# **FACILITY CONDITION ASSESSMENT**



prepared for

Alum Rock Unified School District 2930 Gay Avenue San Jose, California 95127 Kolvira Chheng



San Antonio Elementary 1721 East San Antonio Street San Jose, California 95116

#### PREPARED BY:

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

#### **BV CONTACT:**

Mouaz Alrayes Program Manager 800.733.0660 x7296320 Mouaz.Alrayes@bureauveritas.com

**BV PROJECT #:** 159228.22R000-003.354

## DATE OF REPORT:

December 29, 2022

# ON SITE DATE: December 7-8, 2022

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# 1. Executive Summary

### Campus Overview and Assessment Details

General Information					
Property Type	School campus				
Number of Buildings	4				
Main Address	1721 East San Antonio Street, San Jose, California 95116				
Site Developed	2010				
Site Area	8.36 acres (estimated)				
Parking Spaces	21 total spaces all in open lots; 1 of which is accessible				
Outside Occupants / Leased Spaces	None				
Date(s) of Visit	December 7-8, 2022				
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847				
On-site Point of Contact (POC)	Mr. Alex Salazar, Custodian 408.472.0810				
Assessment and Report Prepared By	Henry Guo				
Reviewed By	James Bryant, Technical Report Reviewer for Mouaz Alrayes, Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x 7296320				
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 2011. The facilities are reported to be consistently occupied and in use. Main access to the property is from East San Antonio Street to the southeast and South King Road to the west.

#### **Architectural**

Buildings have painted walls with aluminum windows and flat modified bituminous membrane and sloped metal finishes. Building exterior finishes are mostly original and are in overall fair general condition. There are many roof bubbles on the modified bitumen at the main building. The interior finishes have been periodically replaced as needed over the years. 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 packaged roof-top units and ductless split systems. The MEPF and 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. Equipment replacements are budgeted over the reserve period of twenty years.

#### Site

Site has asphalt parking lot and playground, concrete pavement, sidewalks, ramps and curbs. Some areas of site landscaping are depleted of grass.

#### **Recommended Additional Studies**

No additional studies recommended at this time.



### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description						
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.					
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.					
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.					
30% and above  Has reached the end of its useful or serviceable life. Renewal is now necessary.						

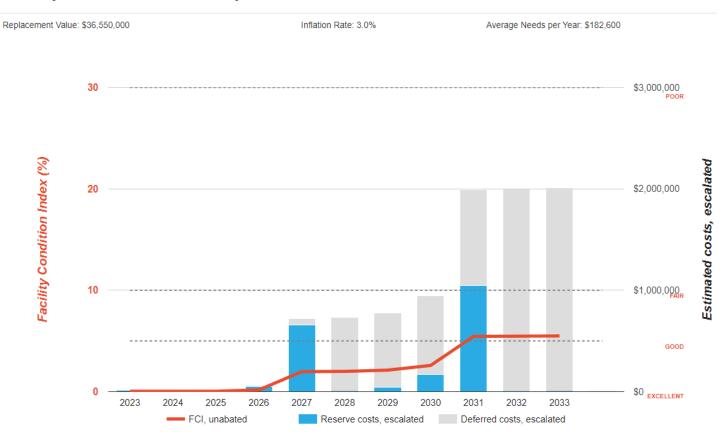
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3- Year	5- Year	10- Year
San Antonio Elementary (2011)	\$850	43,000	\$36,550,000	0.0%	0.2%	2.0%	5.5%
Administration Building (2011)	\$850	3,192	\$2,713,200	0.0%	0.3%	1.8%	6.6%
K1 - K2 Building (2011)	\$850	3,078	\$2,616,300	0.0%	0.2%	2.2%	5.6%
Main Building (101 to 210) (2011)	\$850	28,320	\$24,072,000	0.1%	0.1%	1.8%	5.7%
Multi Use/Cafeteria Building (2011)	\$850	8,410	\$7,148,500	0.0%	0.2%	2.6%	4.1%



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: San Antonio Elementary



### Immediate Needs

Facility/Building	Total Items	Total Cost
San Antonio Elementary / Main Building (101 to 210)	1	\$13,600
Total	1	\$13,600

#### Main Building (101 to 210)

<u>ID</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4581531	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$13,600
Total (1 items	5)					\$13,600



### System Expenditure Report

This report displays the same cost information as the other charts and tables within this report with a different organization. The costs are divided by major building system and grouped into multi-year categories. The colored backgrounds are to emphasize the higher costs relative to the other costs in the table.

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	-	-	\$118,224	\$14,641	\$382,962	\$515,827
Roofing	\$13,574	-	-	\$189,706	\$35,699	\$238,979
Interiors	-	-	\$470,588	\$132,523	\$822,704	\$1,425,815
Conveying	-	-	-	-	\$156,854	\$156,854
Plumbing	-	-	\$10,335	\$21,202	\$290,974	\$322,511
HVAC	-	-	\$33,573	\$434,657	\$441,177	\$909,407
Fire Protection	-	-	\$4,164	-	\$133,087	\$137,251
Electrical	-	-	-	\$199,212	\$196,653	\$395,865
Fire Alarm & Electronic Systems	-	-	-	\$36,881	\$101,992	\$138,873
Equipment & Furnishings	-	-	\$39,582	\$227,212	\$99,315	\$366,109
Special Construction & Demo	-	-	-	-	-	-
Site Utilities	-	-	-	\$4,374	\$56,024	\$60,398
Site Development	-	-	\$40,168	\$17,489	\$547,425	\$605,082
Site Pavement	-	-	-	-	-	-
TOTALS (3% inflation)	\$13,600		\$716,700	\$1,277,900	\$3,264,900	\$5,273,100



#### 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.

San Antonio								
Building Area = 43,000 SF								
	TERM	Replacement						
	Level	Scale	Cost x TERM					
	Replacement	Condition	Scale					
FTA Primary Level	Cost	Rating	Condition					
Substructure	\$848,992	4.00	\$3,395,968					
Shell	\$765,751	2.96	\$2,270,106					
Interiors	\$926,028	3.00	\$2,778,084					
Conveyance	\$95,018	3.00	\$0					
Plumbing	\$778,901	2.99	\$2,327,694					
HVAC	\$605,154	2.96	\$1,790,657					
Fire Protection	\$149,326	3.00	\$447,979					
Electrical	\$579,240	3.00	\$1,737,719					
Equipment	\$68,364	3.00	\$205,091					
Site	\$934,658	3.52	\$3,291,405					
Total Building	\$5,751,432	Subtotal	\$18,244,704					
Building Weighted Ave	erage Condition	3.17						
	Rounded	3						

Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs muiltiplied by the Condition Ratings then divided by the Sum of the Primary System 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



### Roofing in Poor condition.

any type, Repairs per Man-Day Main Building (101 to 210) San Antonio Elementary Roof

Uniformat Code: B3010

Recommendation: Repair in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$13,600

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Many bubbles and wrinkles - AssetCALC ID: 4581531

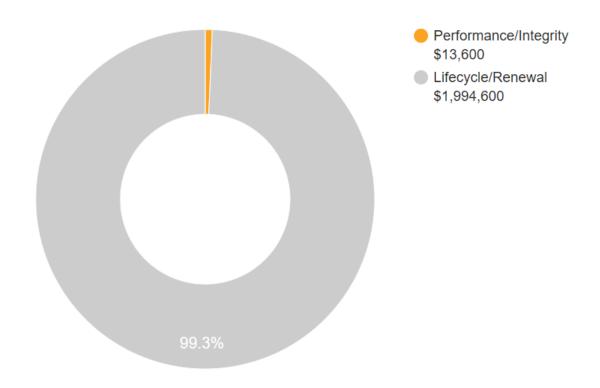


### Plan Types

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: \$2,008,200



# 2. Administration Building





Administration Buildi	ng: Systems Summary	
Address	1721 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	2011	
Building Size	3,192 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame with metal roof decks over concrete slab	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, sealed concrete Ceilings: ACT, glued hard tile	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	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	Presently it does not appear an accessibility study is needed for this build Appendix D.	ling. See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	None observed at time of assessment.					
Key Spaces Not Observed	All key areas of the property were accessible and observed.					



