

Component Condition Report | El Roble Elementary School / P26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9684642
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9684630
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9684638
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9684628
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9684646
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9684632
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9684635
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9684636
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9684640
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9684631
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9684633

Component Condition Report | El Roble Elementary School / P27

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9685430
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9685429
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9685435
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9685431
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9685424
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9685418
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9685425
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	200 SF	3	9685476
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	760 SF	5	9685433
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9685426
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9685432
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9685417
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9685427
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9685416
Electrical						

Component Condition Report | El Roble Elementary School / P27

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9685434
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9685421
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9685422
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9685420
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9685428
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9685423
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9685419

Component Condition Report | El Roble Elementary School / P28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9685450
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9685449
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9685455
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9685451
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9685444
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9685438
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9685445
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	9685477
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	760 SF	5	9685453
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9685446
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9685452
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9685437
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9685447
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9685436
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9685454
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9685442
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9685441
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9685440
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9685448
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9685443

Component Condition Report | El Roble Elementary School / P28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9685439

Component Condition Report | El Roble Elementary School / P29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9685470
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9685469
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9685475
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9685471
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9685464
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9685458
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9685465
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9685473
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9685472
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9685466
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9685457
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9685467
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9685456
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9685474
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9685462
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9685461
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9685460
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9685468
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9685463
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9685459

Component Condition Report | El Roble Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010		Fair	Backflow Preventer, Domestic Water, 6 IN	1	10	9686790
Special Construction & Demo						

Component Condition Report | El Roble Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Standard	150 SF	5	9624077
Pedestrian Plazas & Walkways						
G2030	Site Parking Areas	Poor	Sidewalk, Asphalt	12,000 SF	1	9624106
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,000 SF	5	9624113
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	5	9624079
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	9624082
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	6,500 SF	3	9624080
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9624095
G2050	Site Playground Areas	Good	Play Structure, Swing Set, 4 Seats	2	15	9624107
G2050	Site Playground Areas	Good	Playground Surfaces, Rubber, Poured-in-Place	5,000 SF	15	9624104
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	15	9624073
Sitework						
G2060	Site General	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	15	9624069
G2060	Site General	Fair	Fences & Gates, Fence, Wrought Iron 6'	1,000 LF	30	9624087
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	50	10	9624110
G2060	Site General	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	6	5	9624111
G2080	Site General	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20,000 SF	10	9624091
G2080		Poor	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	24	0	9624094

Appendix E: Replacement Reserves

Replacement Reserves Report



8/30/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate		
El Roble Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
El Roble Elementary School / Building A	\$0	\$0	\$0	\$0	\$149,821	\$350,972	\$0	\$0	\$0	\$0	\$162,588	\$0	\$0	\$0	\$0	\$91,214	\$0	\$0	\$0	\$37,181	\$257,865		\$1,049,641	
El Roble Elementary School / Building AD	\$0	\$0	\$0	\$0	\$4,243	\$285,522	\$0	\$0	\$0	\$0	\$231,929	\$0	\$0	\$0	\$0	\$59,004	\$0	\$0	\$0	\$0	\$0	\$0	\$223,951	\$804,649
El Roble Elementary School / Building B	\$0	\$0	\$0	\$0	\$102,090	\$400,135	\$0	\$0	\$0	\$0	\$164,646	\$0	\$0	\$0	\$0	\$91,214	\$0	\$0	\$0	\$0	\$0	\$0	\$296,162	\$1,054,247
El Roble Elementary School / Building C	\$0	\$0	\$0	\$0	\$102,090	\$400,135	\$0	\$0	\$0	\$0	\$164,646	\$0	\$0	\$0	\$0	\$91,214	\$0	\$0	\$0	\$0	\$0	\$0	\$296,162	\$1,054,247
El Roble Elementary School / Building D	\$0	\$0	\$0	\$0	\$149,821	\$347,968	\$0	\$0	\$0	\$0	\$160,530	\$0	\$0	\$0	\$0	\$91,214	\$0	\$0	\$0	\$0	\$0	\$0	\$296,162	\$1,045,694
El Roble Elementary School / Building G	\$0	\$0	\$0	\$0	\$10,734	\$95,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,645	\$8,725	\$0	\$0	\$0	\$0	\$0	\$0	\$1,498	\$122,389
El Roble Elementary School / Building K	\$0	\$0	\$0	\$0	\$78,490	\$286,235	\$0	\$0	\$0	\$0	\$247,285	\$0	\$0	\$0	\$0	\$69,007	\$0	\$0	\$0	\$0	\$0	\$0	\$242,674	\$923,691
El Roble Elementary School / Building M	\$0	\$0	\$0	\$0	\$0	\$821,374	\$17,442	\$0	\$0	\$12,727	\$184,625	\$0	\$0	\$0	\$9,978	\$149,062	\$0	\$0	\$0	\$17,103	\$672,683		\$1,884,994	
El Roble Elementary School / P 21	\$0	\$0	\$0	\$0	\$29,487	\$40,005	\$0	\$0	\$0	\$0	\$64,972	\$0	\$0	\$0	\$0	\$17,068	\$0	\$0	\$0	\$6,817	\$57,403		\$215,751	
El Roble Elementary School / P 22	\$0	\$0	\$0	\$0	\$29,487	\$40,005	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$17,068	\$0	\$0	\$0	\$6,817	\$57,403		\$176,172	
El Roble Elementary School / P 23 & 24	\$0	\$0	\$13,747	\$0	\$64,993	\$82,022	\$0	\$43,435	\$0	\$0	\$0	\$0	\$15,317	\$0	\$30,469	\$12,113	\$0	\$84,619	\$0	\$0	\$0	\$0	\$60,339	\$407,055
El Roble Elementary School / P25	\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$6,817	\$55,701		\$177,219	
El Roble Elementary School / P26	\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$6,817	\$55,701		\$177,219	
El Roble Elementary School / P27	\$0	\$0	\$0	\$1,287	\$29,487	\$38,502	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$16,518	\$0	\$0	\$2,005	\$6,817	\$55,701		\$175,710	
El Roble Elementary School / P28	\$0	\$0	\$0	\$0	\$29,487	\$39,868	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$16,518	\$0	\$0	\$0	\$6,817	\$57,828		\$175,911	
El Roble Elementary School / P29	\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$6,817	\$55,701		\$177,219	
El Roble Elementary School / Site	\$34,379	\$80,080	\$0	\$8,367	\$0	\$91,224	\$0	\$0	\$9,700	\$0	\$151,189	\$0	\$0	\$11,245	\$0	\$314,751	\$0	\$0	\$13,036	\$0	\$0	\$0	\$713,970	
Grand Total	\$34,379	\$80,080	\$13,747	\$9,654	\$868,691	\$3,441,407	\$17,442	\$43,435	\$9,700	\$12,727	\$1,684,771	\$0	\$15,317	\$11,245	\$46,092	\$1,102,500	\$0	\$84,619	\$15,041	\$102,001	\$2,742,930		\$10,335,778	

