



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

1650 Spruce Street, Suite 300

Riverside, California 92507

Jesse Miller



San Rafael Elementary
1090 Nithsdale Road
Pasadena, California 91105

PREPARED BY:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	7
Main Address	1090 Nithsdale Road, Pasadena, California 91105
Site Developed	1931 Renovated 1998
Site Area	4.8 acres (estimated)
Parking Spaces	None
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 17, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Donald Cristobal
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school was originally constructed in 1931 with other buildings added at various times. The main building is a Tudor style with the other buildings as more traditional school structures. Modular buildings were added in the 1990s as additional classrooms.

Architectural

The building envelope, though some sections dating back to 1931, is still in fair condition indicating regular maintenance. The bathrooms are not ADA compliant and the entire second floor of Building A is not accessible to wheelchairs. Roofs are of modern vintage. Windows are single pane and though operational, should be considered for replacement for energy conservation and noise abatement reasons.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main electrical panel may date back to 1931, and uses screw-in plug fuses. The secondary panel is likewise from an older vintage. They are past their expected useful life and an electrical system modernization is recommended. Heat is provided via boilers and radiators; air conditioning is provided in classrooms using window hung A/C units. The latter are outside of the scope of this report. The boilers are in fair condition and the radiators are functioning, but a steam leak in an area where students walk should be addressed immediately. The overall HVAC system should be considered for modernization. Plumbing supply and waste lines appear to have had sections replaced as needed. The buildings are plumbed for a wet fire sprinkler system and modern fire control panels provide detection and alarm.

Site

The asphalt play areas have some cracks that can be remediated with a sealing treatment, but overall they are sound. There are cracks and minor lifting in some of the concrete walkways that do not pose an issue at this time. These should be monitored and trip hazards ground down as they appear. The grass playground at the west end of the site is mostly dirt, most likely due to water conservation efforts. Wheelchair ramps have been added to the site around the year 2000.

Recommended Additional Studies

The HVAC system is in poor condition. There is no central air conditioning, and the steam lines and radiators are old. The main electrical panels are past their useful life. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the steam leak is also included.

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

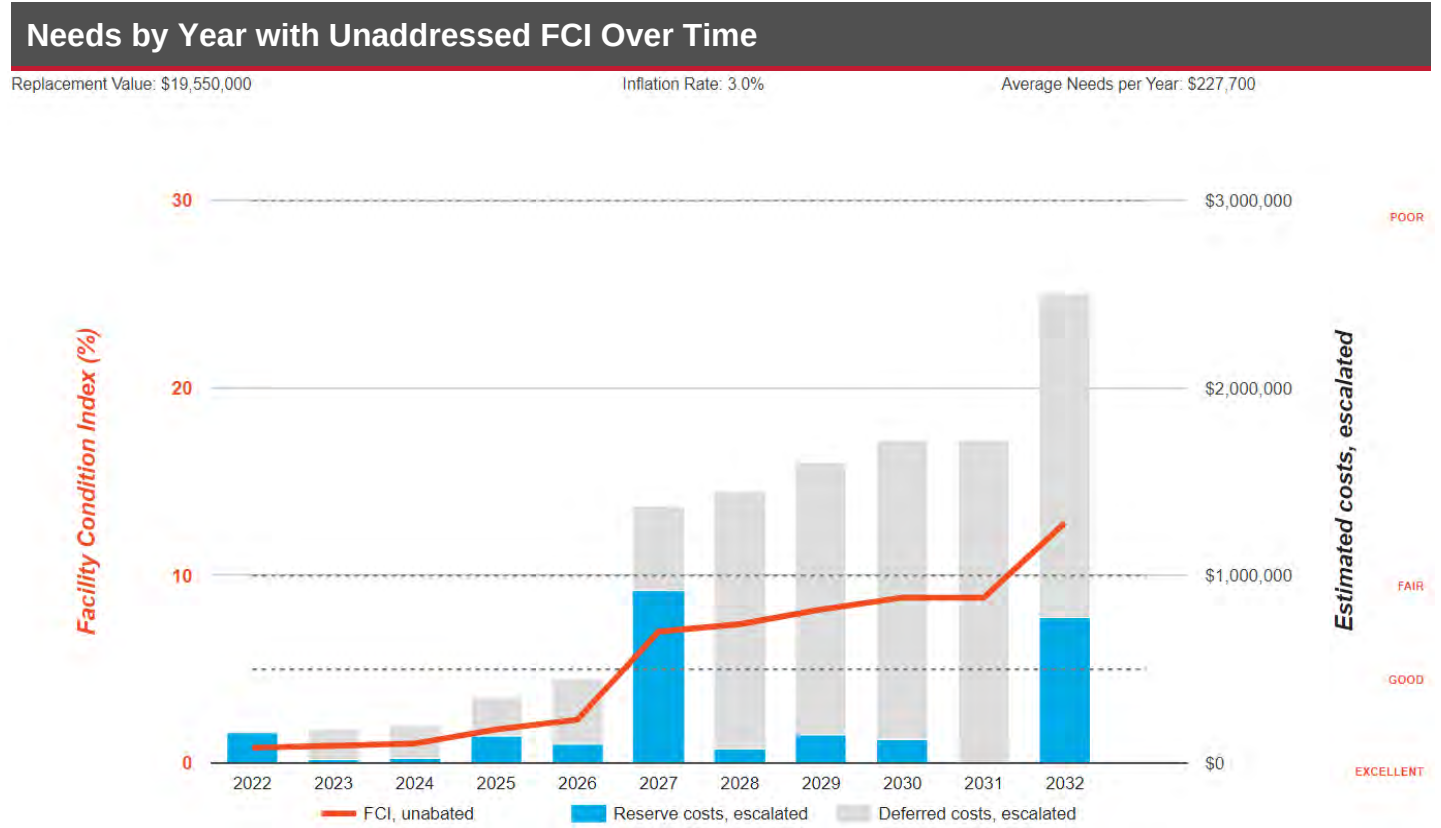
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis | San Rafael Elementary(1931)

<i>Replacement Value</i> \$ 19,550,000	<i>Total SF</i> 46,000	<i>Cost/SF</i> \$ 425	
	Est Reserve Cost		FCI
Current	\$ 160,400		0.8 %
3-Year	\$ 326,900		1.7 %
5-Year	\$ 1,335,200		6.8 %
10-Year	\$ 2,385,200		12.2 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

Facility/Building	Total Items	Total Cost
Building B	1	\$4,000
Building C	2	\$23,900
Building D	1	\$12,200
Building E	2	\$27,800
Building F	2	\$82,700
Building G	1	\$9,000
Site	1	\$700
Total	10	\$160,300

Building B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3857073	San Rafael Elementary / Building B	B	D3050	Piping & Valves, Piping Steel, HVAC Steam, Replace	Failed	Safety	\$4,000
Total (1 items)							\$4,000

Building C

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3857153	San Rafael Elementary / Building C	Gymnasium	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Environmental	\$22,600
3857108	San Rafael Elementary / Building C	Classrooms	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace	NA	Safety	\$1,300
Total (2 items)							\$23,900

Building D

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3857160	San Rafael Elementary / Building D	Classrooms	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	NA	Environmental	\$12,200
Total (1 items)							\$12,200

Building E

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3857189	San Rafael Elementary / Building E	Classrooms	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Environmental	\$13,900
3857116	San Rafael Elementary / Building E	Classrooms	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Environmental	\$13,900
Total (2 items)							\$27,800

Building F

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3857193	San Rafael Elementary / Building F	F	B3010	Roofing, Built-Up, Replace	Failed	Performance/Integrity	\$60,900
3857214	San Rafael Elementary / Building F	Roof	B3010	Roofing, Modified Bitumen, Replace	Failed	Performance/Integrity	\$21,800
Total (2 items)							\$82,700

Building G

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3857166	San Rafael Elementary / Building G	Building Exterior	B2010	Exterior Walls, Plywood/OSB, Replace	Failed	Performance/Integrity	\$9,000
Total (1 items)							\$9,000

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3882746	San Rafael Elementary / Site		Y1020	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	NA	Accessibility	\$700
Total (1 items)							\$700

Key Findings



Piping and Valves in Failed condition.

Piping Steel, HVAC Steam
Building B San Rafael Elementary B

Uniformat Code: D3050
Recommendation: **Replace in 2022**

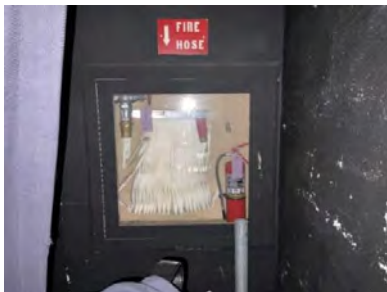
Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$4,000

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Steam escapes from leak in steam line; injury hazard in area where students walk - AssetCALC ID: 3857073



Fire Extinguisher

Wet Chemical/CO2
Building C San Rafael Elementary
Classrooms

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

\$\$\$\$

Fire hose cabinet and extinguisher blocked by stage equipment; inaccessible - AssetCALC ID: 3857108



Exterior Walls in Failed condition.

Plywood/OSB
Building G San Rafael Elementary Building
Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Multiple areas of wood deterioration - AssetCALC ID: 3857166



Roofing in Failed condition.

Modified Bitumen
Building F San Rafael Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,800

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Sheathing deteriorated at soffits all around - AssetCALC ID: 3857214



Roofing in Failed condition.

Built-Up
Building F San Rafael Elementary F

Uniformat Code: B3010
Recommendation: **Replace in 2022**

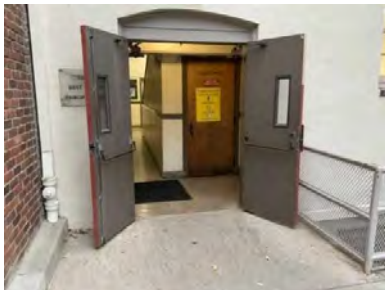
Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,900

\$\$\$\$

Leaking caused wood deterioration in sheathing - AssetCALC ID: 3857193



Exterior Door in Poor condition.