## Administration Building: Photographic Overview



1 - FRONT ELEVATION



3 - REAR ELEVATION



2 - LEFT ELEVATION



4 - RIGHT ELEVATION





5 - CONFERENCE ROOM



7 - SPLIT SYSTEM DUCTLESS



9 - WATER HEATER



6 - ROOFING OVERVIEW



8 - ROOFTOP PACKAGED UNIT



10 - DISTRIBUTION PANEL





11 - FIRE ALARM PANEL



12 – FIRE SPRINKLER RISER

# 3. K1 - K2 Building





K1 – K2 Building: Sys	stems Summary	
Address	1721 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	2011	
Building Size	3,078 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame with metal roof decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, sealed concrete Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

K1 – K2 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	Presently it does not appear an accessibility study is needed for this build Appendix D.	ling. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



### K1 – K2 Building: Photographic Overview



1 – FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION





5 - ROOFING OVERVIEW



6 - LAVATORY



7 - SPLIT SYSTEM DUCTLESS



8 - ROOFTOP PACKAGED UNIT



9 - EXHAUST FAN



10 - TRANSFORMER





11 - DISTRIBUTION PANEL



12 - WATER HEATER

# 4. Main Building





Address	1721 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	2011	
Building Size	28,320 SF	
Number of Stories	Two	
System	Description	Condition
Structure	Steel frame with concrete toped metal deck floor and metal roof decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: one hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Main Building: Systems Summary		
Electrical	Source and Distribution: Main switchboard 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 build Appendix D.	ing. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	There are many roof membrane air bubbles.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



## Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION

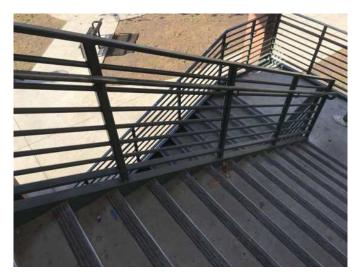


3 - REAR ELEVATION



4 - RIGHT ELEVATION





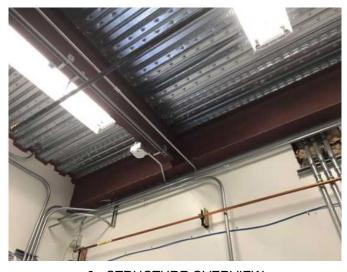
5 - EXTERIOR STAIRS



7 - MAIN HALLWAY



9 - SPLIT SYSTEM DUCTLESS



6 - STRUCTURE OVERVIEW



8 - ROOFING OVERVIEW



10 - ROOFTOP PACKAGED UNIT



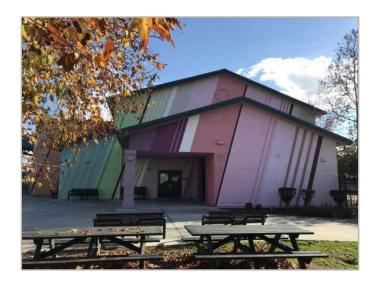


11 - ELECTRICAL SWITCHBOARD



12 - WATER HEATER

# 5. Multi Use / Cafeteria Building





Multi Use / Cafeteria	Building: Systems Summary	
Address	1721 East San Antonio Street, San Jose, California 95116	
Constructed/Renovated	2011	
Building Size	8,410 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame with metal roof decks over concrete slab	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	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 build Appendix D.	ling. See	
Additional Studies	No additional studies are recommended for this building/site at this time.		
Key Issues and Findings	None observed at time of assessment.		
Key Spaces Not Observed	All key areas of the property were accessible and observed.		



## Multi Use / Cafeteria Building: Photographic Overview



1 - LEFT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - ROOFING OVERVIEW





5 - STRUCTURE OVERVIEW



7 - SPLIT SYSTEM DUCTLESS



9 - EXHAUST FAN



6 - FOODSERVICE EQUIPMENT



8 - ROOFTOP PACKAGED UNIT



10 - ELECTRICAL SYSTEM PANELS





11 - DRINKING FOUNTAIN



12 - WATER HEATER

# 6. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lot with concrete pavement and adjacent concrete sidewalks and curbs	l Fair
Site Development	Property entrance signage; metal tube and chain fencing; Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer  Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS, CFL	Fair
Ancillary Structures	Steel shade structure	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	None observed at time of assessment.	



## Site: Photographic Overview





3 - SHADE STRUCTURE



2 - SOCCER FIELD



4 - BASKETBALL COURT









6 - FENCE



## 7. 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.



### 8. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 2011.



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

Campus: Accessibility Summary	,		
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	2011	No	No
Administration Building	2011	No	No
K1 – K2 Building	2011	No	No
Main Building	2011	No	No
Multi Use / Cafeteria Building	2100	No	No

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



#### 9. Purpose and Scope

#### **Purpose**

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
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.



#### 10. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

#### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

#### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.



Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

#### **Key Findings**

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

#### **Exceedingly Aged**

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



#### 11. Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of San Antonio Elementary, 1721 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.

Prepared by: Henry Guo,

**Project Manager** 

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

Mouaz.Alrayes@bureauveritas.com

800.733.0660 x 7296320



# 12. 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

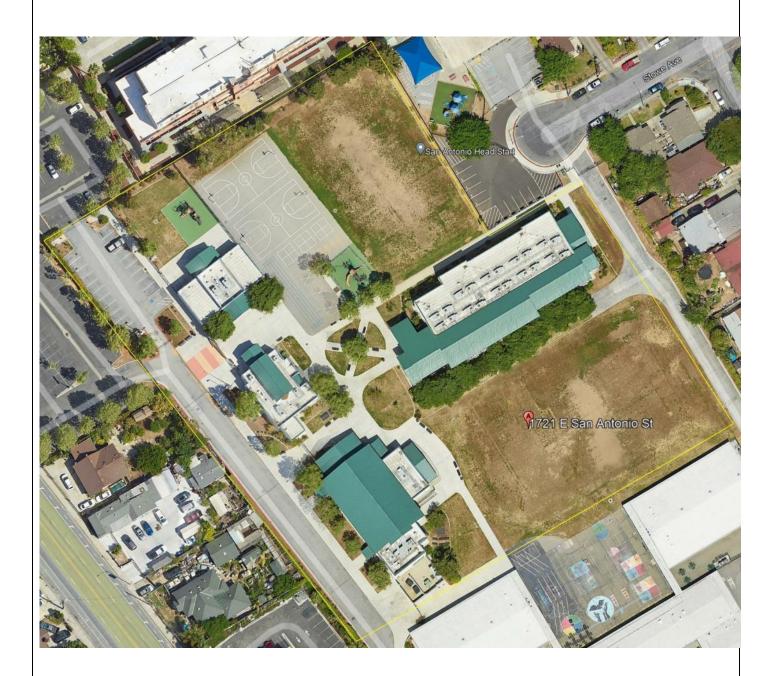
Appendix F: Equipment Inventory List



# Appendix A: Site Plans



# Site Plan

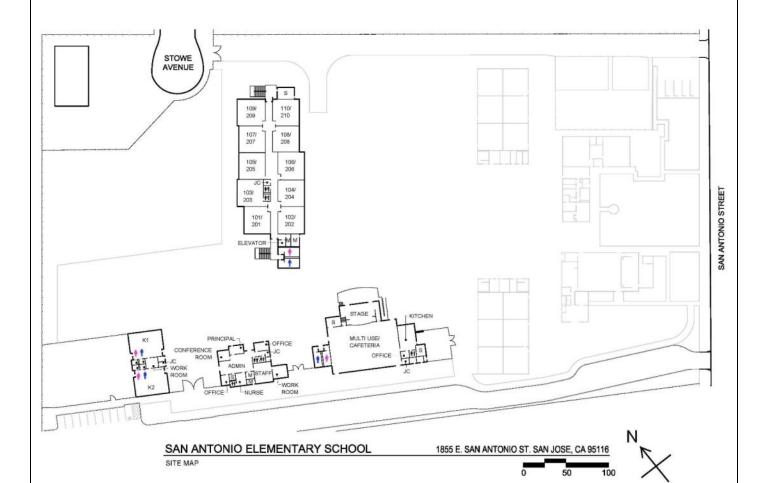




Project Number	Project Name
159228.22R000-003.354	San Antonio Elementary
Source	On-Site Date
Google	December 7-8, 2022



# Site Plan



TREE BERNELLE STREET
BUREAU VERITAS

Project Number	Project Name
159228.22R000-003.354	San Antonio Elementary
Source	On-Site Date
Google	December 7-8, 2022



Appendix B:
Pre-Survey Questionnaire



#### **BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE**

Name of person completing form:

Title / Association w/ property:

Custodian

Custodian

Length of time associated w/ property:

Date Completed:

Phone Number:

San Antonio Elementary

Alex Salazar

Custodian

6 years

408.472.0810

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 2011	Renovated 0				
2	Building size in SF	43,000	) SF				
			Year	Additional Detail			
		Facade					
		Roof					
3 Major Renovation/Reh		Interiors					
	Major Renovation/Rehabilitation	HVAC					
		Electrical					
		Site Pavement					
		Accessibility					
4	List other significant capital improvements (focus on recent years; provide approximate date).						
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?						
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Lighting fixtures on stage have burnt bulbs.					