El Roble Elementary School

El Roble Elementary School / Building A

Unifomat Code	Location	DescriptionID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9648002	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	3500	SF	\$3.53	\$12,369						\$12,369																\$24,738
B2020	Building Exterior	9648006	Glazing, any type by SF, Replace	30	20	10	800	SF	\$64.79	\$51,832											\$51,832											\$51,832
B2050	Building Exterior	9647992	Exterior Door, Steel, Commercial, Replace	40	20	20	7	EA	\$4,782.68	\$33,479																			\$33,479		\$33,479	
B3010	Roof	9647997	Roofing, Metal, Replace	40	20	20	1000	SF	\$15.31	\$15,314																			\$15,314		\$15,314	
B3010	Roof	9684118	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	5000	SF	\$20.03	\$100,130						\$100,130																\$100,130
C1030	Throughout	9684122	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	5	EA	\$824.60	\$4,123																			\$4,123		\$4,123	
C1030	Throughout	9684129	Door Hardware, School, per Door, Replace	30	20	10	15	EA	\$471.20	\$7,068												\$7,068										\$7,068
C1070	Throughout	9684114	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4000	SF	\$4.12	\$16,492											\$16,492											\$16,492
C1090	Throughout	9684123	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	\$883.50	\$3,534						\$3,534																\$3,534
C2010	restrooms	9684117	Wall Finishes, Ceramic Tile, Replace	40	21	19	1000	SF	\$21.20	\$21,204																		\$21,204				\$21,204
C2010	Troughout	9684115	Wall Finishes, Wallpaper, Replace	15	10	5	3000	SF	\$2.59	\$7,775						\$7,775																\$7,775
C2010	Throughout	9684116	Wall Finishes, any surface, Prep & Paint	10	5	5	7000	SF	\$1.77	\$12,369						\$12,369																\$12,369
C2030	Throughout Building	9648009	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2500	SF	\$5.89	\$14,725						\$14,725																\$14,725
C2030	Throughout Building	9647994	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3000	SF	\$8.84	\$26,505						\$26,505																\$26,505
C2050	Throughout Building	9648000	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.36	\$2,356						\$2,356																\$2,356
D2010	Throughout Building	9647995	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	5500	SF	\$5.89	\$32,395																						\$32,395
D2010	Restrooms	9647998	Urinal, Standard, Replace	30	25	5	2	EA	\$1,295.80	\$2,592						\$2,592																\$2,592
D2010	Restrooms	9648005	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,531.40	\$6,126											\$6,126											\$6,126
D2010	Building A	9684121	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	20	10	4	EA	\$1,413.60	\$5,654											\$5,654											\$5,654
D2010	Restrooms	9648001	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	3	EA	\$1,649.20	\$4,948																			\$4,948		\$4,948	
D3030	Building A	9684124	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	10	5	1	EA	\$5,807.54	\$5,808						\$5,808																\$5,808
D3050	Roof	9684128	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	4	EA	\$10,602.00	\$42,408						\$42,408																\$42,408
D3050	Throughout Building	9648010	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5500	SF	\$4.71	\$25,916											\$25,916											\$25,916
D4010	Throughout Building	9648012	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	5500	SF	\$16.49	\$90,706						\$90,706																\$90,706
D5020	Electrical Room	9648007	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,892.60	\$7,893											\$7,893											\$7,893
D5030	Throughout Building	9647999	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5500	SF	\$2.95	\$16,198																				\$16,198		\$16,198
D5040	Throughout Building	9648004	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	5500	SF	\$5.89	\$32,395						\$32,395																\$32,395
D5040	Building exterior	9684126	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	8	EA	\$471.20	\$3,770						\$3,770																\$3,770
D6060	Throughout Building	9648003	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	5500	SF	\$1.94	\$10,690						\$10,690																\$10,690
D7030	Throughout Building	9647996	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	5500	SF	\$2.36	\$12,958						\$12,958																

