

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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LUCHA Elementary School
1711 East San Antonio Street
San Jose, California 95116

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	4
Main Address	1711 East San Antonio Street, San Jose, California 95116
Site Developed	1964: Original Construction 1986: Library Addition 2006: Modernization
Site Area	2.42 acres (estimated)
Parking Spaces	13 total spaces all in open lots; 1 of which is accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 7-8, 2022
Management Point of Contact	Jun Zhao 650.208.1054 Jun.Zhao@cumming-group.com
On-site Point of Contact (POC)	Arturo Vazquez, Operations Manager 669.263.3476
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The campus was originally developed in the 1960s, with buildings added throughout the years. The facilities are reported to be consistently occupied and in use. Main access to the property is East San Antonio Street to the south.

Architectural

Buildings have painted stucco walls. Windows are aluminum. Roofs are built-up. Building exterior finishes are mostly original and are in fair generally condition. Windows are original with single pane glass. Some caulked joints are open. The interior finishes have been periodically replaced as needed over the years. Interior carpet is old and dirty in many locations. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated during the twenty-year reserve period.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings have heat pumps, split systems units, and suspended unit heaters. The MEPF, fire alarm and protection infrastructure is generally in fair condition. Equipment was replaced as needed over the years. Some equipment is getting old and should be replaced soon. Kitchen requires heating and cooling. Equipment replacements are budgeted over the reserve period of twenty years.

Site

Site has asphalt parking lots and playgrounds, concrete pavement, sidewalks, ramps and stairs. Some areas of site landscaping are depleted of grass.

Recommended Additional Studies

Kitchen in Multi Use / Cafeteria Building requires heating and cooling. A professional engineering firm must be retained to analyze the existing condition, provide recommendations and designs, and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to provide heating and cooling to the kitchen is included in the cost tables.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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

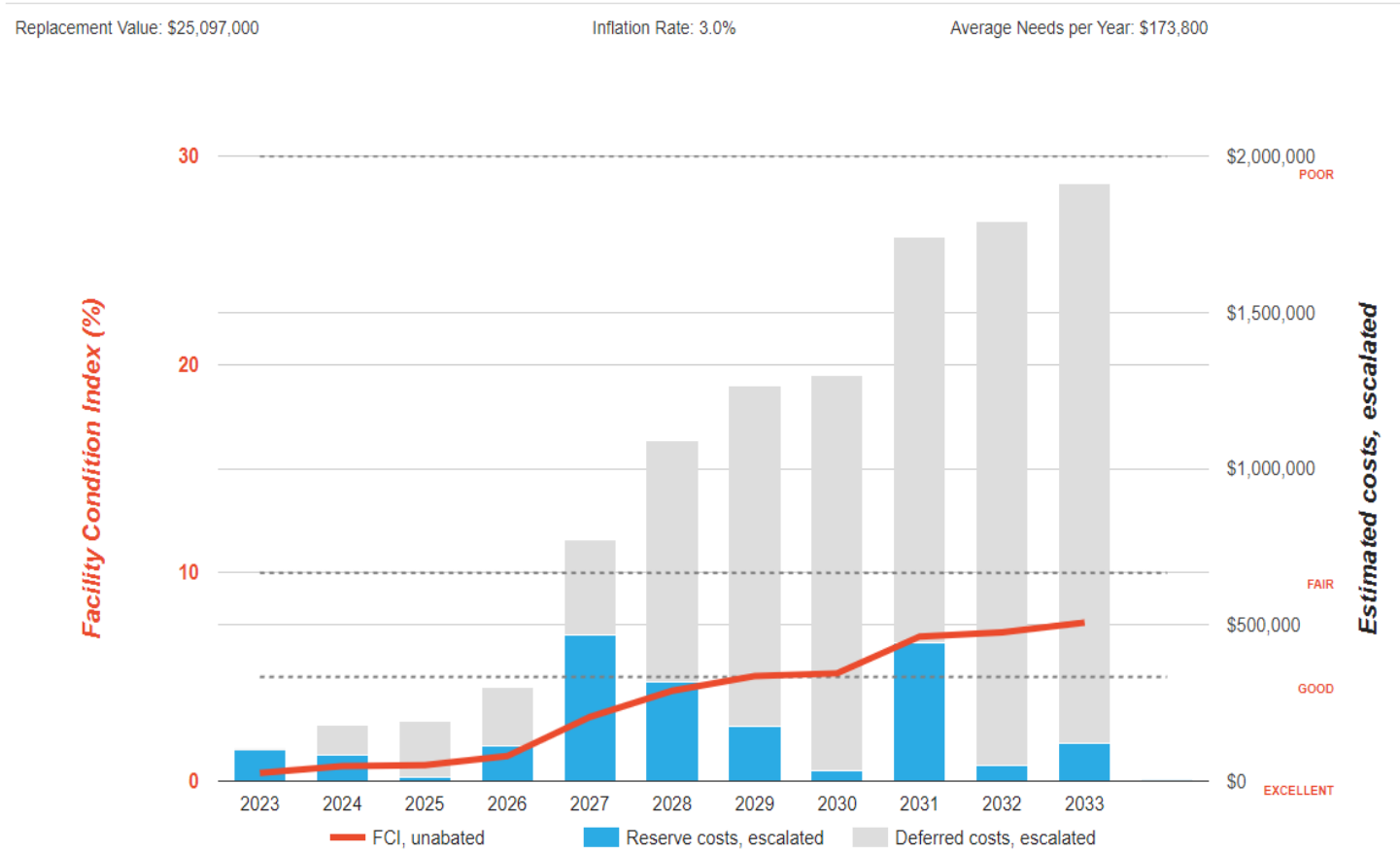
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
LUCHA Elementary (1960)	\$790	31,768	\$25,096,720	0.4%	1.2%	4.3%	7.6%
Administration Building (1960)	\$790	6,753	\$5,334,870	0.2%	0.9%	3.8%	7.5%
Building A (1960)	\$790	8,564	\$6,765,560	0.0%	0.9%	3.7%	6.4%
Building B (1960)	\$790	8,564	\$6,765,560	0.0%	0.9%	3.6%	6.0%
Multi Use/Cafeteria Building (1960)	\$790	7,887	\$6,230,730	0.8%	1.4%	5.2%	9.3%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the 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.

FCI Analysis: LUCHA Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
LUCHA Elementary / Administration Building	2	\$9,800
LUCHA Elementary / Multi Use/Cafeteria Building	4	\$47,900
LUCHA Elementary / Site	4	\$40,700
Total	10	\$98,400

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4471026	LUCHA Elementary / Administration Building	Building Exterior	B2010	Caulking, Cold Joints, 0" to 1/2", Replace	Poor	Performance/Integrity	\$500
4471042	LUCHA Elementary / Administration Building	Throughout entire campus	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (2 items)							\$9,800

Multi Use/Cafeteria Building

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4471413	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	D3020	Unit Heater, Natural Gas, Replace	Poor	Performance/Integrity	\$5,300
4471445	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	D3030	Split System Ductless, Single Zone, Replace	Poor	Retrofit/Adaptation	\$7,500
4471429	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Poor	Performance/Integrity	\$26,500
4471447	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	P2030	Engineering Study, Mechanical, General Design, Design	NA	Retrofit/Adaptation	\$8,600
Total (4 items)							\$47,900

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4471580	LUCHA Elementary / Site	Site	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Performance/Integrity	\$8,900
4471577	LUCHA Elementary / Site	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	Poor	Performance/Integrity	\$9,600
4471563	LUCHA Elementary / Site	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	\$10,100
4471564	LUCHA Elementary / Site	Site	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$12,100
Total (4 items)							\$40,700

System 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
Structure	-	-	-	-	-	-
Facade	\$518	\$82,169	\$74,544	\$696	\$154,178	\$312,105
Roofing	-	-	-	-	\$903,284	\$903,284
Interiors	-	-	\$325,970	\$124,497	\$630,235	\$1,080,702
Plumbing	-	-	-	\$9,099	\$350,380	\$359,479
HVAC	\$12,833	\$6,283	-	\$546,766	\$71,772	\$637,654
Fire Protection	-	-	\$56,671	-	\$12,316	\$68,987
Electrical	-	-	\$385,975	\$3,316	\$7,149	\$396,440
Fire Alarm & Electronic Systems	-	-	-	\$37,584	\$81,390	\$118,974
Equipment & Furnishings	\$26,531	-	\$26,388	\$75,284	\$175,773	\$303,976
Site Development	\$31,828	\$4,607	\$16,782	\$19,120	\$305,308	\$377,645
Site Pavement	\$8,884	-	\$4,012	\$4,651	\$56,140	\$73,687
Site Utilities	-	-	\$8,008	-	\$21,861	\$29,869
Follow-up Studies	\$8,638	-	-	-	-	\$8,638
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$98,500	\$93,100	\$898,400	\$821,100	\$2,769,800	\$4,680,900

System Condition Ratings

In addition to the FCI index noted above we have also calculated a system rating for each of 10 Primary Systems at the school. The table below shows the calculation of the system ratings for this school. The methodology is to use a Weighted Average Condition for each of the Primary Systems. The evaluation is based on a 1 to 5 Scale where 5 is Excellent Condition and 1 is Poor Condition. This evaluation is based on only the current condition of systems present in the building. It does not address deficiencies due to educational adequacy or systems not present but that should be installed based on current code standards.