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		Resp	onse		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?		×			
14	Is the electrical service outdated, undersized, or problematic?		×			
15	Are there any problems or inadequacies with exterior lighting?		×			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×			
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?		×			

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Appendix C:
Accessibility Review and Photos



## Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: San Antonio Elementary BV Project

Number: 159228.22R000-003.354

Fac	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?		×							

San Antonio Elementary:	Accessibility Issues	<b>;</b>		
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				×
Exterior Accessible Route				×
Building Entrances				×
Interior Accessible Route				×
Elevators				×
Public Restrooms				×
Kitchens/Kitchenettes				×
Playgrounds & Swimming Pools				×
Other		NA		

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

# San Antonio Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH

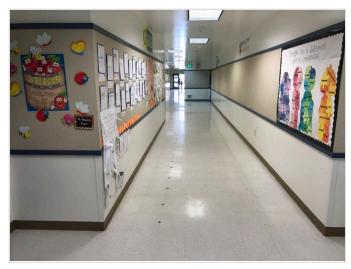


ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

# San Antonio Elementary: Photographic Overview



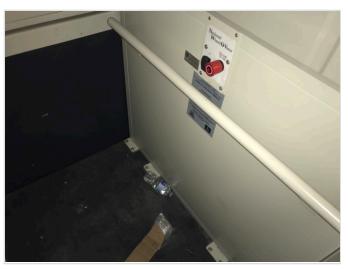
ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



**IN-CAB CONTROLS** 



**TOILET STALL OVERVIEW** 



SINK, FAUCET HANDLES AND ACCESSORIES

# San Antonio Elementary: Photographic Overview



SINK CLEARANCE



**OVEN WITH CONTROLS** 



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report



## Component Condition Report | San Antonio Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,192 SF	55	5133255
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,216 SF	7	4581455
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	12	18	4581431
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	8	18	4581443
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	28	4581432
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	2,247 SF	8	4581435
B3010	Roof	Adequate	Roofing, Metal	1,384 SF	28	4581427
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	12	28	4581454
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,592 SF	13	4581428
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,600 SF	13	4581419
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	250 SF	28	4581450
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,200 SF	4	4581430
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	2,234 SF	4	4581442
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	200 SF	4	4581437
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	758 SF	6	4581421
Plumbing						
D2010	Custodian room	Marginal	Water Heater, Electric, Residential	1	3	4581456
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,192 SF	28	4581424
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	4581425
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	2	18	4581441
D2010	Custodian room	Adequate	Sink/Lavatory, Service Sink, Floor	1	23	4581422
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone	1	13	4581451
D3030	Roof	Marginal	Split System Ductless, Single Zone [SCU-C2]	1	3	4581426
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-C3]	1	7	4581423
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-C4]	1	8	4581449
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-C2]	1	8	4581420
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-C1]	1	7	4581446
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	3,192 SF	18	4581436

## Component Condition Report | San Antonio Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper	2	13	4581444
Fire Protection						
D4010	Fire riser room	Adequate	Supplemental Components, Fire Riser, Wet	1	28	4581438
D4010	Throughout building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	3,192 SF	13	4581452
D4010	Fire riser room	Adequate	Backflow Preventer, Fire Suppression	1	18	4581440
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	4	4	4581433
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [TFR-LC1]	1	18	4581453
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [Panel LC1]	1	18	4581418
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,192 SF	28	4581445
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,192 SF	11	4581439
Fire Alarm & Elec	ctronic Systems					
D7050	Data room	Adequate	Fire Alarm Panel, Fully Addressable [FACP]	1	7	4581434
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,192 SF	8	4581429
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	40 LF	11	4581447
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	4581448

# Component Condition Report | San Antonio Elementary / K1 - K2 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,078 SF	55	5133257
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,450 SF	4	4581473
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	12	18	4581483
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	28	4581465
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	2,989 SF	8	4581478
B3010	Roof	Adequate	Roofing, Metal	1,066 SF	28	4581485
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	28	4581484
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,078 SF	13	4581463
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,250 SF	4	4581460

# Component Condition Report | San Antonio Elementary / K1 - K2 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	2,000 SF	4	4581472
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	250 SF	4	4581481
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	828 SF	7	4581461
Plumbing						
D2010	Custodian room	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,078 SF	28	4581462
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	4581466
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	18	4581474
D2010	Custodian room	Adequate	Sink/Lavatory, Service Sink, Floor	1	23	4581476
D2010	Custodian room	Marginal	Water Heater, Electric, Residential	1	3	4581471
HVAC						
D3030	Roof	Marginal	Split System Ductless, Single Zone [SCU-D1]	1	3	4581480
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-D1]	1	8	4581475
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	3,078 SF	18	4581467
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-D2]	1	8	4581457
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [REF-D2]	1	13	4581486
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [REF-D1]	1	13	4581458
Fire Protection						
D4010	Throughout building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	3,078 SF	13	4581468
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [Panel HD1]	1	18	4581459
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [TFR-LD1]	1	18	4581479
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,078 SF	28	4581464
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,078 SF	11	4581469
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,078 SF	11	4581482
Equipment & Furr	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	50 LF	11	4581477
Sitework						
G4050	Throughout building	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	8	4581470

# Component Condition Report | San Antonio Elementary / Main Building (101 to 210)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	28,320 SF	55	5133259

# Component Condition Report | San Antonio Elementary / Main Building (101 to 210)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	16,125 SF	4	4581500
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	66	18	4581493
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	28	4581508
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	28	4581498
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	10	0	4581531
B3010	Roof	Adequate	Roofing, Metal	9,130 SF	28	4581534
B3010	Roof	Adequate	Roofing, Modified Bitumen	6,900 SF	8	4581492
Interiors						
C1030	Throughout building	Adequate	Interior Door, Steel, Standard	28	28	4581536
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	21,240 SF	13	4581506
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	14	8	4581537
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	1,200 SF	28	4581510
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	56,000 SF	4	4581518
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	16,992 SF	4	4581487
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	10,728 SF	7	4581520
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	4	4581513
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	7,080 SF	4	4581538
Conveying						
D1010	Elevator	Adequate	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	18	4581497
Plumbing						-
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	20	18	4581541
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	18	18	4581526
D2010	Throughout building	Marginal	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	4581507
D2010	Restrooms	Adequate	Urinal, Standard	6	18	4581504
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	17	18	4581496
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	28,320 SF	28	4581544
D2010	Janitors room	Adequate	Sink/Lavatory, Service Sink, Floor	2	23	4581490
D2010	Janitors room	Adequate	Water Heater, Electric, Commercial ( 12 kW)	1	8	4581525
HVAC						
D3030	Site	Adequate	Split System Ductless, Single Zone	1	9	4581522
D3030	Roof	Marginal	Split System Ductless, Single Zone	1	3	4581495
D3030	Roof	Marginal	Split System Ductless, Single Zone	1	3	4581530

# Component Condition Report | San Antonio Elementary / Main Building (101 to 210)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A7]	1	8	4581528
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A6]	1	8	4581502
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A15]	1	8	4581540
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A3]	1	8	4581542
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A13]	1	8	4581501
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A10]	1	8	4581547
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A12]	1	8	4581509
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A8]	1	8	4581529
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A14]	1	8	4581533
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A20]	1	8	4581517
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A2]	1	8	4581546
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A5]	1	8	4581532
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A16]	1	8	4581488
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A4]	1	8	4581524
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	28,320 SF	18	4581535
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A17]	1	8	4581511
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A11]	1	8	4581548
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A1]	1	8	4581519
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A9]	1	8	4581545
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A18]	1	8	4581543
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A19]	1	8	4581539
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 16" Damper	1	13	4581503
Fire Protection						
D4010	Fire riser room	Adequate	Backflow Preventer, Fire Suppression	1	18	4581491
D4010	Throughout building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	28,320 SF	13	4581505
D4010	Fire riser room	Adequate	Supplemental Components, Fire Riser, Wet	1	28	4581521
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	4	4581499
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [TFR-LA11]	1	18	4581514
D5020	Electrical room	Adequate	Switchboard, 120/208 V [Panel HA11]	1	28	4581494
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	28,320 SF	28	4581516
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	28,320 SF	8	4581527
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	28,320 SF	11	4581523