Replacement Reserves Report



8/30/2025

El Roble Elementary School / Building AD

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9647544	Exterior Walls, any painted surface, Prep & Paint		10	5	5	3000	SF	\$3.53	\$10,602						\$10,602																\$21,204	
B2020	Building Exterior	9647577	Glazing, any type by SF, Replace		30	20	10	2500	SF	\$64.79	\$161,975											\$161,975											\$161,975	
B2050	Building Exterior	9647561	Exterior Door, Steel, Commercial, Replace		40	20	20	8	EA	\$4,782.68	\$38,261																					\$38,261	\$38,261	
B3010	Roof	9647566	Roofing, Metal, Replace		40	20	20	1000	SF	\$15.31	\$15,314																					\$15,314	\$15,314	
B3010	Roof	9683707	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	15	5	3000	SF	\$20.03	\$60,078						\$60,078																\$60,078	
C1030	Throughout	9684096	Interior Door, Wood, Solid-Core Commercial, Replace		40	20	20	7	EA	\$824.60	\$5,772																					\$5,772	\$5,772	
C1070	Throughout Building	9684092	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	2000	SF	\$4.12	\$8,246						\$8,246																\$8,246	
C1090	Restrooms	9684097	Toilet Partitions, Plastic/Laminate, Replace		20	15	5	3	EA	\$883.50	\$2,651						\$2,651																\$2,651	
C2010	Restrooms	9647630	Wall Finishes, Ceramic Tile, Replace		40	20	20	500	SF	\$21.20	\$10,602																					\$10,602	\$10,602	
C2010	Throughout Building	9647545	Wall Finishes, any surface, Prep & Paint		10	5	5	5700	SF	\$1.77	\$10,072						\$10,072																\$10,072	\$20,144
C2030	Restrooms	9647629	Flooring, Ceramic Tile, Replace		40	20	20	500	SF	\$21.20	\$10,602																						\$10,602	\$10,602
C2030	Throughout Building	9647574	Flooring, Vinyl Tile (VCT), Replace		15	10	5	2000	SF	\$5.89	\$11,780						\$11,780																\$11,780	\$23,560
C2030	Throughout Building	9647565	Flooring, Carpet, Commercial Standard, Replace		10	5	5	1240	SF	\$8.84	\$10,955						\$10,955																\$10,955	\$21,911
C2050	Throughout Building	9684093	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1740	SF	\$2.36	\$4,099						\$4,099																\$4,099	\$8,199
D2010	Utility Rooms/Areas	9647546	Water Heater, Electric, Residential, 16 to 29 GAL, Replace		15	10	5	1	EA	\$765.70	\$766						\$766																\$766	\$1,531
D2010	Throughout Building	9647562	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	20	20	3750	SF	\$5.89	\$22,088																						\$22,088	\$22,088
D2010	Restrooms	9647628	Sink/Lavatory, Pedestal, Vitreous China, Replace		30	20	10	2	EA	\$2,356.00	\$4,712											\$4,712											\$4,712	
D2010	Throughout Building	9647549	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	2	EA	\$1,413.60	\$2,827											\$2,827											\$2,827	
D2010	Restrooms	9647631	Toilet, Commercial Water Closet, Replace		30	20	10	2	EA	\$1,531.40	\$3,063											\$3,063											\$3,063	
D3050	Roof	9684094	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace		20	15	5	3	EA	\$10,602.00	\$31,806						\$31,806																\$31,806	
D4010	Throughout Building	9683713	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	20	5	3740	SF	\$1.26	\$4,714						\$4,714																\$4,714	
D5020	Site General	9647560	Secondary Transformer, Dry, Stepdown, Replace		30	25	5	1	EA	\$18,848.00	\$18,848						\$18,848																\$18,848	
D5030	Throughout Building	9647547	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	35	5	3750	SF	\$2.95	\$11,044						\$11,044																\$11,044	
D5040	Building exterior	9684095	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace		20	16	4	8	EA	\$471.20	\$3,770					\$3,770																	\$3,770	
D5040	Throughout Building	9647548	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	15	5	3750	SF	\$5.89	\$22,088						\$22,088																	\$22,088
D6060	Throughout Building	9647580	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	15	5	3740	SF	\$1.94	\$7,269						\$7,269																\$7,269	
D7030	Throughout Building	9647563	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	10	5	3740	SF	\$2.36	\$8,811						\$8,811																\$8,811	
D7030	Throughout	9684098	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit, Replace		10	5	5	1	EA	\$2,143.96	\$2,144						\$2,144																\$2,144	
D7050	Throughout Building	9647581	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	15	5	3750	SF	\$3.53	\$13,253						\$13,253																\$13,253	
E2010	Throughout Building	9647555	Casework, Cabinetry, Standard, Replace		20	15	5	20	LF	\$353.40	\$7,068						\$7,068																\$7,068	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$3,770	\$246,294	\$0	\$0	\$0	\$0	\$172,577	\$0	\$0	\$0	\$0	\$37,873	\$0	\$0	\$0	\$0	\$123,996	\$584,509	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$4,243	\$285,522	\$0	\$0	\$0	\$0	\$231,929	\$0	\$0	\$0	\$0	\$59,004	\$0	\$0	\$0	\$0	\$223,951	\$804,649	

El Roble Elementary School / Building B

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9684156	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint		10	5	5	3500	SF	\$3.53	\$12,369						\$12,369																\$12,369
B2020	Building Exterior	9684142	Glazing, any type by SF, Replace		30	20	10	800	SF	\$64.79	\$51,832											\$51,832											\$51,832
B2050	Building Exterior	9684158	Exterior Door, Steel, Commercial, Replace		40	20	20	7	EA	\$4,782.68	\$33,479																						\$33,479
B3010	Roof	9684162	Roofing, Metal, Replace		40	20	20	1000	SF	\$15.31	\$15,314																						\$15,314
B3010	Roof	9684136	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	15	5	5000	SF	\$20.03	\$100,130						\$100,130																\$100,130
B3060	Roof	9684232	Roof Hatch, Metal, Replace		30	20	10	1	EA	\$1,531.40	\$1,531											\$1,531											\$1,531
C1030	Throughout	9684159	Interior Door, Wood, Solid-Core Commercial, Replace		40	20	20	5	EA	\$824.60	\$4,123																						\$4,123
C1030	Throughout	9684147	Door Hardware, School, per Door, Replace		30	20	10	15	EA	\$471.20	\$7,068											\$7,068											\$7,068
C1070	Throughout	9684151	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	4000	SF	\$4.12	\$16,492											\$16,492											\$16,492
C1090	Throughout	9684135	Toilet Partitions, Plastic/Laminate, Replace		20	15	5	4	EA	\$883.50	\$3,534						\$3,534																\$3,534
C2010	restrooms	9684153	Wall Finishes, Ceramic Tile, Replace		40	20	20	1000	SF	\$21.20	\$21,204																						\$21,204
C2010	Troughout	9684150	Wall Finishes, Wallpaper, Replace		15	10	5	3000	SF	\$2.59	\$7,775						\$7,775																\$7,775
C2010	Throughout	9684160	Wall Finishes, any surface, Prep & Paint		10	5	5	7000	SF	\$1.77	\$12,369						\$12,369																\$12,369
C2030	Throughout Building	9684148	Flooring, Vinyl Tile (VCT), Replace		15	10	5	2500	SF	\$5.89	\$14,725						\$14,725																\$14,725
C2030	Throughout Building	9684161	Flooring, Carpet, Commercial Standard, Replace		10	5	5	3000	SF	\$8.84	\$26,505																						