Based on the total of the System Ratings, this school is in Adequate overall condition. The appendices of this report contains the full calculations that are summarized in the below table.

LUCHA Elementary School			
Building Area = 31,768 SF			
	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$629,004	4.00	\$2,516,017
Shell	\$780,177	2.85	\$2,221,955
Interiors	\$603,450	3.00	\$1,810,350
Conveyance	\$0	0.00	\$0
Plumbing	\$237,580	3.01	\$714,343
HVAC	\$572,352	3.08	\$1,763,869
Fire Protection	\$50,090	5.51	\$276,108
Electrical	\$414,659	2.18	\$905,396
Equipment	\$83,172	2.36	\$196,453
Site	\$499,892	2.84	\$1,419,979
Total Building	\$3,870,376	Subtotal	\$11,824,470
Building Weighted Average Condition		3.06	
	Rounded	3	
Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs multiplied by the Condition Ratings then divided by the Sum of the Primary			
The Primary System Replacement Costs are calculated by totaling the secondary level system costs for each Primary System. The cost calculations are included in Appendix D.			

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.



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site LUCHA Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,900

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Broken and displaced throughout campus - AssetCALC ID: 4471580



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site LUCHA Elementary Site

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

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

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Broken asphalt pavement - AssetCALC ID: 4471577



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site LUCHA Elementary Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2023**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,100

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Worn - AssetCALC ID: 4471563



Landscaping in Poor condition.

Sod at Eroded Areas
Site LUCHA Elementary Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,100

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Missing grass fields; sod - AssetCALC ID: 4471564



Foodservice Equipment in Poor condition.

Dishwasher Commercial
Multi Use/Cafeteria Building LUCHA Elementary
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,500

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Broken - AssetCALC ID: 4471429



Caulking in Poor condition.

Cold Joints, 0" to 1/2"
Administration Building LUCHA Elementary Building
Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

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Broken or missing - AssetCALC ID: 4471026



Unit Heater in Poor condition.

Natural Gas
Multi Use/Cafeteria Building LUCHA Elementary
Kitchen

Uniformat Code: D3020
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,300

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Gas; doesn't work - AssetCALC ID: 4471413



ADA Miscellaneous

Level III Study, Includes Measurements
Administration Building LUCHA Elementary
Throughout entire campus

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,300

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Admin building restrooms, multipurpose building stage, etc. - AssetCALC ID: 4471042



Window in Marginal condition.

Aluminum Double-Glazed, up to 15 SF
Administration Building LUCHA Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$9,600

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Single pane glass - AssetCALC ID: 4471015



Window in Marginal condition.

Aluminum Double-Glazed, 28-40 SF
Multi Use/Cafeteria Building LUCHA Elementary
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$13,900

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Single pane glass - AssetCALC ID: 4471450



Window in Marginal condition.

Aluminum Double-Glazed, 16-25 SF
Building A LUCHA Elementary Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$28,100

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Single pane glass - AssetCALC ID: 4471071



Window in Marginal condition.

Aluminum Double-Glazed, 16-25 SF
Building B LUCHA Elementary Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$28,100

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Single pane glass - AssetCALC ID: 4471363

Fire Suppression SystemPriority Score: **60.6**Existing Sprinkler Heads, by SF
Building B LUCHA Elementary Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: \$11,300

Uniformat Code: D4010

Recommendation: **Replace in 2027**

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5143154

Fire Suppression SystemPriority Score: **60.5**Existing Sprinkler Heads, by SF
Administration Building LUCHA Elementary
Throughout All Buildings

Plan Type: Retrofit/Adaptation

Cost Estimate: \$8,900

Uniformat Code: D4010

Recommendation: **Replace in 2028**

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if the installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5141801

**Recommended Follow-up Study: Mechanical, General Design**Priority Score: **54.9**Mechanical, General Design
Multi Use/Cafeteria Building LUCHA Elementary
Kitchen

Plan Type: Retrofit/Adaptation

Cost Estimate: \$8,600

Uniformat Code: P2030

Recommendation: **Design in 2023**

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Kitchen needs heating and cooling - AssetCALC ID: 4471447

**Split System Ductless in Poor condition.**Priority Score: **54.9**Single Zone
Multi Use/Cafeteria Building LUCHA Elementary
Kitchen

Plan Type: Retrofit/Adaptation

Cost Estimate: \$7,500

Uniformat Code: D3030

Recommendation: **Replace in 2023**

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Kitchen needs heating and cooling - AssetCALC ID: 4471445

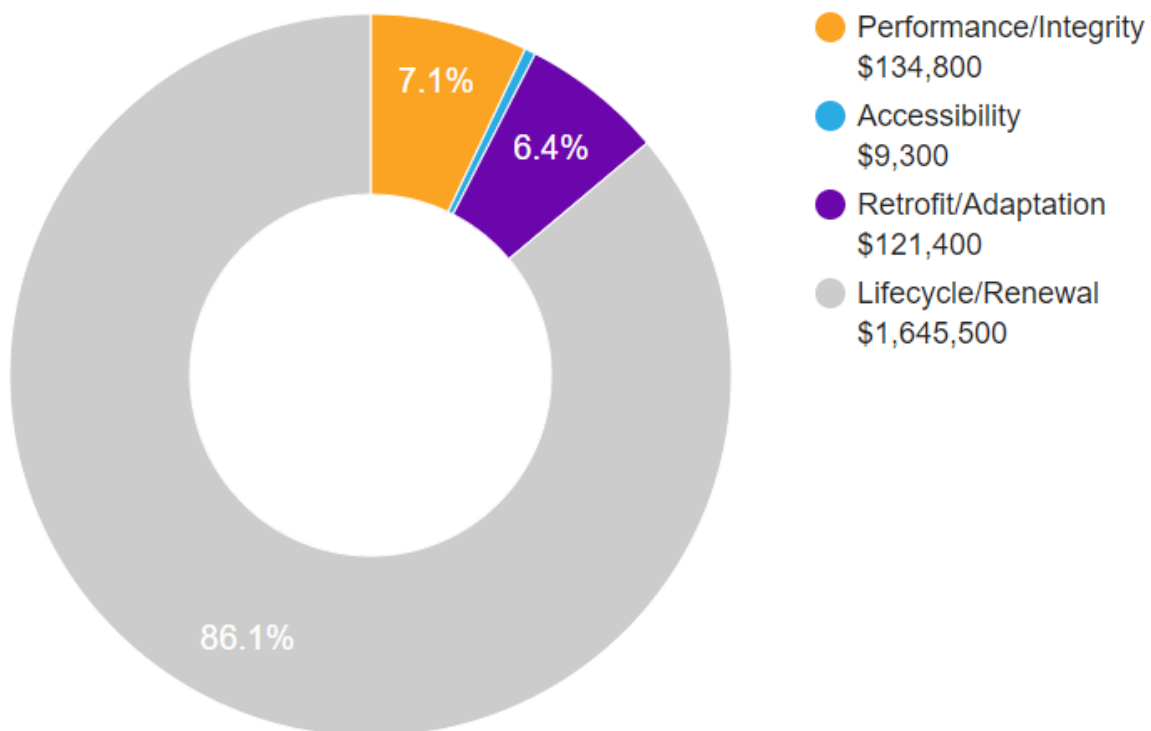
Plan Types

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 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: \$1,911,000

2. Administration Building



Administration Building: Systems Summary

Address	1711 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	1960s	
Building Size	6,753 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps, ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair

Administration Building: Systems Summary

Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL 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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Broken or missing exterior caulking joints.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Administration Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CLASSROOM OVERVIEW