Wood, Solid-Core
Building A San Rafael Elementary Building exterior

Uniformat Code: B2050
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Signs of delamination at top corners - AssetCALC ID: 3857083



Heat Pump in Poor condition.

Packaged and Wall-Mounted
Building G San Rafael Elementary Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Unit slated for replacement this quarter - AssetCALC ID: 3857172



Heat Pump in Poor condition.

Packaged and Wall-Mounted
Building G San Rafael Elementary Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Unit slated for replacement this quarter - AssetCALC ID: 3857200



Flooring

Vinyl Tile (VCT), w/ Asbestos Abatement
Building D San Rafael Elementary
Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$12,200

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Type of floor is likely to contain asbestos. - AssetCALC ID: 3857160



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Building E San Rafael Elementary
Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$13,900

\$\$\$\$

Type of flooring likely to contain asbestos - AssetCALC ID: 3857116



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Building C San Rafael Elementary
Gymnasium

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$22,600

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Type of flooring likely to contain asbestos - AssetCALC ID: 3857153



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Building E San Rafael Elementary
Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$13,900

\$\$\$\$

Type of flooring likely to contain asbestos - AssetCALC ID: 3857189

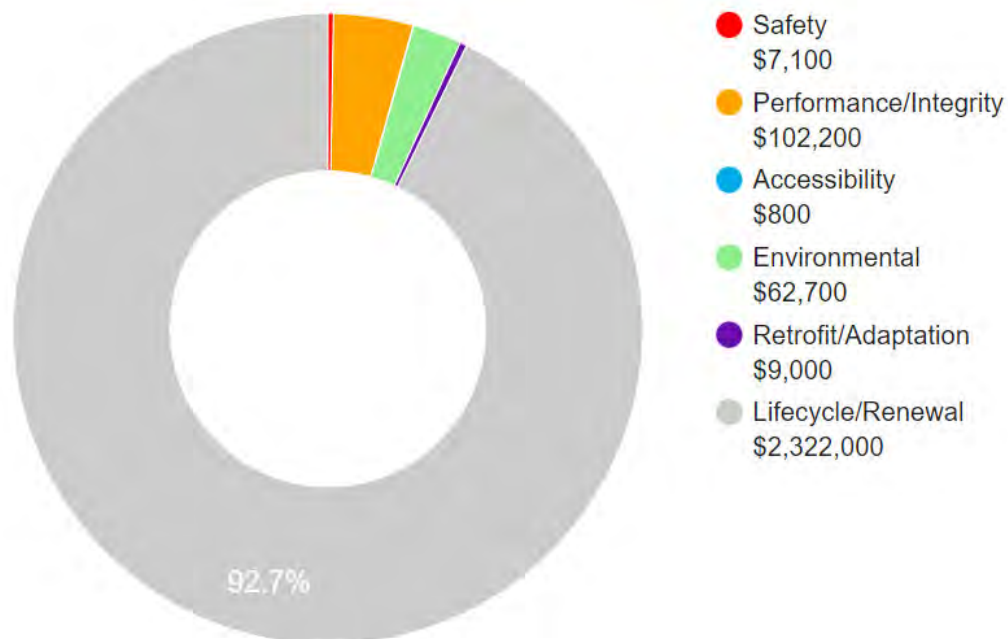
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

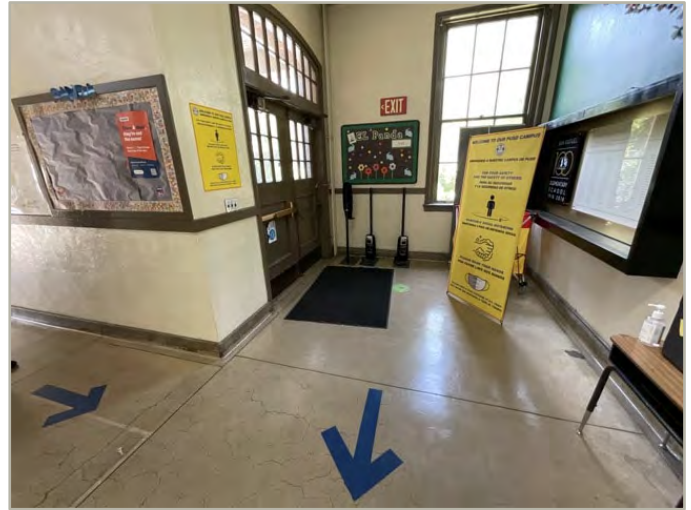
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,503,800

2. Building A



Building A: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1931	
Building Size	18400 SF	
Number of Stories	Two above grade with no below-grade basement levels (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Ceramic tile, wood strip, sealed concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building A: Systems Summary		
HVAC	Central System: Boilers feeding hydronic radiators Non-Central System: Window-hung air conditioning units	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring, fed from utility owned transformer with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Antiquated main electrical panels, aged and non-central HVAC	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$1,568	\$3,783	\$140,369	\$385,149	\$530,869
Roofing	-	-	-	\$61,411	\$165,269	\$226,680
Interiors	-	-	\$80,373	\$205,953	\$263,280	\$549,606
Plumbing	-	-	-	\$31,820	\$408,342	\$440,162
HVAC	-	-	\$144,666	-	\$43,073	\$187,739
Fire Protection	-	-	-	\$14,621	\$45,766	\$60,387
Electrical	-	\$8,964	\$1,569	\$210,554	\$2,108	\$223,195
Fire Alarm & Electronic Systems	-	-	-	\$11,714	-	\$11,714
Equipment & Furnishings	-	-	\$45,406	-	\$1,118	\$46,524
Site Pavement	-	-	-	-	\$53,056	\$53,056
Site Development	-	-	-	-	\$4,630	\$4,630
TOTALS (3% inflation)	-	\$10,600	\$275,800	\$676,500	\$1,371,800	\$2,334,700

3. Building B



Building B: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1950	
Building Size	6800 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Moderate slope construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, Floors: Wood strip, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building B: Systems Summary		
HVAC	Central System: Boilers feeding hydronic radiators Non-Central System: Window-hung air conditioner	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Signs of infestation of wood destroying organisms in ceiling tiles. Unknown if this condition is currently active.	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$206,850	-	\$56,062	\$262,912
Roofing	-	-	-	-	\$161,278	\$161,278
Interiors	-	-	\$76,147	-	\$78,356	\$154,503
Plumbing	-	-	-	\$10,198	\$142,703	\$152,901
HVAC	\$4,036	-	\$11,351	-	-	\$15,387
Fire Protection	-	-	-	\$825	\$1,109	\$1,934
Electrical	-	-	-	\$48,171	-	\$48,171
Site Development	-	-	-	\$23,394	\$330,128	\$353,522
Site Pavement	-	-	-	\$14,884	-	\$14,884
TOTALS (3% inflation)	\$4,100	-	\$294,400	\$97,500	\$769,700	\$1,165,700

4. Building C



Building C: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed/Renovated	1800 / 1900	
Building Size	11000 SF	
Number of Stories	Two above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with metal finish Secondary: Moderate slope construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet, VCT, ceramic tile, wood strip, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic radiators	Poor

Building C: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main building with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	No central HVAC was observed in this building other than a hydronic radiator in the backstage office area.	

Building C: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$29,009	\$76,438	\$307,253	\$412,700
Roofing	-	-	-	-	\$178,819	\$178,819
Interiors	\$22,630	-	\$148,842	-	\$142,136	\$313,608
Plumbing	-	-	\$24,844	\$37,429	\$230,845	\$293,118
HVAC	-	-	\$1,008	-	-	\$1,008
Fire Protection	\$1,305	-	-	\$1,753	\$2,356	\$5,414
Electrical	-	-	\$78,466	-	-	\$78,466
Equipment & Furnishings	-	-	\$19,798	\$24,240	\$52,237	\$96,275
Special Construction & Demo	-	-	-	\$21,932	-	\$21,932
Site Development	-	-	-	-	\$85,202	\$85,202
TOTALS (3% inflation)	\$24,000	-	\$302,000	\$161,800	\$998,900	\$1,486,700

5. Building D



Building D: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1950	
Building Size	1400 SF	
Number of Stories	One above grade with no below-grade basement levels mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Moderate slope construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sink in classroom	Fair

Building D: Systems Summary		
HVAC	Central System: Boilers feeding hydronic radiators Non-Central System: Window-hung air conditioners	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$45,025	-	\$40,681	\$85,706
Roofing	-	-	-	-	\$47,461	\$47,461
Interiors	\$12,185	-	\$10,037	-	\$24,166	\$46,388
Electrical	-	-	\$10,286	-	-	\$10,286
Equipment & Furnishings	-	-	\$3,744	-	-	\$3,744
TOTALS (3% inflation)	\$12,200	-	\$69,100	-	\$112,400	\$193,700

6. Building E



Building E: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1950	
Building Size	3200 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Moderate slope construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sink	Fair

Building E: Systems Summary		
HVAC	Central System: Boilers feeding hydronic radiators Non-Central System: Window-hung air conditioners	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building E: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$98,257	\$88,140	\$186,397
Roofing	-	-	-	-	\$83,058	\$83,058
Interiors	\$27,852	-	\$23,362	-	\$56,358	\$107,572
Electrical	-	-	\$24,216	-	\$926	\$25,142
Equipment & Furnishings	-	-	\$3,428	-	-	\$3,428
Site Pavement	-	-	-	\$17,106	-	\$17,106
Site Development	-	-	-	-	\$23,888	\$23,888
TOTALS (3% inflation)	\$27,900	-	\$51,100	\$115,400	\$252,400	\$446,800

7. Building F



Building F: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1999	
Building Size	4000 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over steel substructure	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bitumen finish	Failed
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged units – wall mounted	Good

Building F: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring fed from Art building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaks have caused deterioration in the sheathing and fascia at all edges of the building. Some deterioration noted in the door and window trim.	

Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$2,693	-	\$4,196	\$6,889
Facade	-	-	\$50,136	\$7,310	\$3,722	\$61,168
Roofing	\$82,688	-	-	-	\$39,300	\$121,988
Interiors	-	-	\$51,611	\$20,376	\$72,938	\$144,925
HVAC	-	-	-	-	\$34,580	\$34,580
Electrical	-	-	\$28,756	-	-	\$28,756
Fire Alarm & Electronic Systems	-	-	-	-	\$6,204	\$6,204
TOTALS (3% inflation)	\$82,700	-	\$133,200	\$27,700	\$161,000	\$404,600

8. Building G



Building G: Systems Summary

Address	1090 Nithsdale Road, Pasadena, California 91105	
Constructed	1990	
Building Size	1200 SF	
Number of Stories	One above grade with no below-grade basement levels (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over steel substructure	Fair
Façade	Primary Wall Finish: Wood siding Windows: Steel	Failed
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged units	Poor

Building G: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring //// Fed from utility owned transformer with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Multiple areas of plywood siding are deteriorated. Package units are at the end of their useful life and are slated for replacement this quarter.	

Building G: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$8,976	-	\$10,467	-	\$16,211	\$35,654
Roofing	-	-	-	\$26,610	-	\$26,610
Interiors	-	-	\$19,431	-	\$19,904	\$39,335
HVAC	-	\$8,964	-	-	-	\$8,964
TOTALS (3% inflation)	\$9,000	\$9,000	\$29,900	\$26,700	\$36,200	\$110,800

9. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures 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 present Brick retaining walls Low to moderate site slopes throughout	--
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	--
Site Lighting	Pole-mounted: LED Building-mounted: HPS	--
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	

Site Information

Key Issues and Findings

Severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate lot drainage, lack of property signage, widespread irrigation leaks, bulging retaining walls, inadequate site lighting.

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	-	\$1,695	\$1,695
Special Construction & Demo	-	-	-	-	\$88,427	\$88,427
Site Development	-	\$23,373	\$12,612	\$27,096	\$187,915	\$250,996
Site Pavement	-	-	-	-	\$61,022	\$61,022
Accessibility	\$718	-	-	-	-	\$718
TOTALS (3% inflation)	\$800	\$23,400	\$12,700	\$27,100	\$339,100	\$403,100

10. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Only the roof to building A was accessible. All other roofs were observed from that vantage point.

11. 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 // checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not // are 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 1931 and substantially renovated in 1998 and some accessibility improvements appear to have been implemented at that time.

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

12. 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.

13. 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.

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of San Rafael Elementary School, 1090 Nithsdale Road, Pasadena, California 91105, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:



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15. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - COVER PHOTO



2 - LEFT ELEVATION



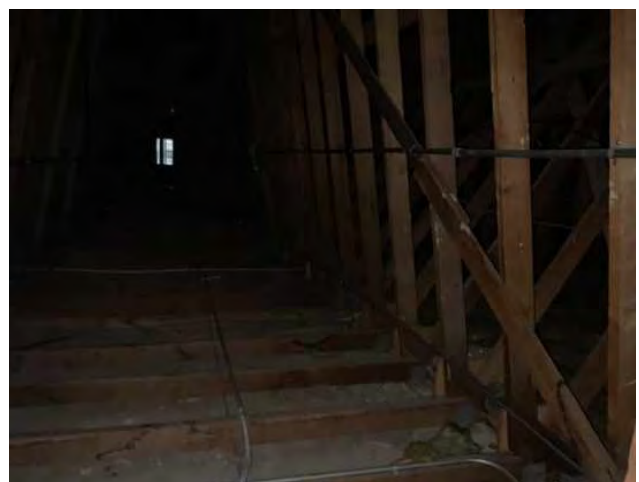
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - ROOF FRAMING

Photographic Overview



7 - FACADE



8 - BUILT-UP ROOF



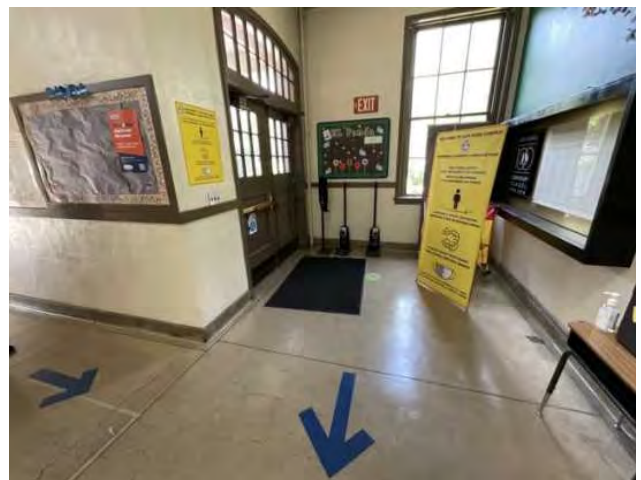
9 - COPPER ROOF



10 - METAL ROOF



11 - BUILT-UP ROOF



12 - MAIN ENTRANCE

Photographic Overview



13 - ATTENDANCE COUNTER



14 - OFFICE INTERIOR



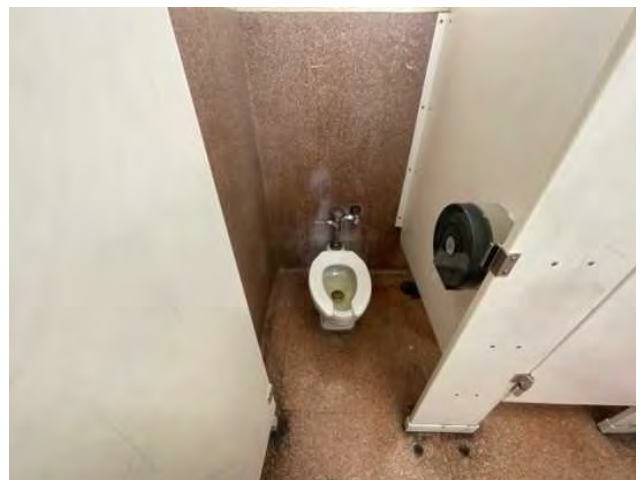
15 - CLASSROOM



16 - CLASSROOM



17 - CLASSROOM



18 - TOILET STALL

Photographic Overview



19 - MAIN ELECTRICAL EQUIPMENT



20 - SECONDARY ELECTRICAL



21 - HEATING MAIN COMPONENTS



22 - BOILER CONTROL PANEL



23 - BOILER



24 - RADIATOR

Photographic Overview



25 - STEAM, SUPPLY, WASTE LINES



26 - BACKFLOW VALVE



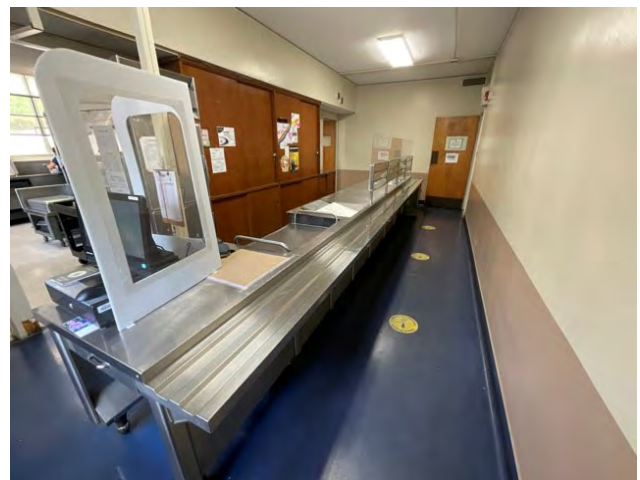
27 - FIRE RISER



28 - SIGNAGE, STROBE, ALARM, PULL STATION



29 - KITCHEN EQUIPMENT



30 - LUNCH COUNTER

Photographic Overview



31 - RAMP TO MULTI-PURPOSE ROOM



32 - ASPHALT WALKWAY



33 - ASPHALT PLAYGROUND



34 - RAMP TO PLAYGROUND



35 - PLAYGROUND OVERVIEW



36 - PLAY STRUCTURE

Appendix B:

Site and Floor Plans

Aerial Site Plan

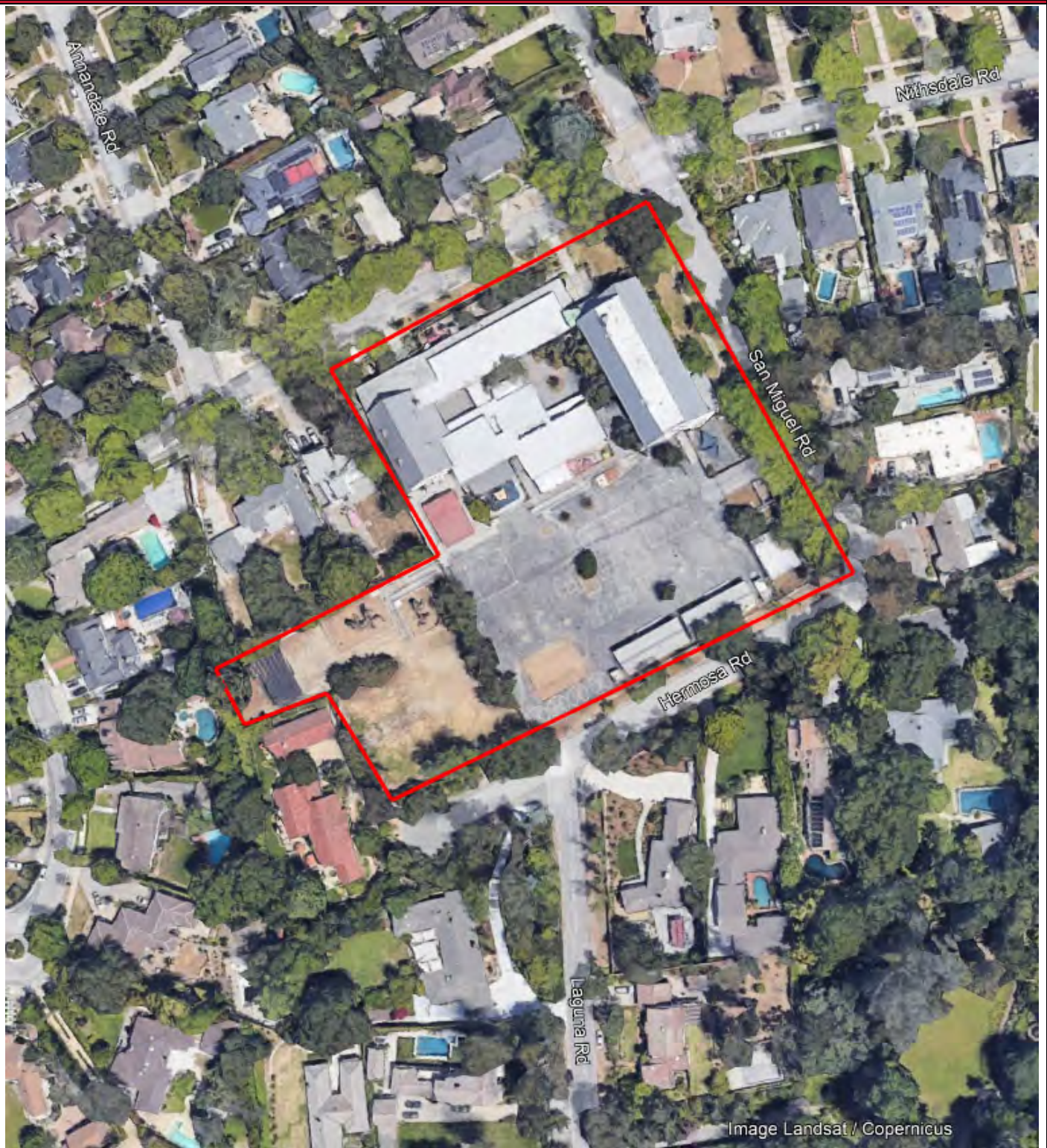
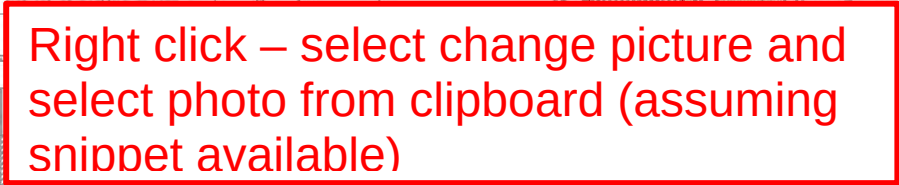


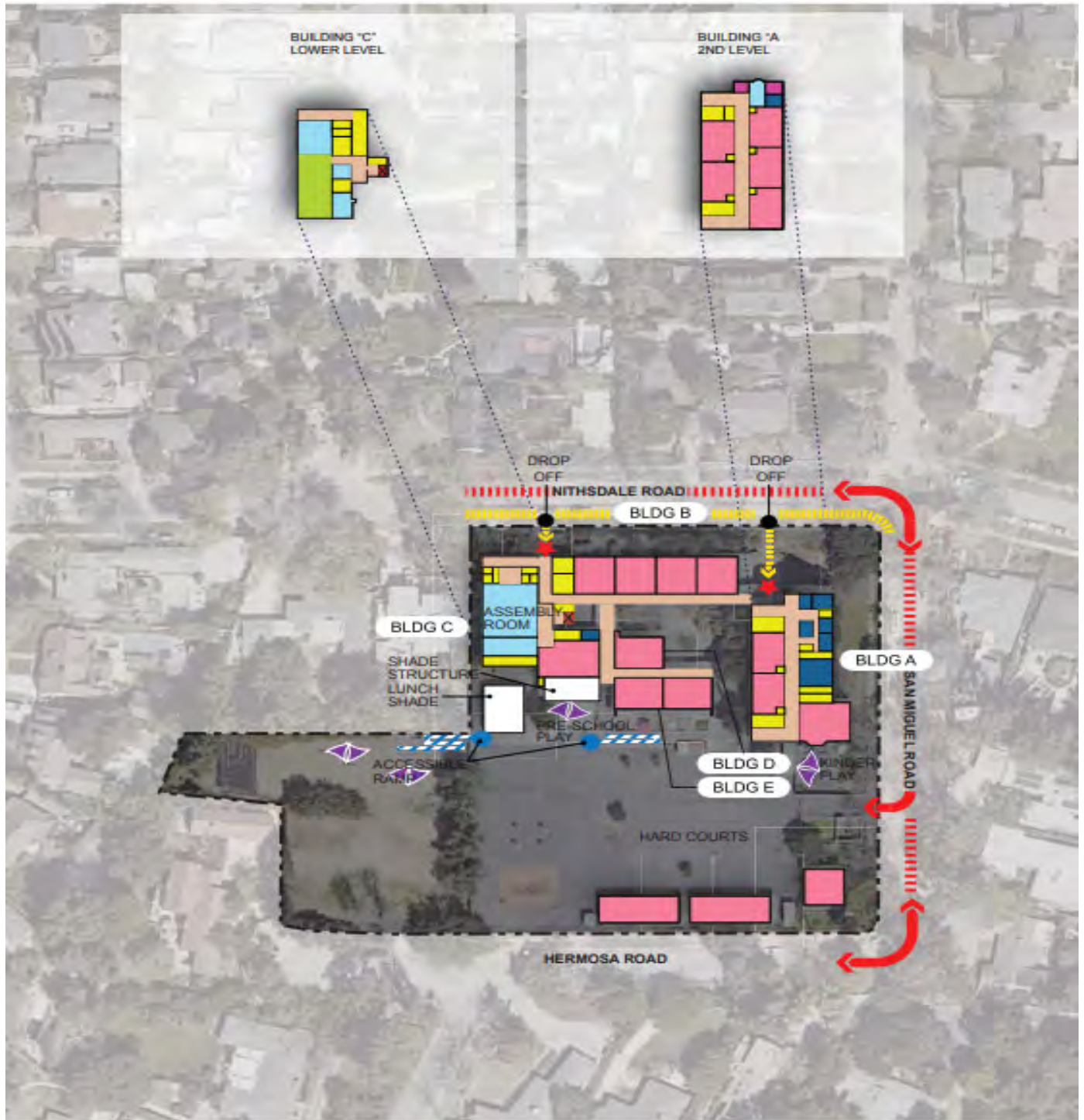
Image Landsat / Copernicus

 	Project Number	Project Name	
	154554.22R000-009.354	San Rafael Elementary	
	Source	On-Site Date	
	Google	May 17, 2022	

Site Plan



Floor Plan



	Project Number	Project Name	
	154554.22R000-009.354	San Rafael Elementary	
	Source	On-Site Date	
	Client Supplied	May 17, 2022	

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: San Rafael Elementary
Name of person completing form: Donald Cristobal
Title / Association with property: Construction Manager
Length of time associated w/ property: 8 months
Date Completed: May 17, 2022
Phone Number: 310-944-1053
Method of Completion: DURING: verbally completed during assessment

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 / renovated	1931		
2	Building size in SF	44000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Accessibility improvements, 1998-2008		
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.	HVAC		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Modular classrooms
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				Outside Building B, in walkway by planter
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Antiquated system, no central cooling
14	Is the electrical service outdated, undersized, or problematic?	X				Outdated main panels
15	Are there any problems or inadequacies with exterior lighting?			X		
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Access ramps
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: San Rafael Elementary

BV Project Number: 154554.22R000 - 009.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