Replacement Reserves Report



8/30/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Building B	9684143	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	10	5	1	EA	\$5,807.54	\$5,808						\$5,808															\$5,808	\$11,615
D3050	Roof	9684133	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	4	EA	\$10,602.00	\$42,408						\$42,408																\$42,408
D3050	Throughout Building	9684146	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5500	SF	\$4.71	\$25,916											\$25,916											\$25,916
D4010	Throughout Building	9684131	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	5500	SF	\$16.49	\$90,706					\$90,706																	\$90,706
D5020	Electrical Room	9684149	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,892.60	\$7,893											\$7,893											\$7,893
D5030	Throughout Building	9684157	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5500	SF	\$2.95	\$16,198																					\$16,198	\$16,198
D5040	Throughout Building	9684134	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	5500	SF	\$5.89	\$32,395						\$32,395																\$32,395
D5040	Building exterior	9684140	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	8	EA	\$471.20	\$3,770						\$3,770																\$3,770
D6060	Throughout Building	9684137	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	5500	SF	\$1.94	\$10,690						\$10,690																\$10,690
D7030	Throughout Building	9684141	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	5500	SF	\$2.36	\$12,958						\$12,958															\$12,958	\$25,916
D7050	Throughout Building	9684138	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5500	SF	\$3.53	\$19,437						\$19,437																\$19,437
E2010	Building B	9684139	Casework00, Cabinetry, Standard, Replace	20	15	5	100	LF	\$353.40	\$35,340						\$35,340																\$35,340
Totals, Unescalated											\$0	\$0	\$0	\$0	\$90,706	\$345,160	\$0	\$0	\$0	\$0	\$122,512	\$0	\$0	\$0	\$0	\$58,547	\$0	\$0	\$0	\$0	\$163,978	\$780,902
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$102,090	\$400,135	\$0	\$0	\$0	\$0	\$164,646	\$0	\$0	\$0	\$0	\$91,214	\$0	\$0	\$0	\$0	\$296,162	\$1,054,247

El Roble Elementary School / Building C

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	9684188	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	3500	SF	\$3.53	\$12,369						\$12,369																\$12,369	\$24,738	
B2020	Building Exterior	9684174	Glazing, any type by SF, Replace	30	20	10	800	SF	\$64.79	\$51,832											\$51,832												\$51,832	
B2050	Building Exterior	9684190	Exterior Door, Steel, Commercial, Replace	40	20	20	7	EA	\$4,782.68	\$33,479																						\$33,479	\$33,479	
B3010	Roof	9684194	Roofing, Metal, Replace	40	20	20	1000	SF	\$15.31	\$15,314																						\$15,314	\$15,314	
B3010	Roof	9684168	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	5000	SF	\$20.03	\$100,130						\$100,130																	\$100,130	
B3060	Roof	9684424	Roof Hatch, Metal, Replace	30	20	10	1	EA	\$1,531.40	\$1,531											\$1,531												\$1,531	
C1030	Throughout	9684191	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	5	EA	\$824.60	\$4,123																						\$4,123	\$4,123	
C1030	Throughout	9684179	Door Hardware, School, per Door, Replace	30	20	10	15	EA	\$471.20	\$7,068												\$7,068											\$7,068	
C1070	Throughout	9684183	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4000	SF	\$4.12	\$16,492											\$16,492												\$16,492	
C1090	Throughout	9684167	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	\$883.50	\$3,534						\$3,534																	\$3,534	
C2010	restrooms	9684185	Wall Finishes, Ceramic Tile, Replace	40	20	20	1000	SF	\$21.20	\$21,204																						\$21,204	\$21,204	
C2010	Troughout	9684182	Wall Finishes, Wallpaper, Replace	15	10	5	3000	SF	\$2.59	\$7,775						\$7,775																	\$7,775	\$15,550
C2010	Throughout	9684192	Wall Finishes, any surface, Prep & Paint	10	5	5	7000	SF	\$1.77	\$12,369						\$12,369																\$12,369	\$24,738	
C2030	Throughout Building	9684180	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2500	SF	\$5.89	\$14,725						\$14,725																\$14,725	\$29,450	
C2030	Throughout Building	9684193	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3000	SF	\$8.84	\$26,505						\$26,505																\$26,505	\$53,010	
C2050	Throughout Building	9684186	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.36	\$2,356						\$2,356																\$2,356	\$4,712	
D2010	Throughout Building	9684187	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	5500	SF	\$5.89	\$32,395																						\$32,395	\$32,395	
D2010	Restrooms	9684164	Urinal, Standard, Replace	30	25	5	2	EA	\$1,295.80	\$2,592						\$2,592																	\$2,592	
D2010	Building C	9684177	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	20	10	4	EA	\$1,413.60	\$5,654											\$5,654												\$5,654	
D2010	Restrooms	9684176	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,531.40	\$6,126											\$6,126												\$6,126	
D2010	Restrooms	9684184	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	3	EA	\$1,649.20	\$4,948																						\$4,948	\$4,948	
D3030	Building C	9684175	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	10	5	1	EA	\$5,807.54	\$5,808						\$5,808																\$5,808	\$11,615	
D3050	Roof	9684165	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	4	EA	\$10,602.00	\$42,408						\$42,408																	\$42,408	
D3050	Throughout Building	9684178	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5500	SF	\$4.71	\$25,916											\$25,916												\$25,916	
D4010	Throughout Building	9684163	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	5500	SF	\$16.49	\$90,706					\$90,706																		\$90,706	
D5020	Electrical Room	9684181	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,892.60	\$7,893											\$7,893												\$7,893	
D5030	Throughout Building	9684189	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5500	SF	\$2.95	\$16,198																						\$16,198	\$16,198	
D5040	Throughout Building	9684166	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	5500	SF	\$5.89	\$32,395						\$32,395																	\$32,395	
D5040	Building exterior	9684172	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	8	EA	\$471.20	\$3,770						\$3,770																	\$3,770	
D6060	Throughout Building	9684169	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	5500	SF	\$1.94	\$10,690						\$10,690																	\$10,690	
D7030	Throughout Building	9684173	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	5500	SF	\$2.36	\$12,958						\$12,958																\$12,958	\$25,916	
D7050	Throughout Building	9684170	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5500	SF	\$3.53	\$19,437						\$19,437																	\$19,437	
E2010	Building C	9684171	Casework00, Cabinetry, Standard, Replace	20	15	5	100	LF	\$353.40</																									