6 - DUCTLESS SPLIT SYSTEM FAN COIL



7 - CONDENSING UNITS



8 - SPLIT SYSTEM DUCTLESS



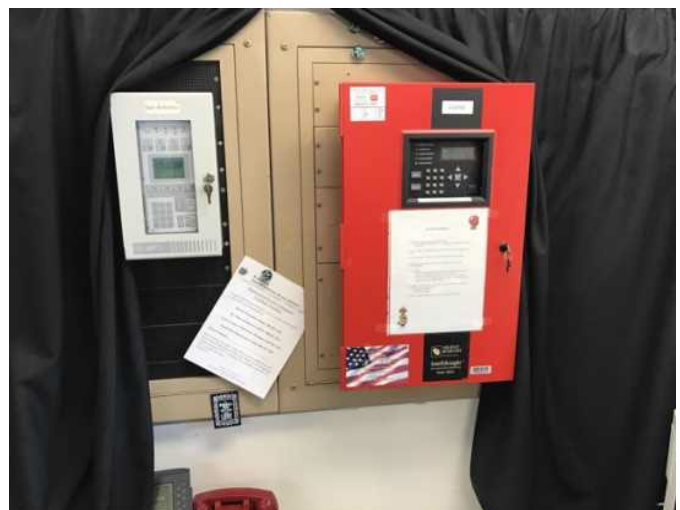
9 - EXHAUST FAN



10 - DISTRIBUTION PANEL



11 - ELECTRIC WATER HEATER



12 - FIRE ALARM PANEL

3. Buildings A and B



Buildings A and B: Systems Summary

Address	1711 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	1960s	
Building Size	17,128 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board ceramic tile Floors: Carpet, VCT, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair

Buildings A and B: Systems Summary		
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL 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.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Windows are original with single pane of glass. Interior light fixtures have T5 or T8 bulbs.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Buildings A and B: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW



6 - CLASSROOM OVERVIEW



7 – MECHANICAL DUCTWORK



8 – HEAT PUMP SYSTEM



9 - DISTRIBUTION PANEL



10 - DRINKING FOUNTAIN



11 - FIRE ALARM PANEL



12 - FIRE ALARM SYSTEM

4. Multi Use / Cafeteria Building



Multi Use / Cafeteria Building: Systems Summary

Address	1711 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	1960s	
Building Size	7,887 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, vinyl sheeting Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair

Multi Use / Cafeteria Building: Systems Summary

Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL 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.	
Additional Studies	Kitchen in Multi Use / Cafeteria Building requires heating and cooling. A professional engineering firm must be retained to analyze the existing condition, provide recommendations and designs, and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to provide heating and cooling to the kitchen is included in the cost tables.	
Key Issues and Findings	Kitchen needs heating and cooling.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Multi Use / Cafeteria Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW



6 - SPLIT SYSTEM CONDENSER



7 - AIR HANDLER



8 - UNIT HEATER



9 - SPLIT SYSTEM DUCTLESS CONDENSER



10 - DISH WASHER



11 - SERVICE SINK



12 - GAS WATER HEATER

5. 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, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link and metal tube fencing Playgrounds and sports fields and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, HPS, CFL, halogen, incandescent, fluorescent, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Replace broken asphalt playground pavement. Playground asphalt pavement needs seal and stipe. Missing grass fields. Replace broken or displaced concrete sidewalk throughout campus.	

Site: Photographic Overview



1 - SIGNAGE



2 - SITE OVERVIEW



3 - SITE OVERVIEW



4 - CONCRETE SIDEWALK



5 - PLAY STRUCTURE



6 - BOLLARDS

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed 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.

See the *Key Spaces Not Observed Row* of the *Systems Summary* table in each building section to see specific areas of the various buildings that were not observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1960 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1960	No	No
Administration Building	1960	No	Yes
Building A	1960	No	No

Campus: Accessibility Summary

Building B	1960	No	No
<p>During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.</p> <p>Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.</p>			

8. 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.

9. 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.

10. Certification

LPA, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of LUCHA Elementary School, 1711 East San Antonio Street, San Jose, California 95116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

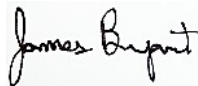
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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Reviewed by:



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11. Appendices



- Appendix A: Site Plans
- Appendix B: Pre-Survey Questionnaire
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A:

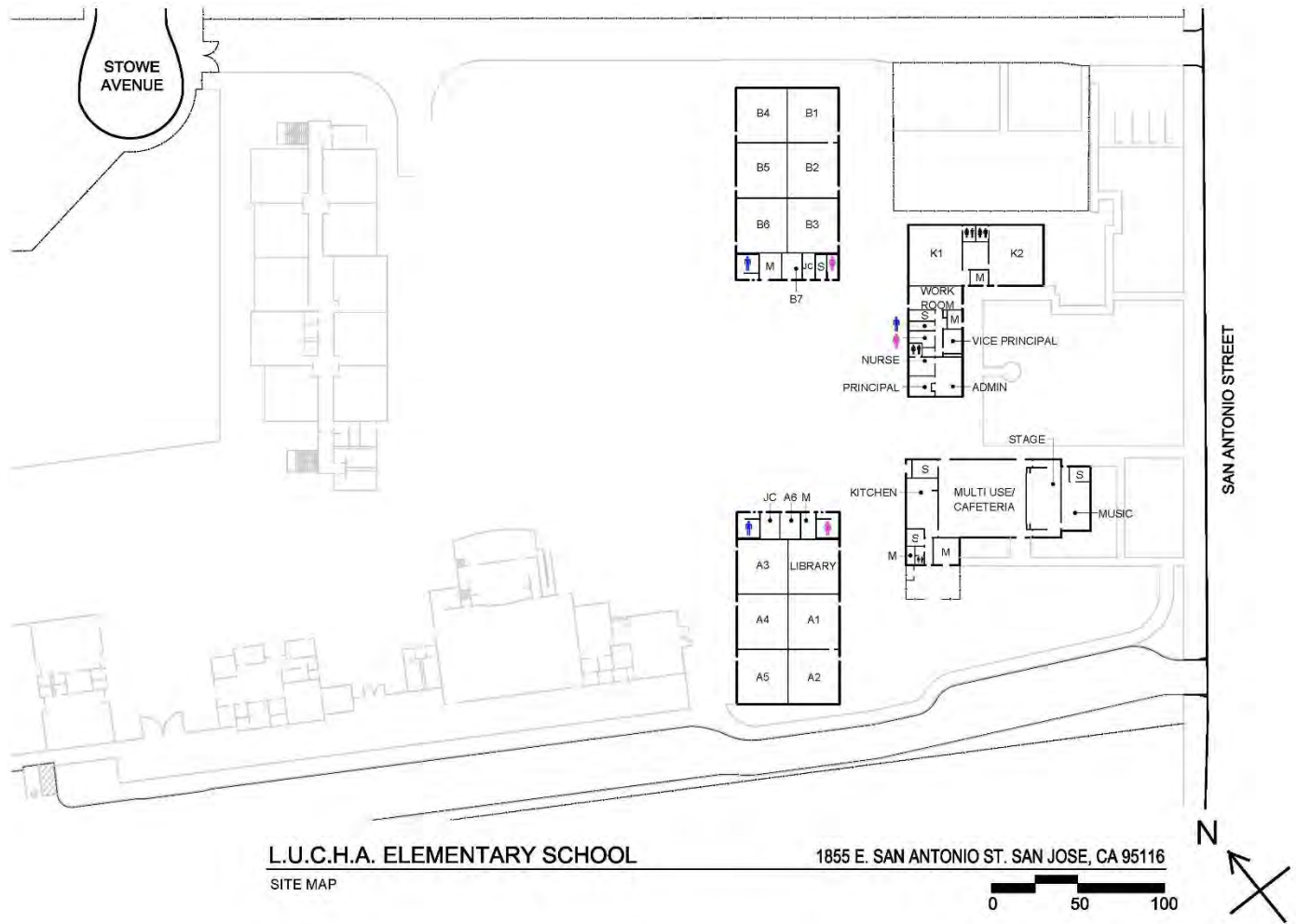
Site Plans

Site Plan



	Project Number	Project Name	
	159228.22R000-002.354	LUCHA Elementary School	
	Source	On-Site Date	
	Google	November 7-8, 2022	

Site Plan



Project Number

159228.22R000-002.354

Source

Google

Project Name

LUCHA Elementary School

On-Site Date

November 7-8, 2022



Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: LUCHA Elementary

Name of person completing form: Arturo Vazquez

Title / Association w/ property: Operations Manager

Length of time associated w/ property: 7 years

Date Completed: 10/24/2022

Phone Number: 669.263.3476

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated 0	1960 for all buildings. No sprinkler system in any building. No BAS system. Has fire alarm system in each building.
2	Building size in SF	31,768 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2017	Remodeling for HVAC system
		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?	Maybe install a playground		
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?	✗				Kitchen has no heating or cooling
14	Is the electrical service outdated, undersized, or problematic?	✗				Not enough; update the system
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
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 C:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: LUCHA Elementary

