	SF	\$2.74	\$29,318																				\$29,318		\$29,318
D5040	Throughout building	5401970	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	10700	SF	\$4.93	\$52,772													\$52,772									\$52,772
D5040	Building exterior	5401941	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	16	EA	\$241.12	\$3,858																	\$3,858					\$3,858
D6060	Throughout building	5401847	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	10700	SF	\$1.81	\$19,350										\$19,350												\$19,350
D7050	Throughout building	5401987	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	10700	SF	\$3.29	\$35,182						\$35,182																\$35,182
E2010	Throughout building	5402020	Casework, Countertop, Plastic Laminate, Replace	15	7	8	240	LF	\$54.80	\$13,152									\$13,152													\$13,152
E2010	Throughout building	5401823	Casework, Cabinetry Economy, Replace	20	12	8	120	LF	\$191.80	\$23,016									\$23,016													\$23,016
Totals, Unescalated											\$0	\$0	\$0	\$0	\$1,096	\$82,364	\$40,114	\$0	\$98,804	\$369,248	\$42,689	\$0	\$153,604	\$33,373	\$0	\$47,183	\$3,858	\$0	\$249,066	\$59,458	\$0	\$1,180,858
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$1,234	\$95,483	\$47,898	\$0	\$125,162	\$481,785	\$57,371	\$0	\$219,003	\$49,010	\$0	\$73,509	\$6,191	\$0	\$424,018	\$104,260	\$0	\$1,684,923

Tunnell Elementary / Building 030

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	5402040	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4000	SF	\$3.29	\$13,152						\$13,152										\$13,152						\$26,304
B2020	Building exterior	5401810	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	22	8	90	EA	\$1,041.20	\$93,708									\$93,708													\$93,708
B2050	Building exterior	5401944	Exterior Door, Steel, Standard, Replace	40	22	18	7	EA	\$657.60	\$4,603																			\$4,603			\$4,603
B3010	Roof	5401961	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	18	12	5400	SF	\$6.03	\$32,551													\$32,551									\$32,551
C1030	Throughout building	5401842	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	\$767.20	\$4,603																			\$4,603			\$4,603
C1070	Throughout building	5401974	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	3300	SF	\$3.84	\$12,659									\$12,659													\$12,659
C2010	Restrooms	5401856	Wall Finishes, Ceramic Tile, Replace	40	22	18	100	SF	\$19.73	\$1,973																			\$1,973			\$1,973