# Component Condition Report | San Antonio Elementary / Main Building (101 to 210)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Electrical room	Adequate	Fire Alarm Panel, Multiplex [FCA1]	1	10	4581489
Equipment & Furnish	ings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	400 LF	8	4581512
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	11	4581515

## Component Condition Report | San Antonio Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	8,410 SF	55	5133261
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	8,800 SF	4	4581659
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	12	18	4581679
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	18	28	4581641
Roofing						
B3010	Roof	Adequate	Roofing, Metal	7,467 SF	28	4581681
B3010	Roof	Adequate	Roofing, Modified Bitumen	2,090 SF	11	4581662
Interiors						
C1030	Throughout building	Adequate	Interior Door, Steel, Standard	10	28	4581667
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,682 SF	13	4581648
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	11	4581680
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	600 SF	28	4581646
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	12,500 SF	4	4581642
C2030	Kitchen and restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,500 SF	4	4581649
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,010 SF	7	4581685
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	6,728 SF	4	4581674
Conveying						
D1010	Elevator	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	13	4581653
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	18	4581663
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,410 SF	28	4581672
D2010	Restrooms	Adequate	Urinal, Standard	2	18	4581675
D2010	Gymnasium	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	7	4581647
D2010	Water heater room	Adequate	Water Heater, Gas, Commercial (400 MBH)	1	14	4581654

## Component Condition Report | San Antonio Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Janitors room	Adequate	Sink/Lavatory, Service Sink, Floor	1	23	4581656
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	18	4581664
HVAC						
D3030	Roof	Marginal	Split System Ductless, Single Zone [SCU-B2]	1	3	4581644
D3030	Roof	Marginal	Split System Ductless, Single Zone [SCU-B1]	1	3	4581643
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-B2]	1	8	4581645
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	8,410 SF	18	4581650
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-B1]	1	8	4581665
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 16" Damper [KEF-B1]	1	13	4581677
Fire Protection						
D4010	Fire riser room	Adequate	Supplemental Components, Fire Riser, Wet	1	28	4581687
D4010	Throughout building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	8,410 SF	13	4581661
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [Panel LB1]	1	18	4581682
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,410 SF	28	4581670
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,410 SF	11	4581669
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,410 SF	11	4581683
Equipment & Furn	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4581676
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	4581678
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4581686
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4581655
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4581668
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4581658
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4581666
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	4581651
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4581684
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4581660
Athletic, Recreation	onal & Playfield Areas					
G2050	Gymnasium	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	4581671
G2050	Gymnasium	Adequate	Athletic Surfaces & Courts, Track Surface, Rubber	3,900 SF	4	4581657
G2050	Gymnasium	Adequate	Sports Apparatus, Scoreboard, Electronic Very Robust	1	13	4581673
Sitework						

## Component Condition Report | San Antonio Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4581652

# Component Condition Report | San Antonio Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construct	tion & Demo					
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,000 SF	27	4581691
Pedestrian Plazas	s & Walkways					
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	18,500 SF	38	4581692
Athletic, Recreation	onal & Playfield Are	as				
G2050	Site	Adequate	Sports Apparatus, Soccer, Movable Practice Goal	2	10	4581701
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	21,565 SF	13	4581693
G2050	Site	Adequate	Play Structure, Multipurpose, Large	1	11	4581688
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	4581696
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	11	4581697
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	21,565 SF	3	4581700
Sitework						
G2060	Site	Adequate	Picnic Table, Metal Powder-Coated	8	11	4581698
G2060	Site	Adequate	Flagpole, Metal	1	18	4581694
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	1,040 LF	28	4581690
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	12	4581699
G2060	Site	Adequate	Fences & Gates, Fence, Metal Tube 6'	230 LF	28	4581689
G2060	Site	Adequate	Park Bench, Metal Powder-Coated	8	11	4581702
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	11	4581695

Appendix E:
Replacement Reserves



# BURE

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
San Antonio Elementary / Administration Building	\$0	\$0	\$0	\$7,349	\$41,187	\$0	\$5,584	\$57,137	\$69,028	\$0	\$0	\$45,034	\$0	\$40,207	\$55,352	\$0	\$0	\$19,678	\$133,019	\$0	\$0	\$473,575
San Antonio Elementary / K1 - K2 Building	\$0	\$0	\$0	\$5,596	\$52,395	\$0	\$0	\$6,283	\$81,739	\$0	\$0	\$57,168	\$0	\$30,565	\$70,415	\$0	\$0	\$0	\$106,221	\$0	\$0	\$410,383
San Antonio Elementary / Main Building (101 to 210)	\$13,574	\$0	\$0	\$9,439	\$393,018	\$8,583	\$0	\$81,408	\$839,967	\$7,728	\$6,634	\$83,494	\$0	\$193,979	\$528,183	\$0	\$0	\$0	\$715,491	\$0	\$13,372	\$2,894,870
San Antonio Elementary / Multi Use/Cafeteria Building	\$0	\$0	\$0	\$12,945	\$173,063	\$0	\$39,636	\$24,662	\$40,643	\$0	\$0	\$131,117	\$0	\$167,237	\$273,645	\$0	\$0	\$0	\$153,863	\$0	\$0	\$1,016,811
San Antonio Elementary / Site	\$0	\$0	\$0	\$13,085	\$0	\$0	\$0	\$0	\$15,170	\$0	\$2,322	\$154,075	\$43,985	\$223,226	\$0	\$0	\$0	\$0	\$25,639	\$0	\$0	\$477,501
Grand Total	\$13,574	\$0	\$0	\$48,414	\$659,663	\$8,583	\$45,221	\$169,490	\$1,046,546	\$7,728	\$8,955	\$470,888	\$43,985	\$655,215	\$927,595	\$0	\$0	\$19,678	\$1,134,232	\$0	\$13,372	\$5,273,141

Jniformat Co	leID Cost Description	Lifespan (EUL	)EAge	RUL	Quantit	yUnit	Unit Co	st * Subtotal 2023	2024 20	25 2026	2027	2028 2029 203	30 2031	1 2032	2033 2034	2035	2036	2037	2038	2039 204	10 20	41 20	2 2043Deficie	ency Repair Estima
B2010	4581455 Exterior Walls, any painted surface, Prep & Paint	10	3	7	3216	SF	\$3	.70 \$11,906				\$11,90	06							\$11,90	6			\$23,81
B2020	4581431 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	12	18	12	EA	\$802	.10 \$9,625													\$9,6	25		\$9,62
B2020	4581443 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	12	18	8	EA	\$1,172	.30 \$9,378													\$9,3	78		\$9,37
B3010	4581435 Roofing, Modified Bitumen, Replace	20	12	8	2247	SF	\$12	.34 \$27,728					\$27,728											\$27,72
C1070	4581428 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1592	SF	\$4	.32 \$6,876								5	\$6,876							\$6,87
C1070	4581419 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	1600	SF	\$4	.32 \$6,910									\$6,910							\$6,91
C2010	4581430 Wall Finishes, any surface, Prep & Paint	10	6	4	6200	SF	\$1	.85 \$11,476			\$11,476						\$	311,476						\$22,95
C2030	4581437 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	200	SF	\$14	.81 \$2,962			\$2,962							\$2,962						\$5,92
C2030	4581421 Flooring, Vinyl Tile (VCT), Replace	15	9	6	758	SF	\$6	.17 \$4,677				\$4,677												\$4,67
C2030	4581442 Flooring, Carpet, Commercial Standard, Replace	10	6	4	2234	SF	\$9	.26 \$20,676			\$20,676						\$	20,676						\$41,35
D2010	4581456 Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$802	.10 \$802		\$802											\$8	02		\$1,60
D2010	4581425 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	2	EA	\$1,851	.00 \$3,702													\$3,7	02		\$3,70
D2010	4581441 Toilet, Commercial Water Closet, Replace	30	12	18	2	EA	\$1,604	.20 \$3,208													\$3,2	08		\$3,20
D3030	4581426 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$5,923	.20 \$5,923		\$5,923											\$5,9	23		\$11,84
D3030	4581451 Split System Ductless, Single Zone, Replace	15	2	13	1	EA	\$5,923	.20 \$5,923								5	\$5,923							\$5,92
D3050	4581423 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$6,787	.00 \$6,787				\$6,78	37											\$6,78
D3050	4581446 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,255	.00 \$9,255				\$9,25	55											\$9,25
D3050	4581449 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$6,787	.00 \$6,787					\$6,787											\$6,78
D3050	4581420 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106	.00 \$11,106					\$11,106											\$11,10
D3050	4581436 HVAC System, Ductwork, Medium Density, Replace	30	12	18	3192	SF	\$4	.94 \$15,756													\$15,7	56		\$15,75
D3060	4581444 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	2	EA	\$1,727	.60 \$3,455								5	\$3,455							\$3,45
D4010	4581452 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	3192	SF	\$1	.32 \$4,215								5	\$4,215							\$4,21
D4010	4581440 Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA	\$12,957	.00 \$12,957													\$12,9	57		\$12,95
D4030	4581433 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	4	EA	\$370	.20 \$1,481			\$1,481							\$1,481						\$2,96
D5020	4581453 Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$9,378	.40 \$9,378													\$9,3	78		\$9,37
D5020	4581418 Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	\$7,404	.00 \$7,404													\$7,4	04		\$7,40
D5040	4581439 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	3192	SF	\$5	5.55 \$17,725							\$17,725							_		\$17,72
D7050	4581434 Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$18,510	.00 \$18,510				\$18,51	0											\$18,51
D7050	4581429 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	12	8	3192	SF	\$1	.85 \$5,908					\$5,908											\$5,90
E2010	4581447 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	40	LF	\$370	.20 \$14,808							\$14,808							+		\$14,80
G4050	4581448 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$493	.60 \$2,962					\$2,962											\$2,96
Totals, Unesc									\$0 \$0	60 \$6,725		\$0 \$4,677 \$46,45			\$0 \$32,533	60 61	27,379 \$	20. 50.4	\$0	\$0 \$11,90	6 670 1	24	50 \$0	\$335,49

Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Co	ost * Subtota	al 2023	202	24 202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	037 2	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010 458	1473 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3450	SF	\$	\$3.70 \$12,77	2				\$12,772									\$12,	772						\$25,544
B2020 458	1483 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	12	18	12	EA	\$1,17	72.30 \$14,06	8																	\$	14,068		\$14,068
B3010 458	1478 Roofing, Modified Bitumen, Replace	20	12	8	2989	SF	\$1	12.34 \$36,88	4							5	\$36,884												\$36,884
C1070 458	1463 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	3078	SF	\$	\$4.32 \$13,29	14												\$1	3,294							\$13,294
C2010 458	1460 Wall Finishes, any surface, Prep & Paint	10	6	4	6250	SF	\$	\$1.85 \$11,56	9				\$11,569									\$11,	569						\$23,138

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Uniformat CodeID	Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	yUnit	Unit Cos	st * Su	ubtotal 2023	3	2024 2025 2026	2027	2028	2029	2030 2031 2	032 203	33 2034	2035	2036 20	37 2038	8 2039	2040 2041	2042	2043Deficiency	Repair Estimat
C2030 458	81481 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	250	SF	\$14.	.81	\$3,702			\$3,702							\$3,70	)2					\$7,404
C2030 458	81461 Flooring, Vinyl Tile (VCT), Replace	15	8	7	828	SF	\$6.	5.17	\$5,109						\$5,109										\$5,109
C2030 458	81472 Flooring, Carpet, Commercial Standard, Replace	10	6	4	2000	SF	\$9.	.26 \$1	18,510		\$	18,510							\$18,5	10					\$37,020
D2010 458	81471 Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$802	2.10	\$802		\$802											\$802			\$1,604
D2010 458	81466 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	4	EA	\$1,480	.80 \$	\$5,923													\$5,923			\$5,923
D2010 458	81474 Toilet, Commercial Water Closet, Replace	30	12	18	4	EA	\$1,604	.20 \$	\$6,417													\$6,417			\$6,417
D3030 458	81480 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,319	0.00	\$4,319		\$4,319											\$4,319			\$8,638
D3050 458	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574	.00 \$1	13,574						\$13,574										\$13,574
D3050 458	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574	.00 \$1	13,574						\$13,574										\$13,574
D3050 458	HVAC System, Ductwork, Medium Density, Replace	30	12	18	3078	SF	\$4.	.94 \$1	15,193													\$15,193			\$15,193
D3060 458	81486 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727	.60 \$	\$1,728									\$	1,728						\$1,728
D3060 458	81458 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727	.60 \$	\$1,728									9	\$1,728						\$1,728
D4010 458	81468 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	3078	SF	\$1.	.32	\$4,064									9	64,064						\$4,064
D5020 458	81479 Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$8,267	.80 \$	\$8,268													\$8,268			\$8,268
D5020 458	B1459 Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	\$7,404	.00 \$	\$7,404													\$7,404			\$7,404
D5040 458	81469 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	3078	SF	\$5.	5.55 \$1	17,092								\$17,092								\$17,092
D7050 458	81482 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	3078	SF	\$1.	.85	\$5,697								\$5,697								\$5,697
E2010 458	81477 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	50	LF	\$370	.20 \$1	18,510								\$18,510								\$18,510
G4050 458	81470 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	1	EA	\$493	3.60	\$494						\$494										\$494
Totals, Unescalate	d									\$0	\$0 \$0 \$5,121 \$	46,553	\$0	\$0	\$5,109 \$64,526	\$0 \$	0 \$41,300	\$0 \$2	20,813 \$46,5	53 \$0	\$0	\$0 \$62,394	\$0	\$0	\$292,367
Totals, Escalated (	3.0% inflation, compounded annually)									\$0	\$0 \$0 \$5,596 \$	52,395	\$0	\$0	\$6,283 \$81,739	\$0 \$	0 \$57,168	\$0 \$3	30,565 \$70,4°	15 \$0	\$0	\$0 \$106,221	\$0	\$0	\$410,383

San Antonio	Elementary	/ Main	Building	(101	to 210)	

Uniformat C	•	Lifespan (EUL	)EAge	RUL	Quantity	/Unit	Unit Cost *	Subtotal 2023 202	24 2025	2026 2027 2028	3 202	9 2030	2031	2032	2033 20	34 2035	2036		2038 2039	2040 204	1 2042	2043Deficiency Rep	•
B2010	4581500 Exterior Walls, any painted surface, Prep & Paint	10	6	4	16125	SF	\$3.70	\$59,695		\$59,695								\$59,695					\$119,39
B2020	4581493 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	12	18	66	EA	\$1,172.30	\$77,372												\$77,37	2		\$77,37
B3010	4581531 Roofing, any type, Repairs per Man-Day, Repair	0	0	0	10	EA	\$1,357.40	\$13,574 \$13,574															\$13,57
B3010	4581492 Roofing, Modified Bitumen, Replace	20	12	8	6900	SF	\$12.34	\$85,146					\$85,146										\$85,14
C1070	4581506 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	21240	SF	\$4.32	91,736									\$91,736						\$91,73
C1090	4581537 Toilet Partitions, Plastic/Laminate, Replace	20	12	8	14	EA	\$925.50	\$12,957					\$12,957										\$12,95
C2010	4581518 Wall Finishes, any surface, Prep & Paint	10	6	4	56000	SF	\$1.85	\$103,656		\$103,656								\$103,656					\$207,31
C2030	4581513 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	600	SF	\$14.81	\$8,885		\$8,885								\$8,885					\$17,77
C2030	4581520 Flooring, Vinyl Tile (VCT), Replace	15	8	7	10728	SF	\$6.17	\$66,192				\$66,192											\$66,19
C2030	4581487 Flooring, Carpet, Commercial Standard, Replace	10	6	4	16992	SF	\$9.26	\$157,261		\$157,261								\$157,261					\$314,52
C2050	4581538 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7080	SF	\$2.47	\$17,473		\$17,473								\$17,473					\$34,94
D1010	4581497 Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	12	18	1	EA	\$74,040.00	\$74,040												\$74,04	0		\$74,04
D2010	4581525 Water Heater, Electric, Commercial ( 12 kW), Replace	20	12	8	1	EA	\$15,301.60	\$15,302					\$15,302										\$15,30
D2010	4581507 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	4	EA	\$1,851.00	\$7,404		\$7,404											\$	7,404	\$14,80
D2010	4581541 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	20	EA	\$1,480.80	\$29,616												\$29,61	6		\$29,61
D2010	4581526 Toilet, Commercial Water Closet, Replace	30	12	18	18	EA	\$1,604.20	\$28,876												\$28,87	6		\$28,87
D2010	4581504 Urinal, Standard, Replace	30	12	18	6	EA	\$1,357.40	\$8,144												\$8,14	4		\$8,14
D2010	4581496 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	17	EA	\$1,851.00	\$31,467												\$31,46	7		\$31,46
D3030	4581495 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,319.00	\$4,319	\$4	,319										\$4,31	9		\$8,63
D3030	4581530 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,319.00	\$4,319	\$4	,319										\$4,31	9		\$8,63
D3030	4581522 Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$5,923.20	\$5,923						\$5,923									\$5,92
D3050	4581528 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106					\$11,106										\$11,10
D3050	4581502 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106					\$11,106										\$11,10
D3050	4581540 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574					\$13,574										\$13,57
D3050	4581542 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574					\$13,574										\$13,57
D3050	4581501 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574					\$13,574										\$13,57