BV Project Number: 159228.22R000 - 002.354

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?		✗		

LUCHA Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route			No lower counter at main office reception	
Elevators	NA			
Public Restrooms	Too small in main offices		Need pipe wrap	
Kitchens/Kitchenettes				✗
Playgrounds & Swimming Pools				✗
Other		No ramp to cafeteria stage		

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

LUCHA Elementary: Photographic Overview



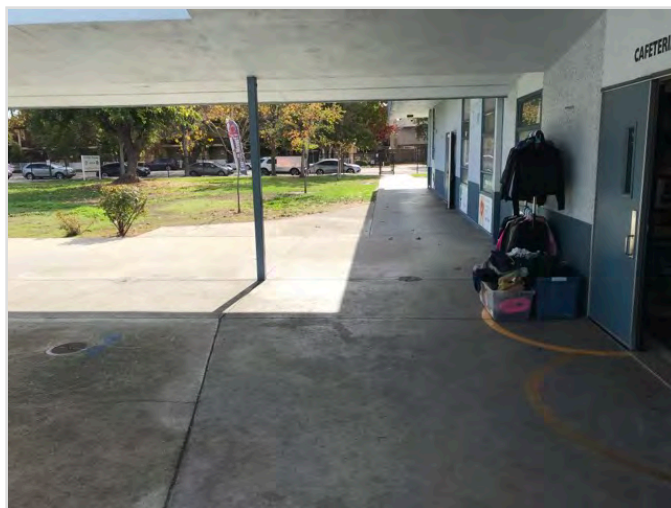
OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE

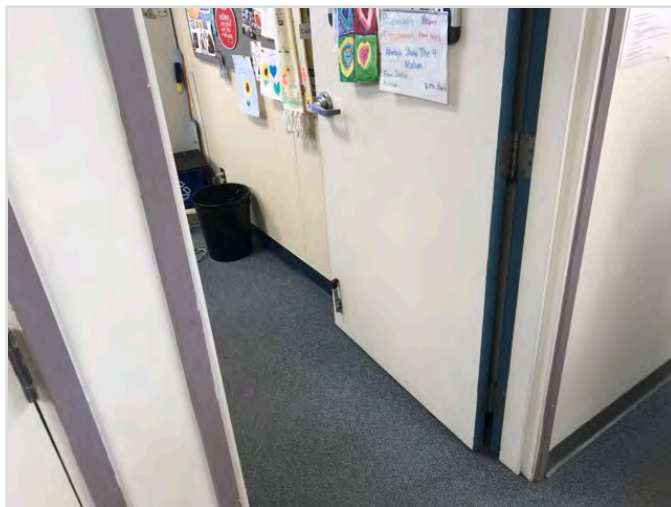


ACCESSIBLE ENTRANCE

LUCHA Elementary: Photographic Overview



NO LOW COUNTER



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

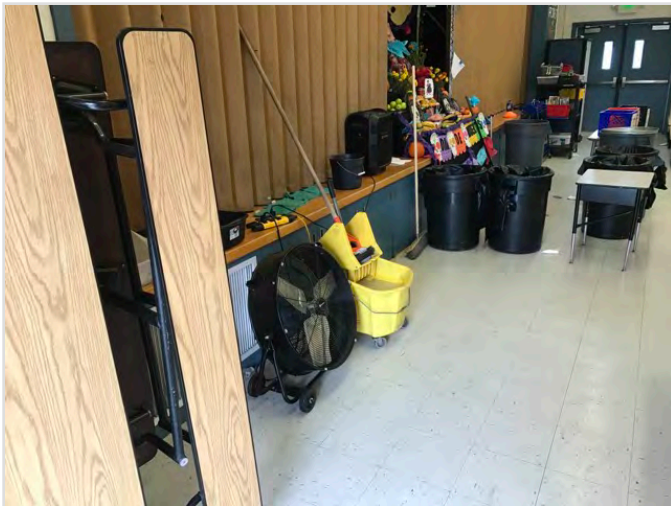
LUCHA Elementary: Photographic Overview



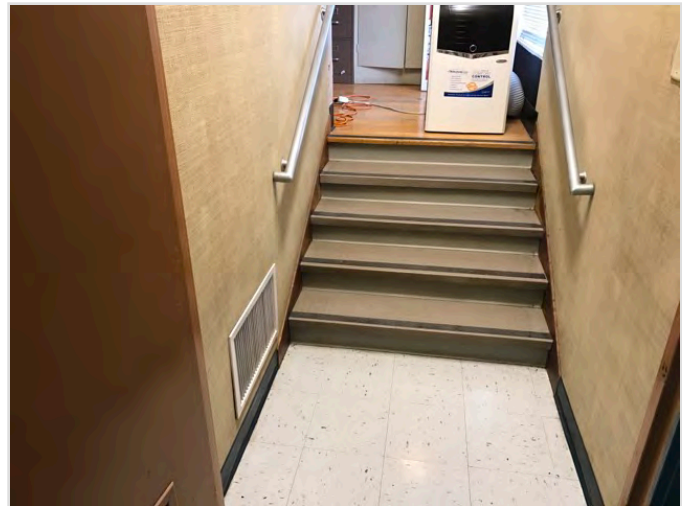
ACCESSIBLE ROUTE TO POOL



OVERVIEW OF PLAYGROUND



STAGE HAS NO RAMP



STAGE HAS NO RAMP

Appendix D: Component Condition Report

Component Condition Report | LUCHA Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	6,753 SF	40	5133493
Facade						
B2010	Building Exterior	Poor	Caulking, Cold Joints, 0" to 1/2"	120 LF	0	4471026
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	4	4471022
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	12	1	4471015
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	14	4471013
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,135 SF	14	4471025
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	17	13	4471021
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	6,078 SF	14	4471017
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	11	4471009
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	14,180 SF	4	4471031
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,727 SF	4	4471038
C2030	Throughout building	Adequate	Flooring, Vinyl Sheeting	2,026 SF	6	4471023
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	675 SF	4	4471018
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	14	4471014
D2010	Restrooms	Adequate	Urinal, Standard	1	13	4471036
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	7	13	4471019
D2010	Mechanical room	Adequate	Water Heater, Electric, Residential	1	8	4471030
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,753 SF	14	4471024
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	2	6	4471016
HVAC						
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471020
D3030	Roof	Marginal	Split System Ductless, Single Zone	1	2	4471011
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471039
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	6,753 SF	24	4471029
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	4471044
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	14	4471041
Fire Protection						
D4010	Throughout All Buildings	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	6,753 SF	5	5141801

Component Condition Report | LUCHA Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	4	4471033
Electrical						
D5020	Mechanical room	Adequate	Distribution Panel, 120/208 V [Panel B]	1	10	4471008
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,753 SF	3	4471012
D5040	Throughout building	Marginal	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,753 SF	5	4471037
Fire Alarm & Electronic Systems						
D7050	Office	Adequate	Fire Alarm Panel, Multiplex	1	7	4471028
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,753 SF	11	4471040
D8010	Throughout building	Adequate	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	6,753 SF	7	4471034
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	45 LF	14	4471010
Sitework						
G2060	Site	Adequate	Signage, Property, Building-Mounted Individual Letters, Replace/Install	21	14	4471032
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4471027
Accessibility						
Y1090	Throughout entire campus	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4471042

Component Condition Report | LUCHA Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	8,564 SF	45	5133494
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,410 SF	4	4471077
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	24	1	4471071
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	13	11	4471064
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	9,156 SF	14	4471048
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,664 SF	14	4471081
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	6	14	4471076
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	350 SF	24	4471072
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	17,500 SF	4	4471060
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	300 SF	5	4471054
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,768 SF	6	4471050

Component Condition Report | LUCHA Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	5,537 SF	4	4471055
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	4	4471074
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	11	4471070
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4471068
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,564 SF	17	4471051
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	6	11	4471075
D2010	Restrooms	Adequate	Urinal, Standard	3	11	4471052
HVAC						
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471059
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471078
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	8,564 SF	24	4471062
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	14	4471080
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471058
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471073
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471067
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	8,564 SF	4	5143153
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	4	4471066
Electrical						
D5020	Copy room	Adequate	Distribution Panel, 120/208 V [Panel - C1]	1	14	4471049
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,564 SF	3	4471079
D5040	Throughout building	Marginal	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,564 SF	5	4471056
Fire Alarm & Electronic Systems						
D7050	Copy room	Adequate	Fire Alarm Panel, Multiplex	1	6	4471063
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,564 SF	11	4471057
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	14	4471053
Sitework						
G2060	Site	Adequate	Retaining Wall, Concrete Cast-in-Place	500 SF	29	4471065
G4050	Building exterior	Marginal	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	5	4471061