Replacement Reserves Report



3/2/2023

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					
C2010	Throughout building	5401888	Wall Finishes, any surface, Prep & Paint		10	5	5	6500	SF	\$1.64 \$10,686						\$10,686										\$10,686							\$21,372				
C2030	Restrooms	5401883	Flooring, Ceramic Tile, Replace		40	22	18	100	SF	\$19.73 \$1,973																			\$1,973				\$1,973				
C2030	Cafeteria	5401827	Flooring, Vinyl Tile (VCT), Replace		15	13	2	2150	SF	\$5.48 \$11,782			\$11,782															\$11,782					\$23,564				
C2030	Classrooms	5401946	Flooring, Vinyl Sheetting, Replace		15	2	13	300	SF	\$7.67 \$2,302														\$2,302									\$2,302				
C2030	Throughout building	5401875	Flooring, Carpet, Commercial Tile, Replace		10	1	9	1150	SF	\$7.12 \$8,193										\$8,193										\$8,193			\$16,385				
C2050	Throughout building	5402025	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	900	SF	\$2.19 \$1,973						\$1,973										\$1,973							\$3,946				
D2010	Electrical room	5401966	Water Heater, Gas, Commercial (125 MBH), Replace		20	7	13	1	EA	\$13,590.40 \$13,590														\$13,590									\$13,590				
D2010	Throughout building	5401916	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	22	18	4450	SF	\$15.34 \$68,281																			\$68,281				\$68,281				
D2010	Cafeteria	5401989	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	9	6	2	EA	\$1,644.00 \$3,288							\$3,288																\$3,288				
D2010	Restrooms	5402038	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	22	8	3	EA	\$1,644.00 \$4,932									\$4,932														\$4,932				
D2010	Kitchen	5401920	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace		30	22	8	1	EA	\$2,740.00 \$2,740									\$2,740														\$2,740				
D2010	Kitchen	5402039	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	22	8	1	EA	\$2,301.60 \$2,302									\$2,302														\$2,302				
D2010	Restrooms	5401912	Toilet, Commercial Water Closet, Replace		30	18	12	3	EA	\$1,424.80 \$4,274													\$4,274										\$4,274				
D2010	Classrooms	5402029	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	18	12	1	EA	\$1,315.20 \$1,315													\$1,315										\$1,315				
D2010	Kitchen	5401866	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	22	13	1	EA	\$1,534.40 \$1,534														\$1,534									\$1,534				
D3020	Mechanical room	5401818	Furnace, Gas, Replace		20	15	5	4	EA	\$6,795.20 \$27,181						\$27,181																	\$27,181				
D3050	Throughout building	5401931	HVAC System, Ductwork, Medium Density, Replace		30	22	8	4450	SF	\$4.38 \$19,509									\$19,509														\$19,509				
D3060	Roof	5402026	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	15	10	10	EA	\$2,630.40 \$26,304										\$26,304													\$26,304				
D4010	Mechanical room	5401828	Backflow Preventer, Fire Suppression, Replace		30	22	8	1	EA	\$5,699.20 \$5,699									\$5,699														\$5,699				
D4010	Throughout building	5401984	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	15	10	5400	SF	\$1.17 \$6,333											\$6,333												\$6,333				
D4030	Throughout building	5401871	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	4	EA	\$164.40 \$658						\$658										\$658							\$1,315				
D5030	Throughout building	5401922	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	22	18	4450	SF	\$2.74 \$12,193																			\$12,193				\$12,193				
D5040	Throughout building	5401841	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	5	5	3	EA	\$241.12 \$723						\$723																	\$1,447				
D5040	Throughout building	5402013	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	8	12	4450	SF	\$4.93 \$21,947													\$21,947										\$21,947				
D5040	Building exterior	5402023	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	10	EA	\$241.12 \$2,411																\$2,411							\$2,411				
D6060	Throughout building	5401843	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	12	8	4450	SF	\$1.81 \$8,047									\$8,047														\$8,047				
D7050	Throughout building	5401833	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	15	5	4450	SF	\$3.29 \$14,632						\$14,632																	\$14,632				
E1030	Kitchen	5402019	Foodservice Equipment, Convection Oven, Double, Replace		10	6	4	1	EA	\$10,412.00 \$10,412					\$10,412										\$10,412								\$20,824				
E1030	Kitchen	5401953	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	9	6	2	EA	\$3,945.60 \$7,891						\$7,891																	\$7,891				
E1030	Kitchen	5401863	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace		15	9	6	1	EA	\$7,014.40 \$7,014						\$7,014																	\$7,014				
E1030	Kitchen	5402001	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	9	6	3	EA	\$1,863.20 \$5,590							\$5,590																\$5,590				
E1030	Kitchen	5401824	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace		15	9	6	1	EA	\$7,452.80 \$7,453							\$7,453																\$7,453				
E1030	Kitchen	5401995	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	8	7	1	EA	\$5,041.60 \$5,042								\$5,042															\$5,042				
E1030	Kitchen	5402036	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace		15	5	10	1	EA	\$5,589.60 \$5,590										\$5,590													\$5,590				
E2010	Throughout building	5401956	Casework, Cabinetry Economy, Replace		20	12	8	25	LF	\$191.80 \$4,795									\$4,795														\$4,795				
E2010	Throughout building	5402017	Casework, Countertop, Plastic Laminate, Replace		15	7	8	10	LF	\$54.80 \$548										\$548													\$548				
Totals, Unescalated											\$0	\$0	\$11,782	\$0	\$10,412	\$69,004	\$31,236	\$5,042	\$154,939	\$8,193	\$38,226	\$0	\$60,088	\$17,426	\$10,412	\$27,192	\$2,411	\$11,782	\$93,626	\$8,193	\$0				\$559,963		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$12,500	\$0	\$11,719	\$79,995	\$37,297	\$6,201	\$196,272	\$10,689	\$51,373	\$0	\$85,671	\$25,591	\$15,749	\$42,364	\$3,869	\$19,474	\$159,392	\$14,366	\$0						\$772,521