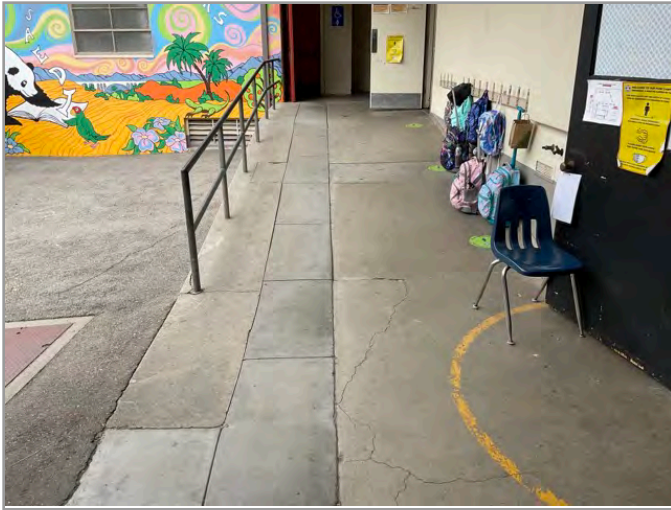
Abbreviated Accessibility Checklist

Parking

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route

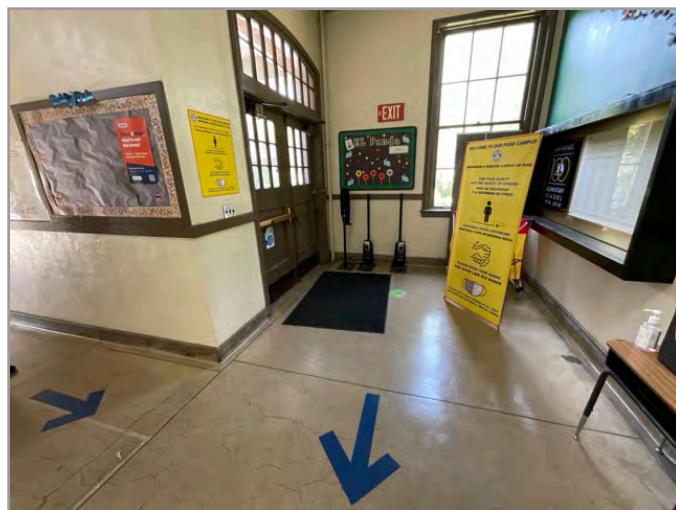


Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

Abbreviated Accessibility Checklist

Building Entrances

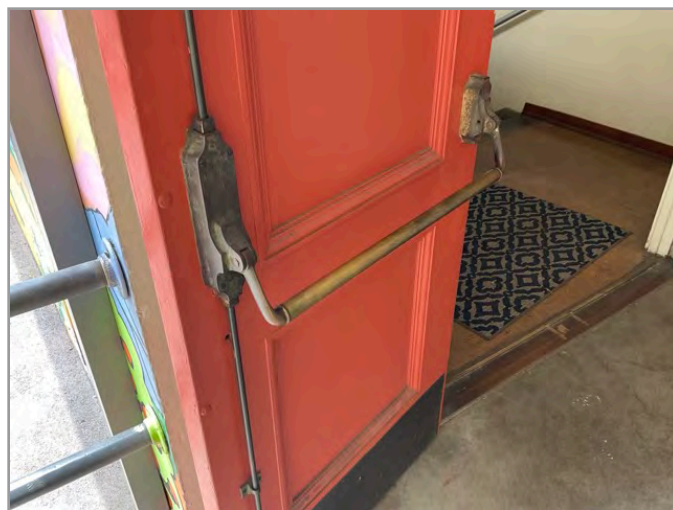


Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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

Abbreviated Accessibility Checklist

Interior Accessible Route



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

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

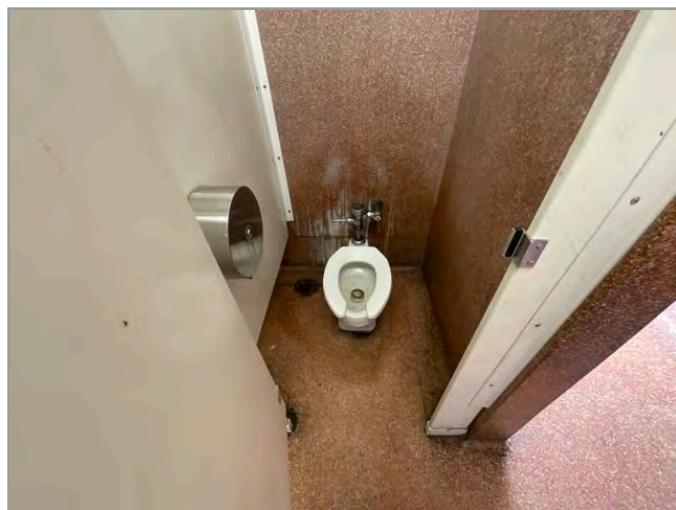
Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?		✗		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		✗		

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?		✗		
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



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

Appendix E:

Component Condition Report

Component Condition Report | San Rafael Elementary / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building exterior	Fair	Exterior Ramp, Wood	200 SF	4	3857203
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	5,300 SF	5	3857076
B2020	Classrooms	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	10	3857136
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	12	3857102
Roofing						
B3010	F	Failed	Roofing, Built-Up	4,000 SF	0	3857193
B3010	Roof	Failed	Roofing, Modified Bitumen	2,000 SF	0	3857214
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	10	3857135
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,800 SF	8	3857186
C2010	F	Fair	Wall Finishes, Vinyl	5,300 SF	5	3857192
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	4	3857115
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3857209
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3857125
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3857142
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	20	3857122
Electrical						
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,800 SF	5	3857207
Fire Alarm & Electronic Systems						
D7050	Classrooms	Good	Fire Alarm Panel, Multiplex [No tag/plate found]	1	12	3857190

Component Condition Report | San Rafael Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	9,800 SF	20	3857171
B2010	Building Exterior	Fair	Exterior Walls, Brick	500 SF	25	3857075
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	20	10	3857070
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	5	3857149
B2050	Building exterior	Poor	Exterior Door, Wood, Solid-Core	2	1	3857083

Component Condition Report | San Rafael Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Copper	1,000 SF	25	3857089
B3010	Roof	Good	Roofing, Metal	7,500 SF	15	3857069
B3010	Roof	Fair	Roofing, Built-Up	3,000 SF	10	3857119
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	23	20	3857079
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	18,000 SF	10	3857185
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	10	3857176
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	31,000 SF	6	3857068
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	3857211
C2030	Office	Fair	Flooring, Wood, Parquetry, Refinish	2,500 SF	3	3857110
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,000 SF	5	3857066
C2030	Classrooms	Fair	Flooring, Wood, Strip, Refinish	12,000 SF	5	3857184
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,800 SF	8	3857092
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	5	3857117
Plumbing						
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	15	3857096
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	8	3857071
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	15	3857197
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	3857155
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	3857132
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	10	3857187
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,400 SF	10	3944395
D2010	Restrooms	Fair	Toilet, Child-Sized	3	15	3857105
D2030	Mechanical room	Fair	Pump, Sump [No tag/plate found]	1	8	3857174
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC [No tag/plate found]	1	22	3857090
D3020	Classrooms	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	22	5	3857086
D3020	Classrooms	Fair	Radiator, Hydronic, Baseboard (per LF)	130 LF	15	3857098
D3020	Mechanical room	Good	Boiler, Gas, HVAC [No tag/plate found]	1	21	3857205
D3050		Fair	HVAC System, Hydronic Piping, 2-Pipe	18,400 SF	5	3944386
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	5	3857137
Fire Protection						

Component Condition Report | San Rafael Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	18,000 SF	15	3857151
D4010	Mechanical room	Fair	Supplemental Components, Fire Riser, Wet	1	10	3857175
Electrical						
D5020	Mechanical room	Poor	Distribution Panel, 120/240 V [No tag/plate found]	1	1	3857210
D5020	Mechanical room	Poor	Distribution Panel, 120/240 V	1	1	3857104
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,000 SF	10	3857118
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	6	3	3857141
Fire Alarm & Electronic Systems						
D6060	Mechanical room	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	8	3857099
D7050	A	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	8	3857065
Equipment & Furnishings						
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	5	3857081
E2010	Office	Fair	Casework, Countertop, Solid Surface	6 LF	15	3857191
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,000 SF	20	3857159
Sitework						
G2060	Site	Good	Flagpole, Metal	1	18	3857101

Component Condition Report | San Rafael Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	800 SF	12	3857082
B2010	Building Exterior	Fair	Exterior Walls, Brick	300 SF	20	3857148
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	44	5	3857067
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	8	5	3857129
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,000 SF	14	3857078
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,800 SF	3	3857163
C1090	B	Fair	Toilet Partitions, Plastic/Laminate	4	4	3857121
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	3	3857123
C2030	Restrooms	Fair	Flooring, Terrazzo	800 SF	15	3857077
C2030	Classrooms	Fair	Flooring, Wood, Strip, Refinish	6,000 SF	5	3857080

Component Condition Report | San Rafael Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	8	3857179
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,800 SF	10	3944434
D2010		Fair	Urinal, Standard	4	8	3857072
HVAC						
D3020	Classrooms	Fair	Radiator, Hydronic, Baseboard (per LF)	60 LF	5	3857138
D3050	B	Failed	Piping & Valves, Piping Steel, HVAC Steam	100 LF	0	3857073
Fire Protection						
D4030	Building exterior	Good	Fire Extinguisher, Wet Chemical/CO2	2	8	3857114
Electrical						
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,000 SF	7	3857109
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,200 SF	20	3857202
Sitework						
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	800 SF	10	3857165
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,200 SF	20	3857133

Component Condition Report | San Rafael Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	7,500 SF	20	3857199
B2010	Building Exterior	Fair	Exterior Walls, Brick	120 SF	20	3857087
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	10	5	3857158
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	11	7	3857152
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	6	8	3857150
Roofing						
B3010	Roof	Fair	Roofing, Metal	7,000 SF	20	3857140
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	26	5	3857215
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	11,000 SF	5	3857107
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	3	3857188
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	17,000 SF	5	3857113
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,400 SF	4	3857120

Component Condition Report | San Rafael Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,600 SF	0	3857153
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	4,200 SF	5	3857180
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	800 SF	3	3857204
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	3857095
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (400 MBH) [No tag/plate found]	1	10	3857213
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	5	3857157
D2010	Restrooms	Fair	Toilet, Child-Sized	3	5	3857074
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	3857106
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	5	3857181
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,000 SF	10	3944435
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	3857130
HVAC						
D3020	Office	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	5	3857194
Fire Protection						
D4030	Classrooms	NA	Fire Extinguisher, Wet Chemical/CO2	4	0	3857108
Electrical						
D5040	C	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	11,000 SF	3	3857167
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	5	3857146
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1	5	3857208
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3857134
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In [No tag/plate found]	1	12	3857168
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3857139
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3857145
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [No tag/plate found]	1	6	3857084
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3857064
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1	5	3857088
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	600 SF	10	3857124
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,100 SF	25	3857164
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	1,000 SF	18	3857147

Component Condition Report | San Rafael Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	18	3857177

Component Condition Report | San Rafael Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	1,200 SF	15	3857206
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	7	5	3857091
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	5	3857169
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,000 SF	15	3857198
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,400 SF	5	3857161
C2010	D	Fair	Wall Finishes, any surface, Prep & Paint	2,100 SF	4	3857144
C2030	Classrooms	NA	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,400 SF	0	3857160
Electrical						
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,400 SF	4	3857162
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	18 LF	3	3857143