Replacement Reserves Report



8/30/2025

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
C1070	Throughout Building	9685993	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	2000	SF	\$4.12	\$8,246							\$8,246															\$8,246			
C2010	Restrooms	9686014	Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	\$21.20	\$10,602																					\$10,602	\$10,602			
C2010	Throughout Building	9686011	Wall Finishes, any surface, Prep & Paint	10	5	5	6000	SF	\$1.77	\$10,602							\$10,602															\$10,602	\$21,204		
C2030	Throughout Building	9686002	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	\$5.89	\$11,780							\$11,780															\$11,780	\$23,560		
C2030	Throughout Building	9686013	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2000	SF	\$8.84	\$17,670							\$17,670															\$17,670	\$35,340		
C2050	Throughout Building	9686018	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	\$2.36	\$4,712							\$4,712															\$4,712	\$9,424		
D2010	Throughout Building	9686015	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	4000	SF	\$5.89	\$23,560																						\$23,560	\$23,560		
D2010	Building exterior	9686352	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,413.60	\$2,827							\$2,827															\$2,827	\$5,654		
D2010	Throughout Building	9686004	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,413.60	\$2,827												\$2,827											\$2,827	\$2,827	
D2010	Restrooms	9686005	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,531.40	\$6,126												\$6,126											\$6,126	\$6,126	
D2010	Restrooms	9686351	Toilet, Child-Sized, Replace	30	20	10	2	EA	\$1,060.20	\$2,120												\$2,120											\$2,120	\$2,120	
D2010	Restrooms	9686008	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	20	10	4	EA	\$2,356.00	\$9,424												\$9,424											\$9,424	\$9,424	
D3050	Roof	9686001	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	3	EA	\$10,602.00	\$31,806							\$31,806																	\$31,806	\$31,806
D4010	Throughout Building	9648197	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	4000	SF	\$16.49	\$65,968							\$65,968																	\$65,968	\$65,968
D5030	Throughout Building	9685990	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	4000	SF	\$2.95	\$11,780							\$11,780																	\$11,780	\$11,780
D5040	Building exterior	9685994	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	16	4	8	EA	\$471.20	\$3,770							\$3,770																	\$3,770	\$3,770
D5040	Throughout Building	9685998	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	4000	SF	\$5.89	\$23,560							\$23,560																	\$23,560	\$23,560
D6060	Throughout Building	9685996	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	4000	SF	\$1.94	\$7,775							\$7,775																	\$7,775	\$7,775
D7030	Throughout Building	9686003	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	4000	SF	\$2.36	\$9,424							\$9,424																	\$9,424	\$18,848
D7050	Throughout Building	9685999	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4000	SF	\$3.53	\$14,136							\$14,136																	\$14,136	\$14,136
E2010	Throughout Building	9685995	Casework, Cabinetry, Standard, Replace	20	15	5	60	LF	\$353.40	\$21,204							\$21,204																	\$21,204	\$21,204
Totals, Unescalated												\$0	\$0	\$0	\$0	\$69,738	\$246,909	\$0	\$0	\$0	\$0	\$184,004	\$0	\$0	\$0	\$0	\$44,293	\$0	\$0	\$0	\$0	\$134,363	\$679,305		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$78,490	\$286,235	\$0	\$0	\$0	\$0	\$247,285	\$0	\$0	\$0	\$0	\$69,007	\$0	\$0	\$0	\$0	\$242,674	\$923,691		

El Roble Elementary School / Building M

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9648212	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8480	SF	\$3.53	\$29,968							\$29,968																	\$29,968	\$59,937	
B2020	Building Exterior	9648199	Glazing, any type by SF, Replace	30	20	10	800	SF	\$64.79	\$51,832												\$51,832												\$51,832	\$51,832	
B2050	Building Exterior	9648200	Exterior Door, Steel, Commercial, Replace	40	20	20	11	EA	\$4,782.68	\$52,609																								\$52,609	\$52,609	
B3010	Roof	9686354	Roofing, Metal Standing Seam, Replace	40	20	20	5000	SF	\$15.31	\$76,570																								\$76,570	\$76,570	
B3010	Roof	9648207	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	5380	SF	\$20.03	\$107,740							\$107,740																		\$107,740	\$107,740
B3060	Roof	9686686	Roof Hatch, Metal, Replace	30	20	10	1	EA	\$1,531.40	\$1,531												\$1,531												\$1,531	\$1,531	
C1030	Throughout Building	9686685	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	4	EA	\$824.60	\$3,298																								\$3,298	\$3,298	
C1070	Throughout	9686516	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	9500	SF	\$4.12	\$39,169							\$39,169																		\$39,169	\$39,169
C1090	Restrooms	9686668	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	8	EA	\$883.50	\$7,068							\$7,068																	\$7,068	\$7,068	
C2010	Throughout	9686517	Wall Finishes, Ceramic Tile, Replace	40	20	20	1000	SF	\$21.20	\$21,204																								\$21,204	\$21,204	
C2010	Throughout	9686666	Wall Finishes, any surface, Prep & Paint	10	5	5	20000	SF	\$1.77	\$35,340							\$35,340																	\$35,340	\$70,680	
C2030	Restroom	9686511	Flooring, Ceramic Tile, Replace	40	20	20	1500	SF	\$21.20	\$31,806																								\$31,806	\$31,806	
C2030	Throughout Building	9686514	Flooring, Wood, Strip, Replace	30	20	10	380	SF	\$17.67	\$6,715												\$6,715												\$6,715	\$6,715	
C2030	Throughout Building	9686513	Flooring, Vinyl Tile (VCT), Replace	15	10	5	6000	SF	\$5.89	\$35,340							\$35,340																	\$35,340	\$70,680	
C2030	Throughout Building	9686512	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3000	SF	\$8.84	\$26,505							\$26,505																	\$26,505	\$53,010	
C2050	Throughout Building	9686515	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	840	SF	\$2.36	\$1,979							\$1,979																	\$1,979	\$3,958	
D1010	Building M	9686680	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	\$20,026.00	\$20,026							\$20,026																	\$20,026	\$20,026	
D2010	Throughout Building	9648203	Water Heater, Gas, Commercial (75 MBH), 75 GAL, Replace	20	14	6	1	EA	\$14,607.20	\$14,607							\$14,607																	\$14,607	\$14,607	
D2010	Throughout Building	9648206	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	10380	SF	\$5.89	\$61,138																								\$61,138	\$61,138	
D2010	Kitchen	9686678	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,767.00	\$1,767							\$1,767																	\$1,767	\$3,534	
D2010	Restrooms	9686671	Urinal, Standard, Replace	30	20	10	2	EA	\$1,295.80	\$2,592												\$2,592													\$2,592	\$2,592
D2010	Restrooms	9686669	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,531.40	\$9,188																										