Component Condition Report | LUCHA Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	8,654 SF	45	5133495
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,410 SF	4	4471342
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	24	1	4471363
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	13	11	4471333
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	9,156 SF	14	4471348
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,664 SF	14	4471355
C1090	Throughout building	Adequate	Toilet Partitions, Plastic/Laminate	5	11	4471364
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	350 SF	24	4471366
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	17,500 SF	4	4471338
C2030	Restrooms	Adequate	Flooring, Terrazzo	300 SF	25	4471347
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	5,537 SF	4	4471359
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,768 SF	6	4471358
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	4	4471337
Plumbing						
D2010	Restrooms	Adequate	Urinal, Standard	4	11	4471344
D2010	Janitors room	Adequate	Sink/Lavatory, Service Sink, Floor	1	15	4471336
D2010	Janitors room	Adequate	Water Heater, Electric, Residential	1	8	4471351
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	11	4471346
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	11	4471335
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,564 SF	15	4471356
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4471340
HVAC						
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471362
D3030	Site	Adequate	Heat Pump, Variable Refrigerant Volume (VRV)	1	8	4471360
D3050	Utility closet	Good	HVAC System, Ductwork, Low Density	8,564 SF	24	4471341
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471361
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471365
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	14	4471349
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471345
Fire Protection						

Component Condition Report | LUCHA Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	8,564 SF	4	5143154
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	5	4	4471357
Electrical						
D5020	Mechanical room	Adequate	Distribution Panel, 120/208 V [Panel D1]	1	11	4471350
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,564 SF	3	4471339
D5040	Throughout building	Marginal	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,564 SF	5	4471353
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,564 SF	11	4471334
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	14	4471354
Sitework						
G4050	Building exterior	Marginal	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	4471352

Component Condition Report | LUCHA Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	7,887 SF	45	5133496
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,872 SF	4	4471434
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	9	1	4471450
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	9	15	4471440
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,120 SF	14	4471421
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	9	15	4471438
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	12,000 SF	4	4471448
C2030	Throughout building	Adequate	Flooring, Vinyl Sheeting	1,600 SF	6	4471417
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	6,287 SF	6	4471414
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	7,887 SF	4	4471441
Plumbing						
D2010	Mechanical room	Good	Water Heater, Gas, Residential	1	14	4471418
D2010	Janitors room	Adequate	Sink/Lavatory, Service Sink, Floor	1	21	4471424
D2010	Heater room	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,887 SF	14	4471427
HVAC						

Component Condition Report | LUCHA Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Kitchen	Poor	Unit Heater, Natural Gas	1	0	4471413
D3030	Kitchen	Poor	Split System Ductless, Single Zone	1	0	4471445
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump	1	9	4471442
D3030	Site	Adequate	Split System Ductless, Single Zone	1	9	4471436
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	7,887 SF	24	4471431
D3050	Mechanical room	Adequate	Air Handler, Interior AHU, Easy/Moderate Access [AHU 1]	1	10	4471415
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	14	4471433
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	4471419
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	14	4471439
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Existing Sprinkler Heads, by SF, Install	7,887 SF	4	5143155
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	5	4	4471425
Electrical						
D5020	Electrical room	Marginal	Switchboard, 120/208 V	1	5	4471426
D5020	Kitchen	Marginal	Distribution Panel, 120/208 V [Panel K]	1	5	4471443
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,887 SF	3	4471428
D5040	Throughout building	Marginal	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,887 SF	5	4471435
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,887 SF	11	4471444
Equipment & Furnishings						
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	4471451
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 1-Door Reach-In	1	6	4471423
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4471432
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4471412
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4471449
E1030	Kitchen	Adequate	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	4471416
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4471422
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4471420
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4471437
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1	0	4471429
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4471446
Follow-up Studies						
P2030	Kitchen	NA	Engineering Study, Mechanical, General Design, Design	1	0	4471447

Component Condition Report | LUCHA Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,613 SF	3	4471573
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,613 SF	15	4471570
G2030	Site	Adequate	Sidewalk, Concrete, Small Areas/Sections	3,200 SF	21	4471576
G2030	Site	Adequate	Sidewalk, Concrete, Large Areas	4,200 SF	23	4471567
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	360 SF	0	4471580
Athletic, Recreational & Playfield Areas						
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	12	4471565
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,250 SF	12	4471579
G2050	Site	Adequate	Playfield Surfaces, Chips Wood, 6" Depth	1,760 SF	2	4471572
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,250 SF	0	4471563
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	1,200 SF	0	4471577
Sitework						
G2060	Site	Adequate	Park Bench, Metal Powder-Coated	2	11	4471568
G2060	Site	Adequate	Signage, Property, Pylon Standard, Replace/Install	1	11	4471574
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	540 LF	24	4471562
G2060	Site	Adequate	Flagpole, Metal	1	14	4471571
G2060	Site	Adequate	Picnic Table, Metal Powder-Coated	18	11	4471561
G2060	Site	Good	Bollard, Concrete or Metal	7	24	4471566
G2060	Site	Adequate	Fences & Gates, Fence, Metal Tube 6'	85 LF	17	4471578
G2080	Site	Adequate	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	22,500 SF	11	4471575
G2080	Site	Poor	Landscaping, Sod at Eroded Areas, Repair	9,800 SF	0	4471564
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	11	4471569

Appendix E:

Replacement Reserves

Replacement Reserves Report



2/5/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
LUCHA Elementary / Administration Building	\$9,773	\$9,914	\$6,284	\$22,765	\$100,655	\$53,809	\$24,433	\$31,693	\$138,577	\$0	\$4,013	\$25,246	\$0	\$40,049	\$465,399	\$0	\$0	\$9,790	\$0	\$0	\$936	\$943,336
LUCHA Elementary / Building A	\$0	\$28,979	\$0	\$28,870	\$130,236	\$64,858	\$28,055	\$0	\$154,756	\$0	\$0	\$64,476	\$0	\$0	\$503,060	\$6,921	\$0	\$87,336	\$0	\$0	\$0	\$1,097,548
LUCHA Elementary / Building B	\$0	\$28,979	\$0	\$28,870	\$129,820	\$58,564	\$22,161	\$0	\$138,577	\$0	\$0	\$73,956	\$0	\$0	\$490,368	\$83,861	\$0	\$0	\$0	\$0	\$0	\$1,055,155
LUCHA Elementary / Multi Use/Cafeteria Building	\$48,003	\$14,299	\$0	\$26,588	\$107,401	\$125,160	\$102,457	\$0	\$0	\$50,557	\$101,991	\$24,308	\$0	\$0	\$430,619	\$36,816	\$0	\$0	\$0	\$0	\$57,502	\$1,125,700
LUCHA Elementary / Site	\$40,713	\$0	\$4,608	\$4,013	\$0	\$16,784	\$0	\$0	\$10,154	\$0	\$13,620	\$98,252	\$147,569	\$5,393	\$11,237	\$60,287	\$0	\$14,114	\$6,252	\$0	\$26,149	\$459,144
Grand Total	\$98,489	\$82,171	\$10,892	\$111,105	\$468,112	\$319,175	\$177,106	\$31,693	\$442,065	\$50,557	\$119,624	\$286,237	\$147,569	\$45,442	\$1,900,683	\$187,885	\$0	\$111,241	\$6,252	\$0	\$84,586	\$4,680,883