Component Condition Report | San Rafael Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	400 SF	15	3857154
B2010	Building Exterior	Fair	Exterior Walls, Stucco	1,400 SF	15	3857182
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	14	10	3857156
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4	15	3857111
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,500 SF	15	3857097
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,200 SF	4	3857196
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,100 SF	5	3857128
C2030	Classrooms	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,600 SF	0	3857189
C2030	Classrooms	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,600 SF	0	3857116

Component Condition Report | San Rafael Elementary / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	18	3857126
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,200 SF	5	3857201
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	16 LF	4	3857178
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,300 SF	10	3857103
Sitework						
G2060	Building Exterior	Fair	Retaining Wall, Brick/Stone	110 SF	12	3857094

Component Condition Report | San Rafael Elementary / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Failed	Exterior Walls, Plywood/OSB	1,100 SF	0	3857166
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	3	5	3857131
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	5	3857127
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,400 SF	10	3857195
Interiors						
C1070	G	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	4	3857093
C2010	G	Fair	Wall Finishes, Vinyl	1,100 SF	3	3857212
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	4	3857085
HVAC						
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	3857200
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	3857172

Component Condition Report | San Rafael Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	A	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	3857183
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,600 SF	26	3882748
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	900 SF	20	3882859

Component Condition Report | San Rafael Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Concrete, Large Areas	3,000 SF	40	3882858
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	15	3882843
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	17	3857112
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	3857170
G2050		Good	Playground Surfaces, Rubber, Poured-in-Place	1,000 SF	18	3882747
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	45,000 SF	2	3882733
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	17	3857173
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	45,000 SF	2	4163335
Accessibility						
Y1020		NA	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	12 LF	0	3882746

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/8/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
San Rafael Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
San Rafael Elementary / Building A	\$0	\$10,534	\$0	\$13,458	\$0	\$262,348	\$60,409	\$0	\$73,281	\$0	\$746,590	\$0	\$0	\$18,087	\$0	\$346,336	\$81,185	\$0	\$4,631	\$0	\$522,310	\$2,139,170
San Rafael Elementary / Building B	\$4,036	\$0	\$0	\$42,205	\$3,674	\$248,474	\$0	\$16,860	\$11,026	\$0	\$132,766	\$0	\$24,820	\$18,694	\$161,278	\$59,666	\$0	\$0	\$1,111	\$0	\$382,595	\$1,107,207
San Rafael Elementary / Building C	\$23,936	\$0	\$0	\$33,289	\$12,858	\$204,834	\$17,019	\$77,878	\$5,789	\$0	\$238,043	\$0	\$4,809	\$5,113	\$17,280	\$78,482	\$16,586	\$0	\$85,203	\$0	\$560,550	\$1,381,667
San Rafael Elementary / Building D	\$12,186	\$0	\$0	\$3,745	\$7,458	\$51,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,184	\$107,128	\$0	\$0	\$0	\$0	\$0	\$186,909
San Rafael Elementary / Building E	\$27,853	\$0	\$0	\$0	\$17,144	\$18,125	\$0	\$0	\$0	\$0	\$115,366	\$0	\$23,889	\$0	\$0	\$227,563	\$0	\$0	\$1,037	\$0	\$0	\$430,976
San Rafael Elementary / Building F	\$82,688	\$0	\$0	\$0	\$37,594	\$76,913	\$0	\$0	\$18,331	\$0	\$9,358	\$0	\$9,928	\$0	\$46,902	\$0	\$0	\$0	\$0	\$4,197	\$99,923	\$385,834
San Rafael Elementary / Building G	\$8,976	\$8,965	\$0	\$3,269	\$16,164	\$10,469	\$0	\$0	\$0	\$0	\$26,612	\$0	\$0	\$0	\$14,811	\$0	\$0	\$0	\$5,094	\$0	\$16,212	\$110,572
San Rafael Elementary / Site	\$718	\$0	\$205,170	\$0	\$0	\$12,613	\$0	\$27,097	\$0	\$0	\$0	\$0	\$31,412	\$0	\$0	\$62,921	\$0	\$108,347	\$48,158	\$0	\$88,427	\$584,864
Grand Total	\$160,393	\$19,499	\$205,170	\$95,967	\$94,891	\$884,984	\$77,428	\$121,834	\$108,427	\$0	\$1,268,734	\$0	\$94,858	\$41,893	\$245,456	\$882,097	\$97,772	\$108,347	\$145,235	\$4,197	\$1,670,017	\$6,327,198

San Rafael Elementary

San Rafael Elementary / Building A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	3857171	Exterior Walls, Stucco, Replace	50	30	20	9800	SF	\$21.76	\$213,248																					\$213,248	\$213,248
B2020	Building Exterior	3857070	Window, Wood Historical, 28-40 SF, Restore	30	20	10	20	EA	\$5,222.40	\$104,448											\$104,448											\$104,448
B2050	Building exterior	3857083	Exterior Door, Wood, Solid-Core, Replace	25	24	1	2	EA	\$761.60	\$1,523		\$1,523																				\$1,523
B2050	Building exterior	3857149	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	20	5	2	EA	\$1,632.00	\$3,264					\$3,264																	\$3,264
B3010	Roof	3857069	Roofing, Metal, Replace	40	25	15	7500	SF	\$14.14	\$106,080																			\$106,080			\$106,080
B3010	Roof	3857119	Roofing, Built-Up, Replace	25	15	10	3000	SF	\$15.23	\$45,696											\$45,696											\$45,696
C1030	Throughout building	3857079	Interior Door, Wood, Solid-Core, Replace	40	20	20	23	EA	\$761.60	\$17,517																				\$17,517		\$17,517
C1070	Throughout building	3857185	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	18000	SF	\$3.81	\$68,544											\$68,544											\$68,544
C1090	Restrooms	3857176	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	\$816.00	\$6,528											\$6,528											\$6,528
C2010	Restrooms	3857211	Wall Finishes, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.58	\$23,501																				\$23,501		\$23,501
C2010	Throughout building	3857068	Wall Finishes, any surface, Prep & Paint	10	4	6	31000	SF	\$1.63	\$50,592						\$50,592											\$50,592					\$101,184
C2030	Throughout building	3857066	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	3000	SF	\$1.63	\$4,896					\$4,896												\$4,896					\$9,792
C2030	Restrooms	3857092	Flooring, Ceramic Tile, Replace	40	32	8	1800	SF	\$19.58	\$35,251									\$35,251													\$35,251
C2030	Office	3857110	Flooring, Wood, Parquetry, Refinish	10	7	3	2500	SF	\$4.35	\$10,880			\$10,880									\$10,880										\$21,760
C2030	Classrooms	3857184	Flooring, Wood, Strip, Refinish	10	5	5	12000	SF	\$4.35	\$52,224					\$52,224												\$52,224					\$104,448
C2050	Restrooms	3857117	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	900	SF	\$2.18	\$1,958					\$1,958												\$1,958					\$3,917
D2010	Site	3857071	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$7,180.80	\$7,181									\$7,181													\$7,181
D2010	Building A	3944395	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	18400	SF	\$11.97	\$220,211											\$220,211											\$220,211
D2010	Mechanical room	3857096	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$5,657.60	\$5,658																	\$5,658					\$5,658
D2010	Mechanical room	3857197	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$5,657.60	\$5,658																	\$5,658					\$5,658
D2010	Mechanical room	3857155	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,523.20	\$1,523									\$1,523													\$1,523
D2010	Restrooms	3857132	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,632.00	\$3,264											\$3,264											\$3,264
D2010	Throughout building	3857187	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	6	EA	\$1,305.60	\$7,834											\$7,834											\$7,834
D2010	Restrooms	3857105	Toilet, Child-Sized, Replace	30	15	15	3	EA	\$979.20	\$2,938																	\$2,938					\$2,938
D2030	Mechanical room	3857174	Pump, Sump, Replace	15	7	8	1	EA	\$4,645.76	\$4,646									\$4,646													\$4,646
D3020	Classrooms	3857086	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	22	EA	\$870.40	\$19,149					\$19,149																	\$19,149
D3020	Classrooms	3857098	Radiator, Hydronic, Baseboard (per LF), Replace	30	15	15	130	LF	\$163.20	\$21,216																	\$21,216					\$21,216
D3050	Building A	3944386	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	18400	SF	\$5.44	\$100,096					\$100,096																	\$100,096
D3050	Mechanical room	3857137	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	\$5,548.80	\$5,549					\$5,549																\$5,549	\$11,098
D4010	Mechanical room	3857175	Supplemental Components, Fire Riser, Wet, Replace	40	30	10	1	EA	\$10,880.00	\$10,880											\$10,880											\$10,880
D4010	Throughout building	3857151	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	18000	SF	\$1.16	\$20,955																	\$20,955					\$20,955