# B U R E A U VERITAS

Uniformat Code	deID Cost Description	Lifespan (El	JL)EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025 202	26 202	7 2028	2029 203	0 2031	2032	2033	2034	2035 203	6 2037	2038 2	2039 2	2040 2041	2042	2043Deficien	cy Repair Estimat
D3050	4581547 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581509 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581529 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581533 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581517 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581546 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581532 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581488 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581524 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581511 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581548 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581519 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581545 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581543 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00	\$13,574							\$13,574											\$13,574
D3050	4581539 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,106.00	\$11,106							\$11,106											\$11,106
D3050	4581535 HVAC System, Ductwork, Medium Density, Replace	30	12	18	28320	SF	\$4.9	\$139,788															\$139,788			\$139,788
D3060	4581503 Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	\$2,961.60	\$2,962											\$2,96	2						\$2,962
D4010	4581505 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	28320	SF	\$1.3	2 \$37,393											\$37,39	3						\$37,393
D4010	4581491 Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA	\$12,957.00	\$12,957															\$12,957			\$12,957
D4030	4581499 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	6	EA	\$370.20	\$2,221				\$2,221								\$2,221						\$4,442
D5020	4581514 Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$9,378.40	\$9,378															\$9,378			\$9,378
D5040	4581527 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ace 20	12	8	28320	SF	\$5.5	\$157,261							\$157,261											\$157,261
D7050	4581489 Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,936.00	\$4,936									\$4,936									\$4,936
D7050	4581523 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	28320	SF	\$1.8	5 \$52,420										\$52,420								\$52,420
E2010	4581512 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	400	LF	\$370.20	\$148,080							\$148,080											\$148,080
G4050	4581515 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	16	EA	\$493.60	\$7,898										\$7,898								\$7,898
Totals, Unescal	calated								\$13,574	\$0	\$0 \$8,63	8 \$349,191	\$7,404	\$0 \$66,192	\$663,078	\$5,923	\$4,936	\$60,318	\$0 \$132,09	0 \$349,191	\$0	\$0	\$0 \$420,276	\$0	\$7,404	\$2,088,215
Totala Facilita	lated (3.0% inflation, compounded annually)								\$13,574	\$0	\$0 \$9,43	0 6303 046	60.500	\$0 \$81,408	2000 007		***	t00.404	\$0 \$193,97	0 000 400	\$0	\$0	\$0 \$715,491	¢0.4	13,372	\$2,894,870

San Antonio	Elementary	/ Multi	Use/Cafeteria Building	

Uniformat Codell	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal 2023	2024 2025 202	2027	2028 2029 2030	0 2031	2032 203	3 2034	2035	5 2036 2037	2038	2039 2	)40 204	1 2042	2043Deficiency Repair Estimate
B2010 4	581659 Exterior Walls, any painted surface, Prep & Paint	10	6	4	8800	SF	\$3.70 \$32,578		\$32,578						\$32,578					\$65,155
B2020 4	581679 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	12	18	12	EA	\$802.10 \$9,625											\$9,62	i	\$9,625
B3010 4	581662 Roofing, Modified Bitumen, Replace	20	9	11	2090	SF	\$12.34 \$25,791						\$25,791							\$25,791
C1070	581648 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1682	SF	\$4.32 \$7,265								\$7,265					\$7,265
C1090	581680 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	4	EA	\$925.50 \$3,702						\$3,702							\$3,702
C2010	581642 Wall Finishes, any surface, Prep & Paint	10	6	4	12500	SF	\$1.85 \$23,138		\$23,138						\$23,138					\$46,275
C2030	581649 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	1500	SF	\$14.81 \$22,212		\$22,212						\$22,212					\$44,424
C2030 4	581685 Flooring, Vinyl Tile (VCT), Replace	15	8	7	3010	SF	\$6.17 \$18,572			\$18,572	2									\$18,572
C2050 4	581674 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6728	SF	\$2.47 \$16,605		\$16,605						\$16,605					\$33,209
D1010	581653 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	12	13	1	EA	\$20,978.00 \$20,978								\$20,978					\$20,978
D2010 4	581654 Water Heater, Gas, Commercial (400 MBH), Replace	20	6	14	1	EA	\$27,148.00 \$27,148								\$27,148					\$27,148
D2010 4	581647 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,480.80 \$1,481			\$1,481										\$1,481
D2010	581663 Toilet, Commercial Water Closet, Replace	30	12	18	5	EA	\$1,604.20 \$8,021											\$8,02		\$8,021
D2010 4	581675 Urinal, Standard, Replace	30	12	18	2	EA	\$1,357.40 \$2,715											\$2,71	5	\$2,715
D2010 4	581664 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	5	EA	\$1,851.00 \$9,255											\$9,25	5	\$9,255
D3030	581644 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$5,923.20 \$5,923	\$5,923	3									\$5,92	8	\$11,846
D3030	581643 Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$5,923.20 \$5,923	\$5,923	3									\$5,92	8	\$11,846
D3050	581645 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$18,510.00 \$18,510				\$18,510									\$18,510
D3050 4	581665 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$13,574.00 \$13,574				\$13,574									\$13,574

# B U R E A U VERITAS

Uniformat Co	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost * Subtotal	2023	2024	2025	2026 20	27 2028	2029	2030	2031 20	32 20	33 2	034 203	5 2036	2037	2038	2039	2040 204	11 204	2 2043Defic	ency Repair Estimate
D3050	4581650 HVAC System, Ductwork, Medium Density, Replace	30	12	18	8410	SF	\$4.94 \$41,512																\$41,51	2		\$41,512
D3060	4581677 Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	\$2,961.60 \$2,962												\$2,962							\$2,962
D4010	4581661 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	8410	SF	\$1.32 \$11,104												\$11,104							\$11,104
D5020	4581682 Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	\$7,404.00 \$7,404																\$7,40	4		\$7,404
D5040	4581669 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	8410	SF	\$5.55 \$46,701										\$46,	701								\$46,701
D7050	4581683 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	8410	SF	\$1.85 \$15,567										\$15,	567								\$15,567
E1030	4581668 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723				\$11,7	3								\$11,723						\$23,446
E1030	4581684 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723				\$11,7	3								\$11,723						\$23,446
E1030	4581660 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723				\$11,7	3								\$11,723						\$23,446
E1030	4581676 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332						\$3,332													\$3,332
E1030	4581678 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,553.00 \$5,553						\$5,553													\$5,553
E1030	4581686 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332						\$3,332													\$3,332
E1030	4581655 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332						\$3,332													\$3,332
E1030	4581658 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,676						\$5,676													\$5,676
E1030	4581666 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,676						\$5,676													\$5,676
E1030	4581651 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.40 \$6,293						\$6,293													\$6,293
G2050	4581657 Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	6	4	3900	SF	\$6.17 \$24,063				\$24,0	3								\$24,063						\$48,126
G2050	4581671 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$11,723.00 \$46,892												\$46,892							\$46,892
G2050	4581673 Sports Apparatus, Scoreboard, Electronic Very Robust, Replace	25	12	13	1	EA	\$24,680.00 \$24,680												\$24,680							\$24,680
G4050	4581652 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$493.60 \$2,962										\$2,	962								\$2,962
Totals, Unes	calated							\$0	\$0	\$0 \$1	1,846 \$153,7	4 \$0	\$33,195	\$20,053 \$32	,084	\$0	\$0 \$94,	722 \$0	\$113,881	\$180,912	\$0	\$0	\$0 \$90,37	8 \$	\$0	\$730,834
Totals, Esca	ated (3.0% inflation, compounded annually)							\$0	\$0	\$0 \$12	2,945 \$173,0	3 \$0	\$39.636	\$24,662 \$40	.643	\$0	\$0 \$131,	117 \$0	\$167,237	\$273.645	\$0	\$0	\$0 \$153,86	3 \$	\$0	\$1,016,811