LUCHA Elementary / Administration Building

Uniformat Code	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	4471022	Exterior Walls, any painted surface, Prep & Paint	10	6	4	4200	SF	\$3.70	\$15,548					\$15,548										\$15,548							\$31,097
B2010	4471026	Caulking, Cold Joints, 0" to 1/2", Replace	10	10	0	120	LF	\$4.32	\$518	\$518										\$518									\$518		\$1,555
B2020	4471015	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	29	1	12	EA	\$802.10	\$9,625		\$9,625																				\$9,625
B2050	4471013	Exterior Door, Steel, Standard, Replace	40	26	14	12	EA	\$740.40	\$8,885															\$8,885							\$8,885
B3010	4471025	Roofing, Built-Up, Replace	25	11	14	8135	SF	\$17.28	\$140,540															\$140,540							\$140,540
C1030	4471021	Interior Door, Wood, Solid-Core, Replace	40	27	13	17	EA	\$863.80	\$14,685														\$14,685								\$14,685
C1070	4471017	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	6078	SF	\$4.32	\$26,251															\$26,251							\$26,251
C1090	4471009	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	3	EA	\$925.50	\$2,777												\$2,777										\$2,777
C2010	4471031	Wall Finishes, any surface, Prep & Paint	10	6	4	14180	SF	\$1.85	\$26,247					\$26,247										\$26,247							\$52,494
C2030	4471023	Flooring, Vinyl Sheeting, Replace	15	9	6	2026	SF	\$8.64	\$17,501						\$17,501																\$17,501
C2030	4471038	Flooring, Carpet, Commercial Standard, Replace	10	6	4	4727	SF	\$9.26	\$43,748					\$43,748										\$43,748							\$87,497
C2050	4471018	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	675	SF	\$2.47	\$1,666					\$1,666										\$1,666							\$3,332
D2010	4471030	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$802.10	\$802									\$802													\$802
D2010	4471024	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	26	14	6753	SF	\$1.23	\$8,333															\$8,333							\$8,333
D2010	4471016	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	\$1,480.80	\$2,962							\$2,962															\$2,962
D2010	4471036	Urinal, Standard, Replace	30	17	13	1	EA	\$1,357.40	\$1,357														\$1,357								\$1,357
D2010	4471019	Toilet, Commercial Water Closet, Replace	30	17	13	7	EA	\$1,604.20	\$11,229														\$11,229								\$11,229
D2010	4471014	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	5	EA	\$1,851.00	\$9,255															\$9,255							\$9,255
D3030	4471011	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$5,923.20	\$5,923			\$5,923															\$5,923				\$11,846
D3030	4471020	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$54,296.00	\$54,296									\$54,296													\$54,296
D3030	4471039	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$54,296.00	\$54,296																						\$54,296
D3060	4471044	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	6	14	1	EA	\$2,961.60	\$2,962															\$2,962							\$2,962
D3060	4471041	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	6	14	1	EA	\$1,480.80	\$1,481															\$1,481							\$1,481
D4010	5141801	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	6753	SF	\$1.32	\$8,917						\$8,917																\$8,917
D4030	4471033	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	6	EA	\$370.20	\$2,221					\$2,221										\$2,221							\$4,442
D5020	4471008	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,468.00	\$2,468											\$2,468											\$2,468
D5030	4471012	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	6753	SF	\$3.09	\$20,833				\$20,833																		\$20,833
D5040	4471037	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	6753	SF	\$5.55	\$37,499						\$37,499																\$37,499
D7050	4471028	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,936.00	\$4,936							\$4,936															\$4,936
D7050	4471040	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	6753	SF	\$1.85	\$12,500											\$12,500											\$12,500
D8010	4471034	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	6753	SF	\$3.09	\$20,833							\$20,833															\$20,833
E2010	4471010	Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	45	LF	\$370.20	\$16,659															\$16,659							\$16,659
G2060	4471032	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	6	14	21	EA	\$185.10	\$3,887															\$3,887							\$3,887
G4050	4471027	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$493.60	\$2,962											\$2,962											\$2,962
Y1090	4471042	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00	\$9,255	\$9,255																					\$9,255
Totals, Unescalated										\$9,773	\$9,625	\$5,923	\$20,833	\$89,431	\$46,416	\$20,462	\$25,769	\$109,394	\$0	\$2,986	\$18,238	\$0	\$27,271	\$307,684	\$0	\$0	\$5,923	\$0	\$0	\$518	\$700,248
Totals, Escalated (3.0% inflation, compounded annually)										\$9,773	\$9,914	\$6,284	\$22,765	\$100,655	\$53,809	\$24,433	\$31,693	\$138,577	\$0	\$4,013	\$25,246	\$0	\$40,049	\$465,399	\$0	\$0	\$9,790	\$0	\$0	\$936	\$943,336

LUCHA Elementary / Building A

Uniformat Code	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	4471077	Exterior Walls, any painted surface, Prep & Paint	10	6	4	4410	SF	\$3.70	\$16,326					\$16,326										\$16,326							\$32,652

Replacement Reserves Report



2/5/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	RUL	2025	2026	Quantity	Unit	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2020	4471071	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	24	EA	\$1,172.30	\$28,135			\$28,135																							\$28,135	
B2050	4471064	Exterior Door, Steel, Standard, Replace	40	29	11	13	EA	\$740.40	\$9,625															\$9,625												\$9,625
B3010	4471048	Roofing, Built-Up, Replace	25	11	14	9156	SF	\$17.28	\$158,179																			\$158,179								\$158,179
C1070	4471081	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	7664	SF	\$4.32	\$33,101																			\$33,101								\$33,101
C1090	4471076	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	6	EA	\$925.50	\$5,553																			\$5,553								\$5,553
C2010	4471060	Wall Finishes, any surface, Prep & Paint	10	6	4	17500	SF	\$1.85	\$32,393						\$32,393													\$32,393								\$64,785
C2030	4471054	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	300	SF	\$14.81	\$4,442									\$4,442											\$4,442							\$8,885
C2030	4471050	Flooring, Vinyl Tile (VCT), Replace	15	9	6	2768	SF	\$6.17	\$17,079										\$17,079																\$17,079	
C2030	4471055	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5537	SF	\$9.26	\$51,245									\$51,245										\$51,245								\$102,490
C2050	4471074	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	900	SF	\$2.47	\$2,221									\$2,221										\$2,221								\$4,442
D2010	4471051	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	23	17	8564	SF	\$6.17	\$52,840																						\$52,840					\$52,840
D2010	4471068	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,480.80	\$1,481										\$1,481																	\$1,481
D2010	4471070	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	4	EA	\$1,851.00	\$7,404																	\$7,404										\$7,404
D2010	4471075	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	\$1,604.20	\$9,625																	\$9,625										\$9,625
D2010	4471052	Urinal, Standard, Replace	30	19	11	3	EA	\$1,357.40	\$4,072																	\$4,072										\$4,072
D3030	4471059	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$54,296.00	\$54,296													\$54,296														\$54,296
D3030	4471078	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$67,870.00	\$67,870																											\$67,870
D3060	4471080	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	6	14	1	EA	\$1,480.80	\$1,481																			\$1,481								\$1,481
D3060	4471058	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728																			\$1,728								\$1,728
D3060	4471073	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728																			\$1,728								\$1,728
D3060	4471067	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728																			\$1,728								\$1,728
D4010	5143153	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	8564	SF	\$1.32	\$11,308							\$11,308																				\$11,308
D4030	4471066	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	6	EA	\$370.20	\$2,221									\$2,221										\$2,221								\$4,442
D5020	4471049	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$2,468.00	\$2,468																			\$2,468								\$2,468
D5030	4471079	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	8564	SF	\$3.09	\$26,420							\$26,420																				\$26,420
D5040	4471056	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	8564	SF	\$5.55	\$47,556									\$47,556																		\$47,556
D7050	4471063	Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	\$4,936.00	\$4,936										\$4,936																	\$4,936
D7050	4471057	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	8564	SF	\$1.85	\$15,852																			\$15,852								\$15,852
E2010	4471053	Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	60	LF	\$370.20	\$22,212																			\$22,212								\$22,212
G4050	4471061	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$493.60	\$3,949									\$3,949																		\$3,949
Totals, Unescalated											\$0	\$28,135	\$0	\$26,420	\$115,713	\$55,947	\$23,495	\$0	\$122,166	\$0	\$0	\$0	\$46,579	\$0	\$0	\$332,582	\$4,442	\$0	\$52,840	\$0	\$0	\$0		\$808,320		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$28,979	\$0	\$28,870	\$130,236	\$64,858	\$28,055	\$0	\$154,756	\$0	\$0	\$0	\$64,476	\$0	\$0	\$503,060	\$6,921	\$0	\$87,336	\$0	\$0	\$0		\$1,097,548		

LUCHA Elementary / Building B

[illegible]