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D4010	Throughout Building	9684585	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832				\$15,832																	\$15,832	
D5030	Throughout Building	9684605	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	960	SF	\$2.95	\$2,827																				\$2,827	\$2,827	
D5040	Throughout Building	9684593	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654					\$5,654																\$5,654	
D5040	Building Exterior	9684589	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414					\$1,414																\$1,414	
D6060	Throughout Building	9684590	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866					\$1,866																\$1,866	
D7030	Throughout Building	9684595	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262					\$2,262														\$2,262	\$4,524		
D7050	Throughout Building	9684592	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393					\$3,393																\$3,393	
E2010	Throughout Building	9684591	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	\$353.40	\$3,534					\$3,534																\$3,534	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$26,199	\$34,508	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$0	\$0	\$10,955	\$0	\$0	\$0	\$3,887	\$31,782	\$126,227
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$29,487	\$40,005	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$17,068	\$0	\$0	\$0	\$6,817	\$57,403	\$176,172

El Roble Elementary School / P 23 & 24

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9686730	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2200	SF	\$3.53	\$7,775					\$7,775										\$7,775						\$15,550	
B2020	Building Exterior	9686716	Glazing, any type by SF, Replace	30	23	7	400	SF	\$64.79	\$25,916						\$25,916															\$25,916	
B2050	Building Exterior	9686729	Exterior Door, Steel, Commercial, Replace	40	23	17	2	EA	\$4,782.68	\$9,565																\$9,565					\$9,565	
B3010	Roof	9686727	Roofing, Metal, Replace	40	23	17	2280	SF	\$15.31	\$34,916																\$34,916					\$34,916	
B3020	Roof	9686718	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	100	LF	\$10.60	\$1,060					\$1,060																\$1,060	
C1070	Throughout Building	9686722	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	2280	SF	\$4.12	\$9,400						\$9,400															\$9,400	
C2010	Throughout Building	9686724	Wall Finishes, Tackable panel, Replace	15	10	5	4000	SF	\$2.59	\$10,366					\$10,366														\$10,366	\$20,733		
C2030	Throughout Building	9686726	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2280	SF	\$8.84	\$20,144				\$20,144									\$20,144								\$40,288	
D3030	Building Exterior	9686714	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	2	EA	\$6,479.00	\$12,958		\$12,958																			\$12,958	
D3050	Throughout Building	9686725	HVAC System, Ductwork, Medium Density, Replace	30	18	12	2280	SF	\$4.71	\$10,743											\$10,743										\$10,743	
D4010	Throughout Building	9686715	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	2280	SF	\$16.49	\$37,602				\$37,602																	\$37,602	
D5030	Throughout Building	9686728	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	2280	SF	\$2.95	\$6,715																\$6,715					\$6,715	
D5040	Building Exterior	9686721	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	4	EA	\$471.20	\$1,885					\$1,885																\$1,885	
D5040	Throughout Building	9686717	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	2280	SF	\$5.89	\$13,429					\$13,429																\$13,429	
D6060	Throughout Building	9686720	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	2280	SF	\$1.94	\$4,432					\$4,432																\$4,432	
D7030	Throughout Building	9686723	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	2280	SF	\$2.36	\$5,372					\$5,372														\$5,372	\$10,743		
D7050	Throughout Building	9686719	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2280	SF	\$3.53	\$8,058					\$8,058																\$8,058	
D7050	P 23 & 24	9686768	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$17,670.00	\$17,670					\$17,670															\$17,670	\$35,340	
E2010	P 23 & 24	9686731	Casework, Cabinetry, Standard, Replace	20	15	5	2	LF	\$353.40	\$707					\$707																\$707	
Totals, Unescalated											\$0	\$0	\$12,958	\$0	\$57,746	\$70,753	\$0	\$35,316	\$0	\$0	\$0	\$0	\$10,743	\$0	\$20,144	\$7,775	\$0	\$51,196	\$0	\$0	\$33,408	\$300,039
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$13,747	\$0	\$64,993	\$82,022	\$0	\$43,435	\$0	\$0	\$0	\$0	\$15,317	\$0	\$30,469	\$12,113	\$0	\$84,619	\$0	\$0	\$60,339	\$407,055

El Roble Elementary School / P25

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9684625	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887					\$3,887										\$3,887						\$7,775
B2020	Building Exterior	9684619	Glazing, any type by SF, Replace	30	20	10	200	SF	\$64.79	\$12,958								\$12,958													\$12,958
B2050	Building Exterior	9684624	Exterior Door, Steel, Commercial, Replace	40	20	20	1	EA	\$4,782.68	\$4,783																		\$4,783			\$4,783
B3010	Roof	9684622	Roofing, Metal, Replace	40	20	20	1000	SF	\$15.31	\$15,314																		\$15,314			\$15,314
B3020	Roof	9684614	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530					\$530																\$530
C1070	Throughout Building	9684608	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.12	\$3,958					\$3,958																\$3,958
C2010	Throughout Building	9684616	Wall Finishes, Tackable panel, Replace	15	11	4	1500	SF	\$2.59	\$3,887				\$3,887													\$3,887				\$7,775
C2030	Throughout Building	9684617	Flooring, Carpet, Commercial Standard, Replace	10	5	5	960	SF	\$8.84	\$8,482					\$8,482									\$8,482							\$16,963
D2010	Throughout Building	9684627	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	960	SF	\$5.89	\$5,654																		\$5,654			\$5,654
D2010	Throughout Building	9684618	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,413.60	\$1,414									\$1,414												\$1,414
D3030	Building Exterior	9684609	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,479.00	\$6,479				\$6,479																	\$6,479
D3050	Throughout Building	9684620	HVAC System, Ductwork, Medium Density, Replace	30	20	10	960	SF	\$4.71	\$4,524									\$4,524												\$4,524
D4010	Throughout Building	9684607	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832				\$15,832																	\$15,832
D5030	Throughout Building	9684626	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	960	SF	\$2.95	\$2,827																			\$2,827		\$2,827
D5040	Throughout Building	9684612	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654					\$5,654																\$5,654
D5040	Building Exterior	9684613	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414					\$1,414																

Replacement Reserves Report



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Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$0	\$0	\$0	\$6,817	\$55,701	\$177,219