San Antonio	Elementary	/ Site

Uniformat Co	·	Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit Cost	* Subtotal	2023	2024	2025 2026	2027	2028	2029	2030 2031	2032	2033	2034	2035	2036	2037	2038	2039	2040 2041	2042	2043[	Deficiency Repair Estimate
G2050	4581700 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	21565	SF	\$0.5	6 \$11,975			\$11,975				\$11,975					\$11,975				\$11,975			\$47,900
G2050	4581701 Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	5	10	2	EA	\$863.8	0 \$1,728								\$	1,728										\$1,728
G2050	4581693 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	21565	SF	\$4.3	2 \$93,139												\$93,139							\$93,139
G2050	4581696 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$11,723.0	0 \$46,892												\$46,892							\$46,892
G2050	4581688 Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$43,190.0	0 \$43,190									:	\$43,190									\$43,190
G2050	4581697 Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$24,680.0	0 \$24,680										\$24,680									\$24,680
G2060	4581698 Picnic Table, Metal Powder-Coated, Replace	20	9	11	8	EA	\$863.8	0 \$6,910										\$6,910									\$6,910
G2060	4581702 Park Bench, Metal Powder-Coated, Replace	20	9	11	8	EA	\$863.8	0 \$6,910										\$6,910									\$6,910
G2060	4581699 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	8	12	1	EA	\$30,850.0	0 \$30,850											\$30,850								\$30,850
G2060	4581694 Flagpole, Metal, Replace	30	12	18	1	EA	\$3,085.0	0 \$3,085																\$3,085			\$3,085
G4050	4581695 Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Insta	all 20	9	11	6	EA	\$4,936.0	0 \$29,616										\$29,616									\$29,616
Totals, Unesc	alated								\$0	\$0	\$0 \$11,975	\$0	\$0	\$0	\$0 \$11,975	\$0 \$	1,728 \$	111,307	\$30,850	\$152,006	\$0	\$0	\$0	\$0 \$15,060	\$0	\$0	\$334,901
Totals, Escal	ted (3.0% inflation, compounded annually)								\$0	\$0	\$0 \$13,085	\$0	\$0	\$0	\$0 \$15,170	\$0 \$	2,322 \$	154,075	\$43,985	\$223,226	\$0	\$0	\$0	\$0 \$25,639	\$0	\$0	\$477,501

Appendix F:
Equipment Inventory List



ndex	ID 4581497	UFCode D1010	Component Description  Passenger Elevator	Attributes  Hydraulic, 2 Floors	Capacity 3500 LB	Building San Antonio Elementary / Main Building (101 to 210)		Manufacturer Schindler Elevator Corporation	Model	Serial	Dataplate Yr 2011	Barcode 19025847	Qty
	4581653	D1010	Vertical Lift	Wheelchair, 5' Rise		San Antonio Elementary / Multi Use/Cafeteria Building	Elevator	National Wheel-O-Vato Company	r BC42	143720-1	2011	19003587	
20 Plumb	oing												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4581525	D2010	Water Heater	Electric, Commercial ( 12 kW)	<sup>2</sup> 20 GAL	San Antonio Elementary / Main Building (101 to 210)		A. O. Smith	DEL 20 102	1114J004336	2011	19025876	
	4581456	D2010	Water Heater	Electric, Residential	20 GAL	San Antonio Elementary / Administration Building		A. O. Smith	DEL 20 102	1106J008646	2011	19025791	
•	4581471	D2010	Water Heater	Electric, Residential	20 GAL	San Antonio Elementary / K1 - K2 Building	Custodian room	A. O. Smith			2011	19025772	
	4581654	D2010	Water Heater	Gas, Commercial (400 MBH)	100 - 199 GAL	San Antonio Elementary / Multi Use/Cafeteria Building	Water heater room	A. O. Smith	BTH-300 200	1707105038476	2017	19003529	
30 HVAC													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4581522	D3030	Split System Ductless		2 TON	San Antonio Elementary / Main Building (101 to 210)		Carrier	38MAQB24R3	1117V16655	2017	19025871	
!	4581451	D3030	Split System Ductless	Single Zone	1.5 TON	San Antonio Elementary / Administration Building	Roof	Daikin Industries	RXB18AXVJU		2021	19025774	
1	4581495	D3030	Split System Ductless	Single Zone	1 TON	San Antonio Elementary / Main Building (101 to 210)		Carrier	38MVC0124-3014	0111V06150	2011	19025757	
	4581530	D3030	Split System Ductless	Single Zone	1 TON	San Antonio Elementary / Main Building (101 to 210)		Carrier	38MVC012-301	0111V06400	2011	19025778	
	4581643	D3030	Split System Ductless [SCU-B1]	Single Zone	1.5 TON	San Antonio Elementary / Multi Use/Cafeteria Building	Roof	Carrier	38MVC018301	2110V36666	2011	19003530	
)	4581644	D3030	Split System Ductless [SCU-B2]	Single Zone	1.5 TON	San Antonio Elementary / Multi Use/Cafeteria Building	Roof	Carrier	38MVC018301-	2110V36662	2011	19003513	
•	4581426	D3030	Split System Ductless [SCU-C2]	Single Zone	1.5 TON	San Antonio Elementary / Administration Building		Carrier	38MVC018301	2610V38677	2011	19025775	
	4581480	D3030	Split System Ductless [SCU-D1]	Single Zone	1 TON	San Antonio Elementary / K1 - K2 Building	Roof	Carrier	38MVC012-301-	1710V35754	2011	19025787	
	4581519	D3050	Packaged Unit [AC-A1]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0PJJZ	104710077L	2011	19025761	
0	4581547	D3050	Packaged Unit [AC-A10]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0PJJ	104710047L	2011	19025879	
1	4581548	D3050	Packaged Unit [AC- A11]	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLADY000000000100	104710134L	2011	19025864	
2	4581509	D3050	Packaged Unit [AC-A12]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0Z000000000100 C	104710037L	2011	19025848	
3	4581501	D3050	Packaged Unit [AC-A13]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0PJJ	104710027L	2011	19025846	

14	4581533	D3050	Packaged Unit [AC-A14]	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0PJJY	104710126L	2011	19025855
15	4581540	D3050	Packaged Unit [AC-A15]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA02000000000100	104710067L	2011	19025857
16	4581488	D3050	Packaged Unit [AC-A16]	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0Y02C000000100	104710174L	2011	19025858
17	4581511	D3050	Packaged Unit [AC-A17]	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0TCL	104710158L	2011	19025859
18	4581543	D3050	Packaged Unit [AC-A18]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0TCL	104710096L	2011	19025813
19	4581539	D3050	Packaged Unit [AC- A19]	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLADY02C000000100	104710166L	2011	19025875
20	4581546	D3050	Packaged Unit [AC-A2	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0TCL	104710182L	2011	19025762
21	4581517	D3050	Packaged Unit [AC-A20]	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0Z000000000100	104710057L	2011	19025768
22	4581542	D3050	Packaged Unit [AC-A3	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0Z000000000100 C	104710087L	2011	19025856
23	4581524	D3050	Packaged Unit [AC-A4	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC060E4RLA0Z000000000100 C	104710017L	2011	19025869
24	4581532	D3050	Packaged Unit [AC-A5	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0TCL	104710198L	2011	19025854
25	4581502	D3050	Packaged Unit [AC-A6	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0TCL0Y	104710150L	2011	19025891
26	4581528	D3050	Packaged Unit [AC-A7	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YMC048E4RLADY00000000100 C	104710118L	2011	19025889
27	4581529	D3050	Packaged Unit [AC-A8	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4PLAGY00C000000100 C	104710142L	2011	19025845
28	4581545	D3050	Packaged Unit [AC-AS	RTU, Pad or Roof- Mounted	4 TON	San Antonio Elementary / Main Building (101 to 210)		Trane	YHC048E4RLA0TCL	104710190L	2011	19025866
29	4581665	D3050	Packaged Unit [AC-B1	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / Multi Use/Cafeteria Building	Roof	Trane	YCH360B4HC0B6DA4000000	C10K05353	2011	19025742
30	4581645	D3050	Packaged Unit [AC-B2	RTU, Pad or Roof- Mounted	6 TON	San Antonio Elementary / Multi Use/Cafeteria Building	Roof	Trane	YSC072E4RXA1100C000000100 C	104411209L	2011	19025784
31	4581446	D3050	Packaged Unit [AC-C1	RTU, Pad or Roof- Mounted	3 TON	San Antonio Elementary / Administration Building	Roof	Trane	YHC036E4RLA0TCL0Y	104411169L	2010	19025872
32	4581420	D3050	Packaged Unit [AC-C2		4 TON	San Antonio Elementary / Administration Building		Trane	YHC048E4RLA0PJJ0Y	1044110981	2011	19025777
33	4581423	D3050	Packaged Unit [AC-C3		2 TON	San Antonio Elementary / Administration Building		Trane	4YCC3024B1064AA	10401JLX9H	2010	19025780
34	4581449	D3050	Packaged Unit [AC-C4		2 TON	San Antonio Elementary / Administration Building	Roof	Trane	4YCC3018A1040AB	10442P4E9H	2011	19025788
35	4581475	D3050	Packaged Unit [AC-D1	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / K1 - K2 Building	Roof	Trane	YHC060E4RLA0TCLoz	104411279L	2011	19025786