Replacement Reserves Report



2/5/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	4471335	Toilet, Commercial Water Closet, Replace	30	19	11	5	EA	\$1,604.20	\$8,021												\$8,021										\$8,021
D2010	4471336	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$987.20	\$987																\$987						\$987
D3030	4471362	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$54,296.00	\$54,296								\$54,296														\$54,296
D3030	4471360	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	7	8	1	EA	\$54,296.00	\$54,296								\$54,296														\$54,296
D3060	4471361	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728															\$1,728							\$1,728
D3060	4471365	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728															\$1,728							\$1,728
D3060	4471349	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	6	14	1	EA	\$1,480.80	\$1,481															\$1,481							\$1,481
D3060	4471345	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728															\$1,728							\$1,728
D4010	5143154	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	8564	SF	\$1.32	\$11,308					\$11,308																	\$11,308
D4030	4471357	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	\$370.20	\$1,851					\$1,851										\$1,851							\$3,702
D5020	4471350	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,468.00	\$2,468												\$2,468										\$2,468
D5030	4471339	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	8564	SF	\$3.09	\$26,420				\$26,420																		\$26,420
D5040	4471353	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	8564	SF	\$5.55	\$47,556					\$47,556																	\$47,556
D7050	4471334	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	8564	SF	\$1.85	\$15,852												\$15,852										\$15,852
E2010	4471354	Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	60	LF	\$370.20	\$22,212															\$22,212							\$22,212
G4050	4471352	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$493.60	\$2,962					\$2,962																	\$2,962
Totals, Unescalated										\$0	\$28,135	\$0	\$26,420	\$115,343	\$50,517	\$18,559	\$0	\$109,394	\$0	\$0	\$53,427	\$0	\$0	\$324,191	\$53,827	\$0	\$0	\$0	\$0	\$0	\$779,815
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$28,979	\$0	\$28,870	\$129,820	\$58,564	\$22,161	\$0	\$138,577	\$0	\$0	\$73,956	\$0	\$0	\$490,368	\$83,861	\$0	\$0	\$0	\$0	\$0	\$1,055,155

LUCHA Elementary / Multi Use/Cafeteria Building

Uniformat Code	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	4471434	Exterior Walls, any painted surface, Prep & Paint	10	6	4	4872	SF	\$3.70	\$18,036					\$18,036										\$18,036							\$36,072
B2020	4471450	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	29	1	9	EA	\$1,542.50	\$13,883		\$13,883																				\$13,883
B2050	4471440	Exterior Door, Fiberglass, Replace	25	10	15	9	EA	\$925.50	\$8,330																\$8,330						\$8,330
B3010	4471421	Roofing, Built-Up, Replace	25	11	14	8120	SF	\$17.28	\$140,281														\$140,281								\$140,281
C1030	4471438	Interior Door, Wood, Solid-Core, Replace	40	25	15	9	EA	\$863.80	\$7,774																\$7,774						\$7,774
C2010	4471448	Wall Finishes, any surface, Prep & Paint	10	6	4	12000	SF	\$1.85	\$22,212					\$22,212										\$22,212							\$44,424
C2030	4471417	Flooring, Vinyl Sheeting, Replace	15	9	6	1600	SF	\$8.64	\$13,821							\$13,821															\$13,821
C2030	4471414	Flooring, Vinyl Tile (VCT), Replace	15	9	6	6287	SF	\$6.17	\$38,791							\$38,791															\$38,791
C2050	4471441	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7887	SF	\$2.47	\$19,465					\$19,465										\$19,465							\$38,930
D2010	4471418	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	\$1,604.20	\$1,604															\$1,604							\$1,604
D2010	4471427	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	26	14	7887	SF	\$6.17	\$48,663															\$48,663							\$48,663
D3020	4471413	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	\$5,306.20	\$5,306	\$5,306																			\$5,306		\$10,612
D3030	4471445	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$7,527.40	\$7,527	\$7,527															\$7,527						\$15,055
D3030	4471442	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$31,220.20	\$31,220										\$31,220												\$31,220
D3030	4471436	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$7,527.40	\$7,527										\$7,527												\$7,527
D3050	4471415	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$49,360.00	\$49,360											\$49,360											\$49,360
D3060	4471433	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	6	14	1	EA	\$3,702.00	\$3,702															\$3,702							\$3,702
D3060	4471419	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	1	EA	\$1,727.60	\$1,728															\$1,728							\$1,728
D3060	4471439	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	6	14	1	EA	\$3,702.00	\$3,702															\$3,702							\$3,702
D4010	5143155	Fire Suppression System, Existing Sprinkler Heads, by SF, Install	25	21	4	7887	SF	\$1.32	\$10,414					\$10,414																	\$10,414
D4030	4471425	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	\$370.20	\$1,851					\$1,851										\$1,851							\$3,702
D5020	4471426	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$61,700.00	\$61,700						\$61,700																\$61,700
D5020	4471443	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,468.00	\$2,468						\$2,468																\$2,468
D5030	4471428	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	7887	SF	\$3.09	\$24,331				\$24,331																		\$24,331
D5040	4471435	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	7887	SF	\$5.55	\$43,797						\$43,797																\$43,797
D7050	4471444	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	7887	SF	\$1.85	\$14,599												\$14,599										\$14,599
E1030	4471429	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$26,531.00	\$26,531	\$26,531										\$26,531									\$26,531		\$79,593
E1030	4471422	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00	\$11,723					\$11,723											\$11,723						\$23,446
E1030	4471420	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00	\$11,723					\$11,723											\$11,723						\$23,446

Replacement Reserves Report



2/5/2023

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	EA	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		
E1030		4471451		Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15		9	6	1	EA	\$5,553.00	\$5,553							\$5,553																\$5,553	
E1030		4471423		Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15		9	6	1	EA	\$3,825.40	\$3,825							\$3,825																	\$3,825
E1030		4471432		Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15		9	6	1	EA	\$3,331.80	\$3,332							\$3,332																	\$3,332
E1030		4471412		Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15		9	6	1	EA	\$3,331.80	\$3,332							\$3,332																	\$3,332
E1030		4471449		Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		9	6	1	EA	\$5,676.40	\$5,676							\$5,676																	\$5,676
E1030		4471416		Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15		9	6	1	EA	\$5,799.80	\$5,800							\$5,800																	\$5,800
E1030		4471437		Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		9	6	1	EA	\$5,676.40	\$5,676							\$5,676																	\$5,676
G4050		4471446		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		9	11	6	EA	\$493.60	\$2,962													\$2,962											\$2,962
P2030		4471447		Engineering Study, Mechanical, General Design, Design	0		0	0	1	EA	\$8,638.00	\$8,638	\$8,638																							\$8,638
Totals, Unescalated													\$48,003	\$13,883	\$0	\$24,331	\$95,424	\$107,965	\$85,806	\$0	\$0	\$38,748	\$75,891	\$17,560	\$0	\$0	\$284,690	\$23,631	\$0	\$0	\$0	\$0	\$31,837	\$847,769		
Totals, Escalated (3.0% inflation, compounded annually)													\$48,003	\$14,299	\$0	\$26,588	\$107,401	\$125,160	\$102,457	\$0	\$0	\$50,557	\$101,991	\$24,308	\$0	\$0	\$430,619	\$36,816	\$0	\$0	\$0	\$0	\$57,502	\$1,125,700		

LUCHA Elementary / Site

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	EA	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	
G2020		4471573		Parking Lots, Pavement, Asphalt, Seal & Stripe	5		2	3	6613	SF	\$0.56	\$3,672				\$3,672					\$3,672					\$3,672					\$3,672				\$14,689
G2020		4471570		Parking Lots, Pavement, Asphalt, Mill & Overlay	25		10	15	6613	SF	\$4.32	\$28,562																\$28,562							\$28,562
G2030		4471580		Sidewalk, Concrete, Small Areas/Sections, Replace	50		50	0	360	SF	\$24.68	\$8,885	\$8,885																						\$8,885
G2050		4471563		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5		5	0	18250	SF	\$0.56	\$10,134	\$10,134					\$10,134					\$10,134					\$10,134				\$10,134			\$50,671
G2050		4471577		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25		25	0	1200	SF	\$8.02	\$9,625	\$9,625																						\$9,625
G2050		4471579		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25		13	12	18250	SF	\$4.32	\$78,822													\$78,822										\$78,822
G2050		4471572		Playfield Surfaces, Chips Wood, 6" Depth, Replace	3		1	2	1760	SF	\$2.47	\$4,344			\$4,344			\$4,344			\$4,344			\$4,344			\$4,344			\$4,344		\$4,344			\$30,406
G2050		4471565		Play Structure, Multipurpose, Medium, Replace	20		8	12	1	EA	\$24,680.00	\$24,680													\$24,680										\$24,680
G2060		4471568		Park Bench, Metal Powder-Coated, Replace	20		9	11	2	EA	\$863.80	\$1,728												\$1,728											\$1,728
G2060		4471561		Picnic Table, Metal Powder-Coated, Replace	20		9	11	18	EA	\$863.80	\$15,548												\$15,548											\$15,548
G2060		4471578		Fences & Gates, Fence, Metal Tube 6', Replace	40		23	17	85	LF	\$49.36	\$4,196																		\$4,196					\$4,196
G2060		4471574		Signage, Property, Pylon Standard, Replace/Install	20		9	11	1	EA	\$11,723.00	\$11,723												\$11,723											\$11,723
G2060		4471571		Flagpole, Metal, Replace	30		16	14	1	EA	\$3,085.00	\$3,085															\$3,085								\$3,085
G2080		4471575		Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20		9	11	22500	SF	\$1.23	\$27,765												\$27,765											\$27,765
G2080		4471564		Landscaping, Sod at Eroded Areas, Repair	0		0	0	9800	SF	\$1.23	\$12,069	\$12,069																						\$12,069
G4050		4471569		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		9	11	2	EA	\$4,936.00	\$9,872												\$9,872											\$9,872
Totals, Unescalated													\$40,713	\$0	\$4,344	\$3,672	\$0	\$14,478	\$0	\$0	\$8,016	\$0	\$10,134	\$70,980	\$103,502	\$3,672	\$7,429	\$38,696	\$0	\$8,539	\$3,672	\$0	\$14,478	\$332,325	
Totals, Escalated (3.0% inflation, compounded annually)													\$40,713	\$0	\$4,608	\$4,013	\$0	\$16,784	\$0	\$0	\$10,154	\$0	\$13,620	\$98,252	\$147,569	\$5,393	\$11,237	\$60,287	\$0	\$14,114	\$6,252	\$0	\$26,149	\$459,144	