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Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate									
B2010	Building Exterior	9684645	Exterior Walls, any painted surface, Prep & Paint		10	5	5	1100	SF	\$3.53	\$3,887						\$3,887																\$7,775									
B2020	Building Exterior	9684641	Glazing, any type by SF, Replace		30	20	10	200	SF	\$64.79	\$12,958										\$12,958													\$12,958								
B2050	Building Exterior	9684644	Exterior Door, Steel, Commercial, Replace		40	20	20	1	EA	\$4,782.68	\$4,783																						\$4,783	\$4,783								
B3010	Roof	9684647	Roofing, Metal, Replace		40	20	20	1000	SF	\$15.31	\$15,314																						\$15,314	\$15,314								
B3020	Roof	9684634	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	15	5	50	LF	\$10.60	\$530						\$530																	\$530								
C1070	Throughout Building	9684629	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	960	SF	\$4.12	\$3,958						\$3,958																	\$3,958								
C2010	Throughout Building	9684637	Wall Finishes, Tackable panel, Replace		15	11	4	1500	SF	\$2.59	\$3,887					\$3,887																\$3,887		\$7,775								
C2030	Throughout Building	9684643	Flooring, Carpet, Commercial Standard, Replace		10	5	5	960	SF	\$8.84	\$8,482						\$8,482																	\$8,482	\$16,963							
D2010	Throughout Building	9684642	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	20	20	960	SF	\$5.89	\$5,654																							\$5,654	\$5,654							
D2010	Throughout Building	9684639	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	1	EA	\$1,413.60	\$1,414											\$1,414												\$1,414								
D3030	Building Exterior	9684630	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace		20	16	4	1	EA	\$6,479.00	\$6,479					\$6,479																			\$6,479							
D3050	Throughout Building	9684638	HVAC System, Ductwork, Medium Density, Replace		30	20	10	960	SF	\$4.71	\$4,524											\$4,524													\$4,524							
D4010	Throughout Building	9684628	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate		40	36	4	960	SF	\$16.49	\$15,832					\$15,832																			\$15,832							
D5030	Throughout Building	9684646	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	960	SF	\$2.95	\$2,827																								\$2,827	\$2,827						
D5040	Building Exterior	9684632	Exterior Light, any type, w/ LED Replacement, Replace		20	15	5	3	EA	\$471.20	\$1,414						\$1,414																		\$1,414							
D5040	Throughout Building	9684635	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	15	5	960	SF	\$5.89	\$5,654						\$5,654																		\$5,654							
D6060	Throughout Building	9684636	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	15	5	960	SF	\$1.94	\$1,866						\$1,866																		\$1,866							
D7030	Throughout Building	9684640	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	10	5	960	SF	\$2.36	\$2,262						\$2,262																		\$2,262	\$4,524						
D7050	Throughout Building	9684631	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	15	5	960	SF	\$3.53	\$3,393						\$3,393																		\$3,393							
E2010	Throughout Building	9684633	Casework, Cabinetry, Standard, Replace		20	15	5	10	LF	\$353.40	\$3,534						\$3,534																		\$3,534							
Totals, Unescalated												\$0	\$0	\$0	\$0	\$26,199	\$34,980	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,369	\$0	\$0	\$0	\$0	\$0	\$0	\$3,887	\$30,840	\$127,170	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,817	\$55,701	\$177,219

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Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate				
B2010	Building Exterior	9685430	Exterior Walls, any painted surface, Prep & Paint		10	5	5	1100	SF	\$3.53	\$3,887						\$3,887																		\$7,775		
B2020	Building Exterior	9685429	Glazing, any type by SF, Replace		30	20	10	200	SF	\$64.79	\$12,958										\$12,958															\$12,958	
B2050	Building Exterior	9685435	Exterior Door, Steel, Commercial, Replace		40	20	20	1	EA	\$4,782.68	\$4,783																								\$4,783	\$4,783	
B3010	Roof	9685431	Roofing, Metal, Replace		40	20	20	1000	SF	\$15.31	\$15,314																								\$15,314	\$15,314	
B3020	Roof	9685424	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	15	5	50	LF	\$10.60	\$530						\$530																		\$530		
C1070	Throughout Building	9685418	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	960	SF	\$4.12	\$3,958						\$3,958																		\$3,958		
C2010	Throughout Building	9685425	Wall Finishes, Tackable panel, Replace		15	11	4	1500	SF	\$2.59	\$3,887					\$3,887																			\$3,887	\$7,775	
C2030	Throughout Building	9685476	Flooring, Vinyl Tile (VCT), Replace		15	12	3	200	SF	\$5.89	\$1,178					\$1,178																			\$1,178	\$2,356	
C2030	Throughout Building	9685433	Flooring, Carpet, Commercial Standard, Replace		10	5	5	760	SF	\$8.84	\$6,715						\$6,715																		\$6,715	\$13,429	
D2010	Throughout Building	9685432	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	20	20	960	SF	\$5.89	\$5,654																								\$5,654	\$5,654	
D2010	Throughout Building	9685426	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	1	EA	\$1,413.60	\$1,414											\$1,414														\$1,414	
D3030	Building Exterior	9685417	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace		20	16	4	1	EA	\$6,479.00	\$6,479					\$6,479																				\$6,479	
D3050	Throughout Building	9685427	HVAC System, Ductwork, Medium Density, Replace		30	20	10	960	SF	\$4.71	\$4,524											\$4,524														\$4,524	
D4010	Throughout Building	9685416	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate		40	36	4	960	SF	\$16.49	\$15,832					\$15,832																				\$15,832	
D5030	Throughout Building	9685434	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	960	SF	\$2.95	\$2,827																								\$2,827	\$2,827	
D5040	Building Exterior	9685421	Exterior Light, any type, w/ LED Replacement, Replace		20	15	5	3	EA	\$471.20	\$1,414						\$1,414																			\$1,414	
D5040	Throughout Building	9685422	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	15	5	960	SF	\$5.89	\$5,654						\$5,654																			\$5,654	
D6060	Throughout Building	9685420	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	15	5	960	SF	\$1.94	\$1,866						\$1,866																			\$1,866	
D7030	Throughout Building	9685428	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	10	5	960	SF	\$2.36	\$2,262						\$2,262																			\$2,262	\$4,524
D7050	Throughout Building	9685423	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	15	5	960	SF	\$3.53	\$3,393																										