Tunnell Elementary / Building 040

[illegible]

Replacement Reserves Report




3/2/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
C2030	Throughout building	5401891	Flooring, Vinyl Sheetting, Replace		15	2	13	300	SF	\$7.67	\$2,302														\$2,302								\$2,302	
C2030	Throughout building	5402011	Flooring, Carpet, Commercial Standard, Replace		10	1	9	4375	SF	\$8.22	\$35,963										\$35,963									\$35,963			\$71,925	
C2050	Throughout building	5402000	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	3400	SF	\$2.19	\$7,453						\$7,453										\$7,453						\$14,906	
D2010	Attic	5401919	Water Heater, Electric, Residential, Replace		15	5	10	1	EA	\$602.80	\$603											\$603											\$603	
D2010	Throughout building	5401853	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	29	11	7300	SF	\$12.06	\$88,009												\$88,009										\$88,009	
D2010	Restrooms	5401976	Toilet, Commercial Water Closet, Replace		30	25	5	9	EA	\$1,424.80	\$12,823						\$12,823																\$12,823	
D2010	Restrooms	5401830	Urinal, Standard, Replace		30	25	5	3	EA	\$1,205.60	\$3,617						\$3,617																\$3,617	
D2010	Building exterior	5401902	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	9	6	2	EA	\$1,644.00	\$3,288							\$3,288															\$3,288	
D2010	Utility closet	5401814	Sink/Lavatory, Service Sink, Floor, Replace		35	29	6	1	EA	\$876.80	\$877							\$877															\$877	
D2010	Throughout building	5401840	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	22	8	2	EA	\$1,205.60	\$2,411									\$2,411													\$2,411	
D2010	Restrooms	5401909	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	18	12	6	EA	\$1,644.00	\$9,864													\$9,864									\$9,864	
D3050	Roof	5401982	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	2	EA	\$8,220.00	\$16,440				\$16,440																		\$16,440	
D3050	Throughout building	5401903	HVAC System, Ductwork, Medium Density, Replace		30	22	8	7300	SF	\$4.38	\$32,003									\$32,003													\$32,003	
D3050	Roof	5401897	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace		20	9	11	1	EA	\$12,056.00	\$12,056												\$12,056										\$12,056	
D3050	Roof	5402024	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$16,440.00	\$16,440													\$16,440									\$16,440	
D3060	Roof	5401985	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	15	10	5	EA	\$2,630.40	\$13,152											\$13,152											\$13,152	
D4030	Throughout building	5402022	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	4	EA	\$164.40	\$658						\$658										\$658						\$1,315	
D5020	Electrical room	5401957	Switchboard, 120/208 V, Replace		40	28	12	1	EA	\$54,800.00	\$54,800													\$54,800									\$54,800	
D5030	Throughout building	5401936	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	29	11	7300	SF	\$2.74	\$20,002											\$20,002											\$20,002	
D5040	Throughout building	5401904	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace		10	5	5	6	EA	\$328.80	\$1,973						\$1,973									\$1,973							\$3,946	
D5040	Throughout building	5401998	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	8	12	7300	SF	\$4.93	\$36,004												\$36,004										\$36,004	
D5040	Building exterior	5401858	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	6	EA	\$241.12	\$1,447																\$1,447						\$1,447	
D6060	Throughout building	5401855	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	12	8	7300	SF	\$1.81	\$13,201									\$13,201													\$13,201	
D7050	Extra 1	5401898	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	15	5	7300	SF	\$3.29	\$24,002						\$24,002																\$24,002	
E2010	Throughout building	5401930	Casework, Countertop, Plastic Laminate, Replace		15	7	8	30	LF	\$54.80	\$1,644									\$1,644													\$1,644	
E2010	Throughout building	5401861	Casework, Cabinetry Economy, Replace		20	12	8	40	LF	\$191.80	\$7,672									\$7,672													\$7,672	
Totals, Unescalated												\$0	\$0	\$0	\$16,440	\$411	\$81,679	\$48,169	\$124,944	\$65,974	\$35,963	\$13,755	\$171,414	\$117,108	\$17,865	\$0	\$41,237	\$1,447	\$0	\$0	\$36,374	\$0		\$772,779
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$17,964	\$463	\$94,689	\$57,517	\$153,665	\$83,574	\$46,923	\$18,485	\$237,278	\$166,967	\$26,235	\$0	\$64,246	\$2,322	\$0	\$0	\$63,781	\$0		\$1,034,108