Appendix F:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471351	D2010	Water Heater	Electric, Residential	20 GAL	LUCHA Elementary / Building B	Janitors room	A. O. Smith	EJCS 20 200	1634J007933	2016	19003722	
2	4471030	D2010	Water Heater	Electric, Residential	20 GAL	LUCHA Elementary / Administration Building	Mechanical room	A. O. Smith	EJCS 20 200	1635J005669	2016	19003726	
3	4471418	D2010	Water Heater	Gas, Residential	40 GAL	LUCHA Elementary / Multi Use/Cafeteria Building	Mechanical room	Rheem	XG40T09EN38U1	M102205131	2022	19003537	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471413	D3020	Unit Heater	Natural Gas	25 MBH	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen						
2	4471362	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	10 TON	LUCHA Elementary / Building B	Site	Mitsubishi Electric	PURY-P120TLMU-A	62W00494	2016	19003720	
3	4471020	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	10 TON	LUCHA Elementary / Administration Building	Site	Mitsubishi Electric	PURY-P120TLMU-A	62W00493	2016	19003724	
4	4471360	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	12 TON	LUCHA Elementary / Building B	Site	Mitsubishi Electric	PURY-P144TLMU-A	6XW00222	2016	19003719	
5	4471059	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	10 TON	LUCHA Elementary / Building A	Site	Mitsubishi Electric	PURY-P120TLMU-A	62W00496	2016	19003717	
6	4471039	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	8 TON	LUCHA Elementary / Administration Building	Site	Mitsubishi Electric	PURY-P96TLMU-A	6ZW00373	2016	19003723	
7	4471078	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	12 TON	LUCHA Elementary / Building A	Site	Mitsubishi Electric	PURY-P144TLMU-A	6ZW00330	2016	19003718	
8	4471442	D3030	Split System	Condensing Unit/Heat Pump	15 TON	LUCHA Elementary / Multi Use/Cafeteria Building	Site		YJT15C00A2GEB5	N1G7902218	2017	19003713	
9	4471445	D3030	Split System Ductless	Single Zone	2.5 - 3 TON	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen						
10	4471011	D3030	Split System Ductless	Single Zone	1.5 - 2 TON	LUCHA Elementary / Administration Building	Roof	Mitsubishi Electric				19003689	
11	4471436	D3030	Split System Ductless	Single Zone	3 TON	LUCHA Elementary / Multi Use/Cafeteria Building	Site	Mitsubishi Electric	PUMY-P36NKMU1	63U03209B	2017	19003716	
12	4471415	D3050	Air Handler [AHU 1]	Interior AHU, Easy/Moderate Access	6001 - 8000 CFM	LUCHA Elementary / Multi Use/Cafeteria Building	Mechanical room		D-AHU6	D-17-037		19003715	
13	4471080	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	212 CFM	LUCHA Elementary / Building A	Roof	Cook	80 PR 3.8 PR	0785696816-00/0004701	2017	19003694	
14	4471349	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	212 CFM	LUCHA Elementary / Building B	Roof	Cook	80 PR	0783895816-00/0004702	2017	19003615	
15	4471041	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	300 CFM	LUCHA Elementary / Administration Building	Roof	Cook	100 ACE	078SG968	2017	19003690	
16	4471361	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	786 CFM	LUCHA Elementary / Building B	Roof	Cook	180 PR	9785698-816-00/0005503	2017	19003693	
17	4471365	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	786 CFM	LUCHA Elementary / Building B	Roof	Cook	160 PR	97856968 16-00/0005504	2017	19003692	
18	4471058	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	785 CFM	LUCHA Elementary / Building A	Roof	Cook	180-RR	7856968 16 00/0005502	2017	19003697	
19	4471345	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	786 CFM	LUCHA Elementary / Building B	Roof	Cook	160 PR	07850968 16/0005501-	2017	19003614	
20	4471419	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	529 CFM	LUCHA Elementary / Multi Use/Cafeteria Building	Roof	Cook	120 PR	079SH10167-09/0500701	2017	19003688	
21	4471073	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	786 CFM	LUCHA Elementary / Building A	Roof	Cook	160 PR	0783698816-00/0005506	2017	19003696	
22	4471067	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	786 CFM	LUCHA Elementary / Building A	Roof	Cook	150 pp	0783696816-00/0005505	2017	19003695	
23	4471044	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1215 CFM	LUCHA Elementary / Administration Building	Roof	Cook	135-ACE	048S096816	2017	19003691	

24	4471433	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3250 CFM	LUCHA Elementary / Multi Use/Cafeteria Building	Roof	Cook	195 ACE	4020000/00- 91896968/0	2017	19003687	
25	4471439	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3250 CFM	LUCHA Elementary / Multi Use/Cafeteria Building	Roof	Cook	195 ACE	6316-00/0000702	2017	19003686	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471066	D4030	Fire Extinguisher	Wet Chemical/CO2		LUCHA Elementary / Building A	Throughout building						6
2	4471425	D4030	Fire Extinguisher	Wet Chemical/CO2		LUCHA Elementary / Multi Use/Cafeteria Building	Throughout building						5
3	4471033	D4030	Fire Extinguisher	Wet Chemical/CO2		LUCHA Elementary / Administration Building	Throughout building						6
4	4471357	D4030	Fire Extinguisher	Wet Chemical/CO2		LUCHA Elementary / Building B	Throughout building						5
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471426	D5020	Switchboard	120/208 V	800 AMP	LUCHA Elementary / Multi Use/Cafeteria Building	Electrical room	GE				19003712	
2	4471049	D5020	Distribution Panel [Panel - C1]	120/208 V	225 AMP	LUCHA Elementary / Building A	Copy room	GE				19003698	
3	4471008	D5020	Distribution Panel [Panel B]	120/208 V	200 AMP	LUCHA Elementary / Administration Building	Mechanical room	GE				19003725	
4	4471350	D5020	Distribution Panel [Panel D1]	120/208 V	225 AMP	LUCHA Elementary / Building B	Mechanical room	GE				19003721	
5	4471443	D5020	Distribution Panel [Panel K]	120/208 V	225 AMP	LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	GE				19003714	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471028	D7050	Fire Alarm Panel	Multiplex		LUCHA Elementary / Administration Building	Office	Intelliknight	5820XL			19003727	
2	4471063	D7050	Fire Alarm Panel	Multiplex		LUCHA Elementary / Building A	Copy room	Fire-Lite	FCPS-24FS6				
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4471422	E1030	Foodservice Equipment	Convection Oven, Double		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Montague	No tag/plate found			19003685	
2	4471420	E1030	Foodservice Equipment	Convection Oven, Double		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Royalton Food Service Equipment Co.	SS2RRH-8135-C4W	05N1536		19003684	
3	4471429	E1030	Foodservice Equipment	Dishwasher Commercial		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Hobart	No tag/plate found			19003616	
4	4471451	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	No tag/plate found	No tag/plate found				
5	4471423	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Kelvinator	No tag/plate found			19003683	
6	4471416	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	No tag/plate found	No tag/plate found			19003701	
7	4471432	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	STF58			19003699	
8	4471412	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58HC-W	13612496		19003700	
9	4471449	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	AHT232WUT-FHS	T27200J09		19003728	
10	4471437	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		LUCHA Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	ARI232HUT-FHS	T93776A20		19003682	