Replacement Reserves Report



8/30/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate							
B3020	Roof	9685444	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																\$530							
C1070	Throughout Building	9685438	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.12	\$3,958						\$3,958																\$3,958							
C2010	Throughout Building	9685445	Wall Finishes, Tackable panel, Replace	15	11	4	1500	SF	\$2.59	\$3,887					\$3,887															\$3,887		\$7,775							
C2030	Throughout Building	9685477	Flooring, Vinyl Tile (VCT), Replace	15	10	5	200	SF	\$5.89	\$1,178						\$1,178														\$1,178		\$3,356							
C2030	Throughout Building	9685453	Flooring, Carpet, Commercial Standard, Replace	10	5	5	760	SF	\$8.84	\$6,715						\$6,715										\$6,715						\$13,429							
D2010	Throughout Building	9685452	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	960	SF	\$5.89	\$5,654																				\$5,654		\$5,654							
D2010	Throughout Building	9685446	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,413.60	\$1,414											\$1,414											\$1,414							
D3030	Building Exterior	9685437	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,479.00	\$6,479					\$6,479																	\$6,479							
D3050	Throughout Building	9685447	HVAC System, Ductwork, Medium Density, Replace	30	20	10	960	SF	\$4.71	\$4,524											\$4,524											\$4,524							
D4010	Throughout Building	9685436	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																	\$15,832							
D5030	Throughout Building	9685454	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	960	SF	\$2.95	\$2,827																					\$2,827	\$2,827							
D5040	Throughout Building	9685442	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																\$5,654							
D5040	Building Exterior	9685441	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																\$1,414							
D6060	Throughout Building	9685440	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																\$1,866							
D7030	Throughout Building	9685448	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262															\$2,262	\$4,524							
D7050	Throughout Building	9685443	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																\$3,393							
E2010	Throughout Building	9685439	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	\$353.40	\$3,534						\$3,534																\$3,534							
Totals, Unescalated											\$0	\$0	\$0	\$0	\$26,199	\$34,391	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$0	\$0	\$10,602	\$0	\$0	\$0	\$3,887	\$32,018							\$125,992	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$29,487	\$39,868	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$16,518	\$0	\$0	\$0	\$6,817	\$57,828								\$175,911

El Roble Elementary School / P29

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate							
B2010	Building Exterior	9685470	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887						\$3,887																	\$3,887						
B2020	Building Exterior	9685469	Glazing, any type by SF, Replace	30	20	10	200	SF	\$64.79	\$12,958											\$12,958												\$12,958						
B2050	Building Exterior	9685475	Exterior Door, Steel, Commercial, Replace	40	20	20	1	EA	\$4,782.68	\$4,783																					\$4,783	\$4,783							
B3010	Roof	9685471	Roofing, Metal, Replace	40	20	20	1000	SF	\$15.31	\$15,314																					\$15,314	\$15,314							
B3020	Roof	9685464	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																	\$530						
C1070	Throughout Building	9685458	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	960	SF	\$4.12	\$3,958						\$3,958																	\$3,958						
C2010	Throughout Building	9685465	Wall Finishes, Tackable panel, Replace	15	11	4	1500	SF	\$2.59	\$3,887					\$3,887																\$3,887	\$7,775							
C2030	Throughout Building	9685473	Flooring, Carpet, Commercial Standard, Replace	10	5	5	960	SF	\$8.84	\$8,482						\$8,482											\$8,482						\$16,963						
D2010	Throughout Building	9685472	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	960	SF	\$5.89	\$5,654																					\$5,654	\$5,654							
D2010	Throughout Building	9685466	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,413.60	\$1,414											\$1,414												\$1,414						
D3030	Building Exterior	9685457	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	16	4	1	EA	\$6,479.00	\$6,479					\$6,479																		\$6,479						
D3050	Throughout Building	9685467	HVAC System, Ductwork, Medium Density, Replace	30	20	10	960	SF	\$4.71	\$4,524											\$4,524												\$4,524						
D4010	Throughout Building	9685456	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																		\$15,832						
D5030	Throughout Building	9685474	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	960	SF	\$2.95	\$2,827																						\$2,827	\$2,827						
D5040	Throughout Building	9685462	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																	\$5,654						
D5040	Building Exterior	9685461	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																	\$1,414						
D6060	Throughout Building	9685460	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																	\$1,866						
D7030	Throughout Building	9685468	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262																\$2,262	\$4,524						
D7050	Throughout Building	9685463	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																	\$3,393						
E2010	Throughout Building	9685459	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	\$353.40	\$3,534						\$3,534																	\$3,534						
Totals, Unescalated											\$0	\$0	\$0	\$0	\$26,199	\$34,980	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$0	\$0	\$12,369	\$0	\$0	\$0	\$3,887	\$30,840							\$127,170	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$29,487	\$40,551	\$0	\$0	\$0	\$0	\$25,393	\$0	\$0	\$0	\$0	\$19,270	\$0	\$0	\$0	\$6,817	\$55,701								\$177,219

El Roble Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D2010	Site	9686790	Backflow Preventer, Domestic Water, 6 IN, Replace	30	20	10	1	EA	\$12,369.00	\$12,369											\$12,369												\$12,369
F1020	Site General	9624077	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	30	5	150	SF	\$117.80	\$17,670						\$17,670																	\$17,670
G2030	Site Parking Areas	9624106	Sidewalk, Asphalt, Replace	25	24	1	12000	SF	\$6.48	\$77,748																							\$77,748
G2050	Site Playground Areas	9624113	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	8000	SF	\$4.12	\$32,984						\$32,984																	\$32,984
G2050	Site Sports Fields & Courts</																																

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
G2060	Site General	9624111	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	20	5	6	EA	\$942.40	\$5,654						\$5,654																\$5,654								
G2060	Site General	9624110	Picnic Table, Metal Powder-Coated, Replace	20	10	10	50	EA	\$824.60	\$41,230											\$41,230											\$41,230								
G2060	Site General	9624069	Signage, Property, Building or Pole-Mounted, Replace/Install	20	5	15	1	EA	\$1,767.00	\$1,767															\$1,767							\$1,767								
G2080	Site General	9624091	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	20000	SF	\$1.18	\$23,560																						\$23,560								
G2080	Site	9624094	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	0	0	24	EA	\$1,432.45	\$34,379	\$34,379																					\$34,379								
Totals, Unescalated											\$34,379	\$77,748	\$0	\$7,657	\$0	\$78,690	\$0	\$0	\$7,657	\$0	\$112,499	\$0	\$0	\$7,657	\$0	\$202,027	\$0	\$0	\$7,657	\$0	\$0	\$7,657	\$0	\$0	\$0	\$0	\$535,971			
Totals, Escalated (3.0% inflation, compounded annually)											\$34,379	\$80,080	\$0	\$8,367	\$0	\$91,224	\$0	\$0	\$9,700	\$0	\$151,189	\$0	\$0	\$11,245	\$0	\$314,751	\$0	\$0	\$13,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$713,970

* Markup has been included in unit costs.