Tunnell Elementary / Building 050

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	5401822	Exterior Walls, any painted surface, Prep & Paint		10	5	5	4600	SF	\$3.29	\$15,125							\$15,125								\$15,125						\$30,250
B2020	Building exterior	5401993	Storefront, Glazing & Framing, Replace		30	23	7	200	SF	\$60.28	\$12,056							\$12,056														\$12,056
B2050	Building exterior	5402021	Exterior Door, Steel, Standard, Replace		40	29	11	5	EA	\$657.60	\$3,288											\$3,288										\$3,288
B3010	Roof	5401991	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	23	7	3300	SF	\$6.03	\$19,892							\$19,892														\$19,892
B3010	Roof	5401978	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	12	8	200	SF	\$18.63	\$3,726								\$3,726													\$3,726
B3020	Roof	5401907	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	12	8	90	LF	\$9.86	\$888								\$888													\$888
C1030	Throughout building	5401872	Interior Door, Wood, Solid-Core, Replace		40	29	11	6	EA	\$767.20	\$4,603											\$4,603										\$4,603
C1070	Throughout building	5401832	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	2750	SF	\$3.84	\$10,549												\$10,549									\$10,549
C2010	Restrooms	5402044	Wall Finishes, Ceramic Tile, Replace		40	29	11	450	SF	\$19.73	\$8,878											\$8,878										\$8,878
C2010	Throughout building	5401952	Wall Finishes, any surface, Prep & Paint		10	5	5	4000	SF	\$1.64	\$6,576							\$6,576								\$6,576						\$13,152
C2030	Restrooms	5401868	Flooring, Ceramic Tile, Replace		40	29	11	75	SF	\$19.73	\$1,480											\$1,480										\$1,480
C2030	Throughout building	5402028	Flooring, Vinyl Sheeting, Replace		15	8	7	425	SF	\$7.67	\$3,261							\$3,261														\$3,261
C2030	Throughout building	5401819	Flooring, Carpet, Commercial Standard, Replace		10	1	9	2500	SF	\$8.22	\$20,550									\$20,550									\$20,550			\$41,100
C2050	Throughout building	5401977	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	250	SF	\$2.19	\$548							\$548								\$548						\$1,096
D2010	Kitchen	5401849	Water Heater, Electric, Instant Hot, Replace		15	8	7	1	EA	\$548.00	\$548							\$548														\$548
D2010	Throughout building	5401960	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	29	11	3300	SF	\$12.06	\$39,785											\$39,785										\$39,785
D2010	Restrooms	5401915	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	25	5	1	EA	\$2,740.00	\$2,740							\$2,740														\$2,740
D2010	Throughout building	5401890	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	3	EA	\$1,315.20	\$3,946							\$3,946												\$3,946		\$7,891
D2010	Throughout building	5401812	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	25	5	3	EA	\$1,205.60	\$3,617							\$3,617														\$3,617
D2010	Restrooms	5402034	Toilet, Child-Sized, Replace		30	25	5	2	EA	\$986.40	\$1,973							\$1,973														\$1,973
D3050	Throughout building	5401908	HVAC System, Ductwork, Medium Density, Replace		30	22	8	3300	SF	\$4.38	\$14,467								\$14,467													\$14,467
D3050	Roof	5401896	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	2	EA	\$8,220.00	\$16,440														\$16,440							\$16,440
D3060	Roof	5401895	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	15	10	3	EA	\$2,630.40	\$7,891											\$7,891										\$7,891