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
C1090	Restrooms	3857188	Toilet Partitions, Metal, Replace	20	17	3	2	EA	\$924.80	\$1,850				\$1,850																		\$1,850
C2010	Throughout building	3857113	Wall Finishes, any surface, Prep & Paint	10	5	5	17000	SF	\$1.63	\$27,744						\$27,744										\$27,744						\$55,488
C2030	Gymnasium	3857204	Flooring, Wood, Strip, Refinish	10	7	3	800	SF	\$4.35	\$3,482				\$3,482										\$3,482								\$6,963
C2030	Gymnasium	3857153	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	2600	SF	\$8.70	\$22,630	\$22,630															\$22,630						\$45,261
C2030	Cafeteria	3857180	Flooring, Vinyl Tile (VCT), Replace	15	10	5	4200	SF	\$5.44	\$22,848					\$22,848															\$22,848		\$45,696
C2030	Classrooms	3857120	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1400	SF	\$8.16	\$11,424					\$11,424										\$11,424							\$22,848
D2010	Mechanical room	3857213	Water Heater, Gas, Commercial (400 MBH), Replace	20	10	10	1	EA	\$23,936.00	\$23,936											\$23,936											\$23,936
D2010	Building C	3944435	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	11000	SF	\$11.97	\$131,648											\$131,648											\$131,648
D2010	Restrooms	3857157	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	5	EA	\$1,632.00	\$8,160					\$8,160																	\$8,160
D2010	Restrooms	3857074	Toilet, Child-Sized, Replace	30	25	5	3	EA	\$979.20	\$2,938					\$2,938																	\$2,938
D2010	Restrooms	3857106	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	\$1,632.00	\$3,264					\$3,264																	\$3,264
D2010	Restrooms	3857181	Toilet, Commercial Water Closet, Replace	30	25	5	5	EA	\$1,414.40	\$7,072					\$7,072																	\$7,072
D2010	Kitchen	3857095	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,284.80	\$2,285											\$2,285											\$2,285
D2010	Cafeteria	3857130	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	1	EA	\$1,632.00	\$1,632											\$1,632											\$1,632
D3020	Office	3857194	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	1	EA	\$870.40	\$870					\$870																	\$870
D4030	Classrooms	3857108	Fire Extinguisher, Wet Chemical/CO2, Replace	10	10	0	4	EA	\$326.40	\$1,306	\$1,306										\$1,306									\$1,306		\$3,917
D5040	C	3857167	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	11000	SF	\$2.28	\$25,133				\$25,133																		\$25,133
E1030	Kitchen	3857146	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,849.60	\$1,850					\$1,850															\$1,850		\$3,699
E1030	Kitchen	3857208	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$5,113.60	\$5,114					\$5,114															\$5,114		\$10,227
E1030	Kitchen	3857145	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005					\$5,005															\$5,005		\$10,010
E1030	Kitchen	3857088	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$5,113.60	\$5,114					\$5,114															\$5,114		\$10,227
E1030	Kitchen	3857134	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$10,336.00	\$10,336						\$10,336										\$10,336						\$20,672
E1030	Kitchen	3857084	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,916.80	\$3,917						\$3,917																\$3,917
E1030	Kitchen	3857139	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,937.60	\$2,938								\$2,938														\$2,938
E1030	Kitchen	3857064	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,937.60	\$2,938								\$2,938														\$2,938
E1030	Kitchen	3857168	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	3	12	1	EA	\$3,372.80	\$3,373												\$3,373										\$3,373
F1020	Site	3857124	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	600	SF	\$27.20	\$16,320											\$16,320											\$16,320
G2050	Site	3857147	Playfield Surfaces, Rubber, Small Areas, Replace	20	2	18	1000	SF	\$28.29	\$28,288																			\$28,288			\$28,288
G2050	Site	3857177	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$21,760.00	\$21,760																			\$21,760			\$21,760
Totals, Unescalated											\$23,936	\$0	\$0	\$30,464	\$11,424	\$176,691	\$14,253	\$63,322	\$4,570	\$0	\$177,126	\$0	\$3,373	\$3,482	\$11,424	\$50,374	\$10,336	\$0	\$50,048	\$0	\$310,363	\$941,185
Totals, Escalated (3.0% inflation, compounded annually)											\$23,936	\$0	\$0	\$33,289	\$12,858	\$204,834	\$17,019	\$77,878	\$5,789	\$0	\$238,043	\$0	\$4,809	\$5,113	\$17,280	\$78,482	\$16,586	\$0	\$85,203	\$0	\$560,550	\$1,381,667

San Rafael Elementary / Building D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3857206	Exterior Walls, Stucco, Replace	50	35	15	1200	SF	\$21.76	\$26,112															\$26,112							\$26,112	
B2020	Building Exterior	3857091	Window, Wood Historical, 28-40 SF, Restore	30	25	5	7	EA	\$5,222.40	\$36,557						\$36,557																\$36,557	
B2050	Building Exterior	3857169	Exterior Door, Wood, Solid-Core, Replace	25	20	5	3	EA	\$761.60	\$2,285						\$2,285																\$2,285	
B3010	Roof	3857198	Roofing, Built-Up, Replace	25	10	15	2000	SF	\$15.23	\$30,464															\$30,464							\$30,464	
C1070	Classrooms	3857161	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	1400	SF	\$3.81	\$5,331						\$5,331																\$5,331	
C2010	D	3857144	Wall Finishes, any surface, Prep & Paint	10	6	4	2100	SF	\$1.63	\$3,427					\$3,427										\$3,427							\$6,854	
C2030	Classrooms	3857160	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	1400	SF	\$8.70	\$12,186	\$12,186															\$12,186							\$24,371
D5040	Classrooms	3857162	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	1400	SF	\$2.28	\$3,199						\$3,199																	\$3,199
E2010	Classrooms	3857143	Casework, Cabinetry Economy, Replace	20	17	3	18	LF	\$190.40	\$3,427					\$3,427																		\$3,427
Totals, Unescalated											\$12,186	\$0	\$0	\$3,427	\$6,626	\$44,173	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,427	\$68,762	\$0	\$0	\$0	\$0	\$0	\$138,600		
Totals, Escalated (3.0% inflation, compounded annually)											\$12,186	\$0	\$0	\$3,745	\$7,458	\$51,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,184	\$107,128	\$0	\$0	\$0	\$0	\$0	\$186,909		

San Rafael Elementary / Building E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	3857182	Exterior Walls, Stucco, Replace	50	35	15	1400	SF	\$21.76	\$30,464															\$30,464							\$30,464

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3857154	Exterior Walls, Brick, Replace	50	35	15	400	SF	\$57.66	\$23,066																\$23,066						\$23,066	
B2020	Building Exterior	3857156	Window, Wood Historical, 28-40 SF, Restore	30	20	10	14	EA	\$5,222.40	\$73,114											\$73,114											\$73,114	
B2050	Building Exterior	3857111	Exterior Door, Wood, Solid-Core, Replace	25	10	15	4	EA	\$761.60	\$3,046																\$3,046						\$3,046	
B3010	Roof	3857097	Roofing, Built-Up, Replace	25	10	15	3500	SF	\$15.23	\$53,312																\$53,312						\$53,312	
C1070	Classrooms	3857196	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	3200	SF	\$3.81	\$12,186					\$12,186																	\$12,186	
C2010	Throughout building	3857128	Wall Finishes, any surface, Prep & Paint	10	5	5	5100	SF	\$1.63	\$8,323						\$8,323											\$8,323						\$16,646
C2030	Classrooms	3857189	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	1600	SF	\$8.70	\$13,926	\$13,926																\$13,926						\$27,853
C2030	Classrooms	3857116	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	1600	SF	\$8.70	\$13,926	\$13,926																\$13,926						\$27,853
D5040	Classrooms	3857201	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	3200	SF	\$2.28	\$7,311						\$7,311																	\$7,311
D5040	Building exterior	3857126	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	2	EA	\$304.64	\$609																				\$609			\$609
E2010	Classrooms	3857178	Casework, Cabinetry Economy, Replace	20	16	4	16	LF	\$190.40	\$3,046					\$3,046																		\$3,046
G2030	Site	3857103	Sidewalk, Concrete, Large Areas, Replace	50	40	10	1300	SF	\$9.79	\$12,730											\$12,730												\$12,730
G2060	Building Exterior	3857094	Retaining Wall, Brick/Stone, Replace	40	28	12	110	SF	\$152.32	\$16,755													\$16,755										\$16,755
Totals, Unescalated											\$27,853	\$0	\$0	\$0	\$15,232	\$15,635	\$0	\$0	\$0	\$0	\$85,843	\$0	\$16,755	\$0	\$0	\$146,064	\$0	\$0	\$609	\$0	\$0	\$307,991	
Totals, Escalated (3.0% inflation, compounded annually)											\$27,853	\$0	\$0	\$0	\$17,144	\$18,125	\$0	\$0	\$0	\$0	\$115,366	\$0	\$23,889	\$0	\$0	\$227,563	\$0	\$0	\$1,037	\$0	\$0	\$430,976	

San Rafael Elementary / Building F

Informa t Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B1010	Building exterior	3857203	Exterior Ramp, Wood, Replace	15	11	4	200	SF	\$11.97	\$2,394					\$2,394															\$2,394		\$4,787	
B2010	Building Exterior	3857076	Exterior Walls, Plywood/OSB, Replace	20	15	5	5300	SF	\$8.16	\$43,248						\$43,248																\$43,248	
B2020	Classrooms	3857136	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	4	EA	\$1,360.00	\$5,440											\$5,440											\$5,440	
B2050	Building Exterior	3857102	Exterior Door, Steel, Standard, Replace	40	28	12	4	EA	\$652.80	\$2,611												\$2,611										\$2,611	
B3010	F	3857193	Roofing, Built-Up, Replace	25	25	0	4000	SF	\$15.23	\$60,928	\$60,928																					\$60,928	
B3010	Roof	3857214	Roofing, Modified Bitumen, Replace	20	25	0	2000	SF	\$10.88	\$21,760	\$21,760																			\$21,760		\$43,520	
C1030	Classrooms	3857135	Interior Door, Wood, Solid-Core, Replace	40	30	10	2	EA	\$761.60	\$1,523											\$1,523											\$1,523	
C1070	Classrooms	3857186	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	3800	SF	\$3.81	\$14,470									\$14,470													\$14,470	
C2010	F	3857192	Wall Finishes, Vinyl, Replace	15	10	5	5300	SF	\$2.72	\$14,416						\$14,416														\$14,416		\$28,832	
C2030	Classrooms	3857115	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3800	SF	\$8.16	\$31,008					\$31,008										\$31,008							\$62,016	
D3030	Building exterior	3857209	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,787.20	\$4,787																				\$4,787		\$4,787	
D3030	Building exterior	3857125	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,787.20	\$4,787																				\$4,787		\$4,787	
D3030	Building exterior	3857142	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,787.20	\$4,787																				\$4,787		\$4,787	
D3030	Building exterior	3857122	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,787.20	\$4,787																				\$4,787		\$4,787	
D5040	Classrooms	3857207	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	3800	SF	\$2.28	\$8,682						\$8,682																\$8,682	
D7050	Classrooms	3857190	Fire Alarm Panel, Multiplex, Replace	15	3	12	1	EA	\$4,352.00	\$4,352													\$4,352									\$4,352	
Totals, Unescalated											\$82,688	\$0	\$0	\$0	\$33,402	\$66,346	\$0	\$0	\$14,470	\$0	\$6,963	\$0	\$6,963	\$0	\$31,008	\$0	\$0	\$0	\$0	\$2,394	\$55,325		\$299,559
Totals, Escalated (3.0% inflation, compounded annually)											\$82,688	\$0	\$0	\$0	\$37,594	\$76,913	\$0	\$0	\$18,331	\$0	\$9,358	\$0	\$9,928	\$0	\$46,902	\$0	\$0	\$0	\$0	\$4,197	\$99,923		\$385,834