5	4581457	D3050	Packaged Unit [AC-D2	RTU, Pad or Roof- Mounted	5 TON	San Antonio Elementary / K1 - K2 Building	Roof	Trane	YHC060E4RLA0PJJz	104411193L	2011	19025785	
	4581444	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 - 1000 CFM	San Antonio Elementary / Administration Building	Roof				2011		2
}	4581503	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 - 2000 CFM	San Antonio Elementary / Main Building (101 to 210)		Greenheck	6B-081-6	12284092 1011	2011	19025779	
	4581677	D3060	Exhaust Fan [KEF-B1]	Centrifugal, 16" Damper	1001 - 2000 CFM	San Antonio Elementary / Multi Use/Cafeteria Building	Roof	Greenheck	CUBE-131-5-6	12284091	2011	19025733	
ı	4581458	D3060	Exhaust Fan [REF-D1]	Centrifugal, 12" Damper	100 - 1000 CFM	San Antonio Elementary / K1 - K2 Building	Roof	Greenheck	No tag/plate found		2011	19025783	
1	4581486	D3060	Exhaust Fan [REF-D2]	Centrifugal, 12" Damper	100 - 1000 CFM	San Antonio Elementary / K1 - K2 Building	Roof	Greenheck	No tag/plate found		2011	19025773	
40 Fire Prote	ection												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4581491	D4010	Backflow Preventer	Fire Suppression	6 IN	San Antonio Elementary / Main Building (101 to 210)	Fire riser room	No tag/plate found			2011	19025870	
2	4581440	D4010	Backflow Preventer	Fire Suppression	6 IN	San Antonio Elementary / Administration Building	Fire riser room	No tag/plate found			2011	19025867	
ı	4581499	D4030	Fire Extinguisher	Wet Chemical/CO2		San Antonio Elementary / Main Building (101 to 210)							6
1	4581433	D4030	Fire Extinguisher	Wet Chemical/CO2		San Antonio Elementary / Administration Building	Throughout building						4
50 Electrical													
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4581514	D5020	Secondary Transformer [TFR- LA11]	Dry, Stepdown	45 KVA	San Antonio Elementary / Main Building (101 to 210)	Electrical room	HPS	No tag/plate found		2011	19025873	
	4581453	D5020	Secondary Transformer [TFR-LC1	Dry, Stepdown	45 KVA	San Antonio Elementary / Administration Building		HPS	No tag/plate found		2011	19025792	
	4581479	D5020	Secondary Transformer [TFR-LD1	Dry, Stepdown	30 KVA	San Antonio Elementary / K1 - K2 Building	Electrical room	HPS			2011	19025776	
	4581494	D5020	Switchboard [Panel HA11]	120/208 V	600 AMP	San Antonio Elementary / Main Building (101 to 210)		IEM			2011	19025874	
j	4581459	D5020	<b>Distribution Panel</b> [Panel HD1]	120/208 V	225 AMP	San Antonio Elementary / K1 - K2 Building	Electrical room	IEM	No tag/plate found		2011	19025771	
3	4581682	D5020	<b>Distribution Panel</b> [Panel LB1]	120/208 V	400 AMP	San Antonio Elementary / Multi Use/Cafeteria Building	Electrical room	No tag/plate found	No tag/plate found		2011	19003571	
7	4581418	D5020	<b>Distribution Panel</b> [Panel LC1]	120/208 V	250 AMP	San Antonio Elementary / Administration Building	Electrical room	IEM	No tag/plate found		2011	19025798	
D70 Electronic	c Safety & Security	•											
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
I	4581434	D7050	Fire Alarm Panel [FACP]	Fully Addressable		San Antonio Elementary / Administration Building	Data room	GE	EST 3		2011	19025887	
	4581489	D7050	Fire Alarm Panel [FCA1]	Multiplex		San Antonio Elementary / Main Building (101 to 210)		No tag/plate found			2011	19025877	
E10 Equipmen	nt												
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
			,		1 ****	San Antonio Elementary					decesses v.		7

4581684	E1030	Foodservice Equipment	Convection Oven, Double	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Cres Cor	No tag/plate found		2011	19003592
4581660	E1030	Foodservice Equipment	Convection Oven, Double	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Royalton	No tag/plate found			19003574
4581678	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	CaptiveAire Systems	Illegible			19003591
4581651	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Traulsen	G12000	T157042B11	2011	19003589
4581676	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Beverage-Air Corporation	SM58N-W			19003609
4581686	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Beverage-Air Corporation	SM58HC-W		2011	19003593
4581655	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Beverage-Air Corporation	SM58N-W			19003595
4581658	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Traulsen	AR232L-X0032	T157555B11	2011	19003584
4581666	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	San Antonio Elementary / Multi Use/Cafeteria K Building	Kitchen	Traulsen	AR232L-X0034	AR232L-X0034	2011	19003534
	4581660 4581678 4581651 4581676 4581686 4581655	4581660 E1030  4581678 E1030  4581651 E1030  4581676 E1030  4581686 E1030  4581655 E1030	4581684         E1030         Equipment           4581660         E1030         Foodservice Equipment           4581678         E1030         Foodservice Equipment           4581651         E1030         Foodservice Equipment           4581676         E1030         Foodservice Equipment           4581686         E1030         Foodservice Equipment           4581655         E1030         Foodservice Equipment           4581658         E1030         Foodservice Equipment           4581666         F1030         Foodservice Equipment	4581684E1030EquipmentDouble4581660E1030Foodservice EquipmentConvection Oven, Double4581678E1030Foodservice EquipmentExhaust Hood, 8 to 10 LF4581651E1030Foodservice EquipmentFreezer, 2-Door Reach-In4581676E1030Foodservice EquipmentRefrigerator, 1-Door Reach-In4581686E1030Foodservice EquipmentRefrigerator, 1-Door Reach-In4581655E1030Foodservice EquipmentRefrigerator, 1-Door Reach-In4581658E1030Foodservice EquipmentRefrigerator, 2-Door Reach-In	4581684 E1030 Foodservice Equipment Double San Antonio Elementary  4581660 E1030 Foodservice Equipment Double San Antonio Elementary  4581678 E1030 Foodservice Equipment Exhaust Hood, 8 to 10 LF San Antonio Elementary  4581678 E1030 Foodservice Equipment Exhaust Hood, 8 to 10 LF San Antonio Elementary  4581651 E1030 Foodservice Equipment Freezer, 2-Door Reach-In Suilding  4581676 E1030 Foodservice Equipment Reach-In Suilding  4581686 E1030 Foodservice Equipment Reach-In  4581655 E1030 Foodservice Equipment Reach-In  4581656 E1030 Foodservice Equipment Reach-In  4581658 E1030 Foodservice Equipment Reach-In  4581658 E1030 Foodservice Equipment Reach-In  4581666 E1030 Foodservice Refrigerator, 1-Door  8200 Foodservice Refrigerator, 1-Door  8300 Foodservice Refrigerator, 1-Door  9300 Foodser	A581684   E1030   Foodservice Equipment   Double   Convection Oven, Double   A581660   E1030   Foodservice Equipment   Convection Oven, Double   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building   San Antonio Elementary / Multi Use/Cafeteria Building   Kitchen Building	4581684 E1030 Foodservice Equipment Double Sulciding Sulciding San Antonio Elementary / Multi Use/Cafeteria Skitchen Royalton San Antonio Elementary / Multi Use/Cafeteria Sulciding San Antonio Elementary / Multi Use/Cafeteria Sulci	4581684   E1030   Foodservice Equipment   Double   Doub	4581684   E1030   Foodservice   Convection Oven. Double   Multi UserCafeteria   Kitchen   Cres Cor   No tagipiale found   Foodservice   Equipment   Convection Oven. Double   San Antonio Elementary   Multi UserCafeteria   Bullding	San Antonio Elementary   San Antonio Elementary   Multi Use/Cafeteria   Kitchen   San Antonio Elementary