Replacement Reserves Report



3/2/2023

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	
D4030	Throughout building	5401911	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$164.40	\$329					\$329										\$329						\$658	
D5030	Throughout building	5401901	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	3300	SF	\$2.74	\$9,042											\$9,042										\$9,042	
D5040	Throughout building	5401906	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	4	EA	\$241.12	\$964					\$964										\$964						\$1,929	
D5040	Throughout building	5401951	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	3300	SF	\$4.93	\$16,276											\$16,276										\$16,276	
D5040	Building exterior	5401923	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	5	EA	\$241.12	\$1,206																\$1,206					\$1,206	
D6060	Throughout building	5401889	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3300	SF	\$1.81	\$5,968									\$5,968												\$5,968	
D7050	Throughout building	5401899	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	3300	SF	\$3.29	\$10,850					\$10,850																\$10,850	
E2010	Throughout building	5401940	Casework, Cabinetry Economy, Replace	20	12	8	100	LF	\$191.80	\$19,180								\$19,180													\$19,180	
E2010	Throughout building	5401965	Casework, Countertop, Plastic Laminate, Replace	15	7	8	70	LF	\$54.80	\$3,836								\$3,836													\$3,836	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$46,668	\$0	\$35,757	\$42,097	\$26,518	\$7,891	\$83,351	\$10,549	\$0	\$16,440	\$23,542	\$1,206	\$0	\$0	\$20,550	\$3,946	\$318,514
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$54,101	\$0	\$43,977	\$53,328	\$34,600	\$10,605	\$115,377	\$15,040	\$0	\$24,867	\$36,678	\$1,935	\$0	\$0	\$36,035	\$7,126	\$433,667

Tunnell Elementary / Building 060

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	Building exterior	5401967	Exterior Walls, any painted surface, Prep & Paint	10	5	5	6300	SF	\$3.29	\$20,714					\$20,714										\$20,714						\$41,429	
B2020	Building exterior	5401925	Storefront, Glazing & Framing, Replace	30	23	7	300	SF	\$60.28	\$18,084							\$18,084														\$18,084	
B2050	Building exterior	5401917	Exterior Door, Steel, Standard, Replace	40	29	11	6	EA	\$657.60	\$3,946											\$3,946										\$3,946	
B3010	Roof	5401862	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	27	3	275	SF	\$6.03	\$1,658				\$1,658																	\$1,658	
B3010	Roof	5402003	Roofing, Modified Bitumen, Replace	20	14	6	4200	SF	\$10.96	\$46,032						\$46,032															\$46,032	
B3060	Roof	5401892	Roof Skylight, per unit, up to 20 SF, Replace	30	23	7	8	EA	\$1,424.80	\$11,398							\$11,398														\$11,398	
C1030	Throughout building	5402008	Interior Door, Wood, Solid-Core, Replace	40	29	11	2	EA	\$767.20	\$1,534											\$1,534										\$1,534	
C1070	Throughout building	5401844	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4450	SF	\$3.84	\$17,070										\$17,070											\$17,070	
C2010	Throughout building	5401836	Wall Finishes, any surface, Prep & Paint	10	5	5	5700	SF	\$1.64	\$9,371					\$9,371										\$9,371						\$18,742	
C2030	Throughout building	5401869	Flooring, Carpet, Commercial Tile, Replace	10	1	9	4200	SF	\$7.12	\$29,921									\$29,921									\$29,921			\$59,842	
D2010	Office	5402006	Water Heater, Electric, Instant Hot, Replace	15	8	7	1	EA	\$548.00	\$548							\$548														\$548	
D2010	Throughout building	5401817	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	29	11	4450	SF	\$12.06	\$53,649											\$53,649										\$53,649	
D2010	Throughout building	5401980	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	5	EA	\$1,205.60	\$6,028					\$6,028																\$6,028	
D3050	Throughout building	5402042	HVAC System, Ductwork, Medium Density, Replace	30	22	8	4450	SF	\$4.38	\$19,509							\$19,509														\$19,509	
D3050	Roof	5401971	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	4	EA	\$9,864.00	\$39,456											\$39,456										\$39,456	
D3060	Roof	5401948	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	5	EA	\$2,630.40	\$13,152										\$13,152											\$13,152	
D4030	Throughout building	5401857	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$164.40	\$658					\$658											\$658						\$1,315
D5030	Throughout building	5401865	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4450	SF	\$2.74	\$12,193											\$12,193										\$12,193	
D5040	Throughout building	5401811	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	4	EA	\$241.12	\$964					\$964											\$964						\$1,929
D5040	Throughout building	5401992	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	4450	SF	\$4.93	\$21,947											\$21,947										\$21,947	
D5040	Building exterior	5402018	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$241.12	\$2,170																	\$2,170					\$2,170
D6060	Throughout building	5402031	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4450	SF	\$1.81	\$8,047									\$8,047												\$8,047	
D7050	Throughout building	5401914	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4450	SF	\$3.29	\$14,632					\$14,632																\$14,632	
E2010	Throughout building	5401878	Casework, Countertop, Plastic Laminate, Replace	15	7	8	70	LF	\$54.80	\$3,836								\$3,836													\$3,836	
E2010	Throughout building	5401876	Casework, Cabinetry Economy, Replace	20	12	8	100	LF	\$191.80	\$19,180								\$19,180													\$19,180	
Totals, Unescalated											\$0	\$0	\$0	\$1,658	\$0	\$52,367	\$46,032	\$30,030	\$42,525	\$37,968	\$30,222	\$93,270	\$39,456	\$0	\$0	\$31,707	\$2,170	\$0	\$0	\$29,921	\$0	\$437,326
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$1,811	\$0	\$60,708	\$54,965	\$36,934	\$53,869	\$49,540	\$40,616	\$129,107	\$56,255	\$0	\$0	\$49,399						