San Rafael Elementary / Building G

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3857166	Exterior Walls, Plywood/OSB, Replace	20	20	0	1100	SF	\$8.16	\$8,976	\$8,976																				\$8,976	\$17,952	
B2020	Building Exterior	3857131	Window, Steel, 28-40 SF, Replace	30	25	5	3	EA	\$2,502.40	\$7,507						\$7,507																\$7,507	
B2050	Building Exterior	3857127	Exterior Door, Wood, Solid-Core, Replace	25	20	5	2	EA	\$761.60	\$1,523						\$1,523																\$1,523	
B3010	Roof	3857195	Roofing, Metal, Replace	40	30	10	1400	SF	\$14.14	\$19,802											\$19,802											\$19,802	
C1070	G	3857093	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	1200	SF	\$3.81	\$4,570					\$4,570																	\$4,570	
C2010	G	3857212	Wall Finishes, Vinyl, Replace	15	12	3	1100	SF	\$2.72	\$2,992				\$2,992																\$2,992		\$5,984	
C2030	Classrooms	3857085	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1200	SF	\$8.16	\$9,792					\$9,792										\$9,792							\$19,584	
D3030	Building exterior	3857200	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$4,352.00	\$4,352		\$4,352																				\$4,352	
D3030	Building exterior	3857172	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$4,352.00	\$4,352		\$4,352																				\$4,352	
Totals, Unescalated											\$8,976	\$8,704	\$0	\$2,992	\$14,362	\$9,030	\$0	\$0	\$0	\$0	\$19,802	\$0	\$0	\$0	\$9,792	\$0	\$0	\$0	\$2,992	\$0	\$8,976		\$85,626
Totals, Escalated (3.0% inflation, compounded annually)											\$8,976	\$8,965	\$0	\$3,269	\$16,164	\$10,469	\$0	\$0	\$0	\$0	\$26,612	\$0	\$0	\$0	\$14,811	\$0	\$0	\$0	\$5,094	\$0	\$16,212		\$110,572

Unifor mat Code	Loca tion Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D5040	A	3857183	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$304.64	\$1,219															\$1,219							\$1,219
F1020	Site	3882859	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	10	20	900	SF	\$54.40	\$48,960																				\$48,960		\$48,960
G2030	Site	3882843	Sidewalk, Concrete, Large Areas, Replace	50	35	15	4000	SF	\$9.79	\$39,168															\$39,168							\$39,168
G2050	Site	3882733	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	45000	SF	\$0.49	\$22,032			\$22,032					\$22,032					\$22,032					\$22,032				\$88,128
G2050	Site	4163335	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	45000	SF	\$3.81	\$171,360			\$171,360																			\$171,360
G2050	Site	3857170	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	\$5,440.00	\$10,880						\$10,880																\$10,880
G2050	Site	3857112	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$21,760.00	\$21,760																		\$21,760				\$21,760
G2050	Site	3857173	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$21,760.00	\$21,760																		\$21,760				\$21,760
G2050	Site	3882747	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	2	18	1000	SF	\$28.29	\$28,288																			\$28,288			\$28,288
Y1020	Site	3882746	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	0	0	0	12	LF	\$59.84	\$718	\$718																					\$718
Totals, Unescalated											\$718	\$0	\$193,392	\$0	\$0	\$10,880	\$0	\$22,032	\$0	\$0	\$0	\$0	\$22,032	\$0	\$0	\$40,387	\$0	\$65,552	\$28,288	\$0	\$48,960	\$432,241
Totals, Escalated (3.0% inflation, compounded annually)											\$718	\$0	\$205,170	\$0	\$0	\$12,613	\$0	\$27,097	\$0	\$0	\$0	\$0	\$31,412	\$0	\$0	\$62,921	\$0	\$108,347	\$48,158	\$0	\$88,427	\$584,864

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857213	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	San Rafael Elementary / Building C	Mechanical room	American Standard Inc.	ULN 100-199 AS	K12-3636	2012	1009825	
2	3857197	D2010	Backflow Preventer	Domestic Water	3 IN	San Rafael Elementary / Building A	Mechanical room	Wilkins					
3	3857096	D2010	Backflow Preventer	Domestic Water	3 IN	San Rafael Elementary / Building A	Mechanical room	Wilkins	No tag/plate found	No tag/plate found			
4	3857071	D2010	Backflow Preventer	Domestic Water	4 IN	San Rafael Elementary / Building A	Site	Zurn Wilkins	No tag/plate found	No tag/plate found		1009840	
5	3857174	D2030	Pump	Sump	3 HP	San Rafael Elementary / Building A	Mechanical room	Liberty Pump	No tag/plate found	No tag/plate found		1009822	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857090	D3020	Boiler	Gas, HVAC	125 MBH	San Rafael Elementary / Building A	Mechanical room	Mckenna Boiler	No tag/plate found	No tag/plate found		1009825	
2	3857205	D3020	Boiler	Gas, HVAC	1999 MBH	San Rafael Elementary / Building A	Mechanical room	Weil-McLain	No tag/plate found	No tag/plate found	2013	1009823	
3	3857098	D3020	Radiator	Hydronic, Baseboard (per LF)		San Rafael Elementary / Building A	Classrooms						130
4	3857138	D3020	Radiator	Hydronic, Baseboard (per LF)		San Rafael Elementary / Building B	Classrooms						60
5	3857086	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		San Rafael Elementary / Building A	Classrooms						22
6	3857194	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		San Rafael Elementary / Building C	Office						
7	3857122	D3030	Heat Pump	Packaged & Wall-Mounted	36 TON	San Rafael Elementary / Building F	Building exterior		W36HB-A05MP4	278K213895187-02	2022	1009833	
8	3857209	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	San Rafael Elementary / Building F	Building exterior	Bard Manufacturing Company	W436HB-A05MP4	278J213885428-02	2022	1009836	
9	3857125	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	San Rafael Elementary / Building F	Building exterior	Bard Manufacturing Company	W36HB-A05MP	278M213914514-02	2022	1009835	
10	3857142	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	San Rafael Elementary / Building F	Building exterior	Bard Manufacturing Company	W36HB-A05MP4	278J213885404-02	2022	1009834	
11	3857200	D3030	Heat Pump	Packaged & Wall-Mounted	1 TON	San Rafael Elementary / Building G	Building exterior	Bard Manufacturing Company	No tag/plate found	No tag/plate found*		1009837	
12	3857172	D3030	Heat Pump	Packaged & Wall-Mounted	1 TON	San Rafael Elementary / Building G	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		1009838	
13	3857137	D3050	Pump	Distribution, HVAC Heating Water	1 HP	San Rafael Elementary / Building A	Mechanical room	Mckenna Boiler				1009824	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857108	D4030	Fire Extinguisher	Wet Chemical/CO2		San Rafael Elementary / Building C	Classrooms						4
2	3857114	D4030	Fire Extinguisher	Wet Chemical/CO2		San Rafael Elementary / Building B	Building exterior						2
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857104	D5020	Distribution Panel	120/240 V	200 AMP	San Rafael Elementary / Building A	Mechanical room						
2	3857210	D5020	Distribution Panel	120/240 V	400 AMP	San Rafael Elementary / Building A	Mechanical room	Trumbull Electric	36371L	No tag/plate found		1009820	
3	3857141	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		San Rafael Elementary / Building A	Throughout building						6
4	3857126	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	San Rafael Elementary / Building E	Building exterior						2
5	3857183	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	San Rafael Elementary / Site	A						4
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	3857190	D7050	Fire Alarm Panel	Multiplex		San Rafael Elementary / Building F	Classrooms	Fire-Lite	FCPS-24F6	No tag/plate found		1009832	
2	3857065	D7050	Fire Alarm Panel	Multiplex		San Rafael Elementary / Building A	A	Signal Systems	Notifier DR-D4	No tag/plate found		1009818	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3857134	E1030	Foodservice Equipment	Convection Oven, Double		San Rafael Elementary / Building C	Kitchen	Blodgett	No tag/plate found	No tag/plate found		1009830	
2	3857084	E1030	Foodservice Equipment	Dairy Cooler/Wells		San Rafael Elementary / Building C	Kitchen	True Manufacturing Co	TMC-58-DS	5289762		1009826	
3	3857146	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		San Rafael Elementary / Building C	Kitchen	Food Warming Equipment	TS-1826-15	07179731		1009829	
4	3857168	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		San Rafael Elementary / Building C	Kitchen	Traulsen	G12010	T150778J10		1009827	
5	3857208	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		San Rafael Elementary / Building C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			
6	3857088	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		San Rafael Elementary / Building C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			
7	3857139	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		San Rafael Elementary / Building C	Kitchen	Traulsen	AR1132HUT-FHS	T42001G13			
8	3857064	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		San Rafael Elementary / Building C	Kitchen	Koch	M-1	345624		1009831	
9	3857145	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		San Rafael Elementary / Building C	Kitchen	Traulsen	G20010	T214690D96		1009828	