Replacement Reserves Report



3/2/2023

Unif	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	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
G2050		Playground		5401835	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20		9	11	3	EA	\$5,480.00	\$16,440												\$16,440											\$16,440
G2050		Playground		5402027	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3		2	1	14400	SF	\$2.19	\$31,565		\$31,565			\$31,565			\$31,565			\$31,565			\$31,565			\$31,565			\$31,565			\$220,954
G2050		Playground		5402007	Play Structure, Swing Set, 4 Seats, Replace	20		12	8	5	EA	\$2,740.00	\$13,700									\$13,700														\$13,700
G2050		Playground		5401973	Play Structure, Multipurpose, Medium, Replace	20		12	8	4	EA	\$21,920.00	\$87,680									\$87,680														\$87,680
G2060		Site		5401927	Picnic Table, Metal Powder-Coated, Replace	20		16	4	5	EA	\$767.20	\$3,836					\$3,836																		\$3,836
G2060		Site		5402005	Park Bench, Metal Powder-Coated, Replace	20		16	4	3	EA	\$767.20	\$2,302					\$2,302																		\$2,302
G2060		Site		5401893	Park Bench, Precast Concrete, Replace	25		12	13	6	EA	\$1,096.00	\$6,576														\$6,576									\$6,576
G2060		Site		5401815	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25		9	16	5	EA	\$1,863.20	\$9,316																	\$9,316						\$9,316
G2060		Parking lot		5401884	Signage, Property, Pylon Standard, Replace/Install	20		14	6	1	EA	\$10,412.00	\$10,412							\$10,412																\$10,412
G2060		Parking lot		5401959	Flagpole, Metal, Replace	30		10	20	1	EA	\$2,740.00	\$2,740																						\$2,740	\$2,740
G2080		Site		5401845	Irrigation System, Control Panel, Replace	15		7	8	1	EA	\$5,480.00	\$5,480									\$5,480														\$5,480
G2080		Site		5401821	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20		10	10	153000	SF	\$1.10	\$167,688											\$167,688												\$167,688
G4050		Parking lot		5401942	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		4	16	2	EA	\$4,603.20	\$9,206																	\$9,206						\$9,206
Totals, Unescalated														\$0	\$31,565	\$0	\$6,329	\$58,663	\$0	\$10,412	\$45,813	\$151,330	\$20,961	\$275,973	\$16,440	\$0	\$2,921,470	\$20,961	\$0	\$50,087	\$14,248	\$6,329	\$52,526	\$95,900	\$3,779,008	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$32,512	\$0	\$6,916	\$66,026	\$0	\$12,432	\$56,344	\$191,701	\$27,349	\$370,884	\$22,757	\$0	\$4,290,277	\$31,705	\$0	\$80,375	\$23,550	\$10,775	\$92,104	\$173,206	\$5,488,915	