

FACILITY CONDITION ASSESSMENT

prepared for
DLR Group
1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



FACILITY CONDITION ASSESSMENT
OF
LA BALLONA ELEMENTARY SCHOOL
10915 WASHINGTON BOULEVARD
CULVER CITY, CALIFORNIA 90230

PREPARED BY:

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EMG PROJECT #:

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ON SITE DATE:

January 10, 2019



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview & Assessment Details

General Information	
Property Type	School campus
Main Address	10915 Washington Boulevard, Culver City, California 90230
Site Developed	1865, Circa 1950, 1998 Portables Circa 1989, 2002 and 2012 Renovated Circa 2000
Number of Buildings	13
Date(s) of Visit	January 10, 2019
Management Point of Contact	Karen MacIntyre 310.804.5393 phone kmacintyre@dlrgroup.com email
On-site Point of Contact (POC)	Angela Vargas 213.332.0488 phone angela.varga@weareharris.com email
Assessment and Report Prepared By	Adrian Reth
Reviewed By	Paul Prusa Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Building Summary			
Building	Use	Constructed	Area (Estimated SF)
1	Admin/MPR	Circa 1950	9,371
2	Classrooms	Circa 1950	9,240
3	Classrooms	Circa 1950	9,240
4	Kindergarten	Circa 1950	2,520
5	Library	Circa 1950	2,532
6	Classrooms	1998	5,155

Building Summary

Building	Use	Constructed	Area (Estimated SF)
7	Portable Classrooms	Circa 1989	1,122
8	Portable Classrooms	Circa 1989	1,835
9	Portable Classrooms	Circa 1989	918
10	Classrooms	Circa 1865	969
11	Portable Classrooms	2002	1,020
12	Portable Classrooms	2012	1,020
13	Portable Restrooms	2012	510

Other Tenant Spaces

All of the property is occupied by the Culver City Unified School District programs. There are no tenants leasing buildings or rooms at the school.

Key Spaces Not Observed

Building Number	Area	Access Issue
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All key spaces observed



Campus Findings & Deficiencies

Historical Summary

The elementary school was established in 1865. Building 10 appears to be the only structure that could date back to that original date. The main campus buildings appear to have been constructed circa 1950 along with the other Culver City schools. In 1998 the entire campus had undergone significant renovations and included the construction of Building 6.

Architectural

The roofs appear to have been repaired or replaced at the time of the major renovation, those which had been repaired with a roof coating are recommended for replacement in the immediate and near terms due to signs of cracking and peeling. Besides a few interior areas which have received new carpet and other minor renovations, most architectural interior and exterior finishes are expected to require replacement in the near term.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The MEPF systems and infrastructure were fully renovated in 1998 and most assets are nearing the end of their anticipated lifecycles. New split unit AC systems were recently added to Building 6, and the condensing units for the 1950s buildings were all replaced as well. The electrical and plumbing distribution systems are generally in fair condition. Fire suppression is managed by hydrants and fire extinguishers. The buildings throughout this campus do not have built-in fire sprinkler systems and the fire alarm system is due for an upgrade. The elevator is also recommended for controls modernization and general service.

Site

The parking lots play surfaces have been periodically repaved and sectionally replaced as-needed over the years. The pavement has a few isolated areas of cracked and lifting asphalt. Recent upgrades include new play structures and artificial turf play area.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

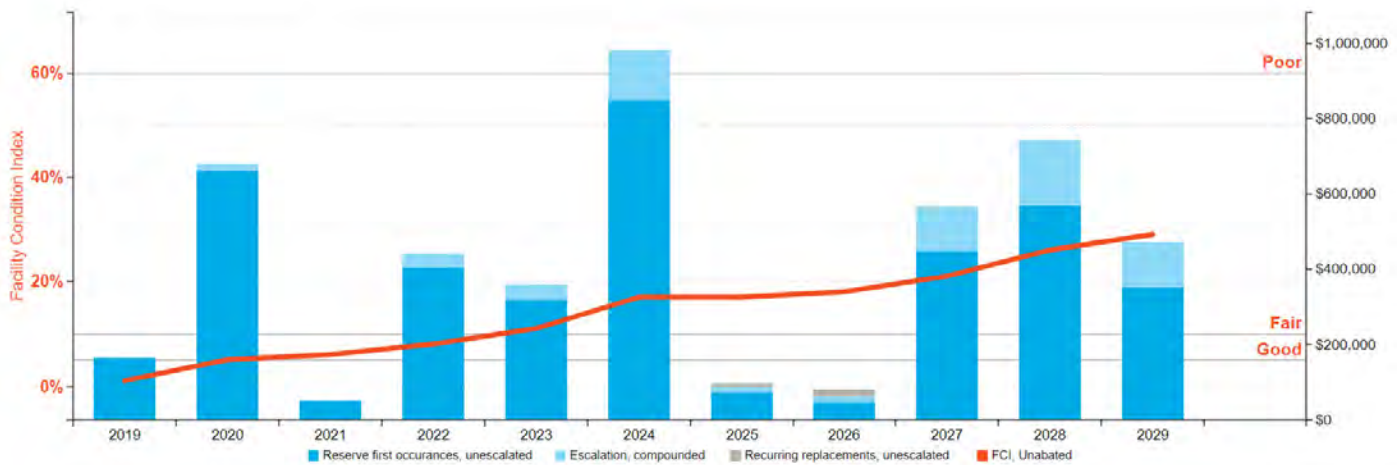
One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV)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

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other 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 graph and table below summarize the individual findings for this FCA:

FCI Analysis: La Ballona ES

Replacement Value: \$ 16,115,750; Inflation rate: 3.0%



Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
La Ballona ES / Building 02 & 03 (1800)	\$350	18,480	\$6,468,000	0.0%	5.0%	5.0%	6.0%
La Ballona ES / Building 06 (1800)	\$350	5,056	\$1,769,600	0.0%	1.0%	1.0%	14.0%
La Ballona ES / Building 10 (1800)	\$350	969	\$339,150	0.0%	1.0%	2.0%	2.0%
La Ballona ES / Buildings 1, 4 & 5 (1800)	\$350	14,656	\$5,129,600	0.0%	7.0%	7.0%	10.0%
La Ballona ES / Portables 07-09, 11-13 (1800)	\$350	6,423	\$2,248,050	0.0%	0.0%	14.0%	18.0%



Key Findings

Key findings from the assessment include:



Roof in Poor condition.
 Metal (Uniformat Code: B3011)
 Portables 07-09, 11-13 La Ballona ES Roof 12
 Recommendation: **Replace** in 2019.
 Flashing not sealed well at portable next to restrooms.
 AssetCALC ID: 1149468

Priority Score **90.0**

Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 100
 \$\$\$\$



Roof in Poor condition.
 Built-Up (Uniformat Code: B3011)
 Building 02 & 03 La Ballona ES Building 2 Roof
 Recommendation: **Replace** in 2020.
 Coating is exceedingly aged and peeling.
 AssetCALC ID: 1149403

Priority Score **90.0**

Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 155,500
 \$\$\$\$



Roof in Poor condition.
 Built-Up (Uniformat Code: B3011)
 Building 02 & 03 La Ballona ES Building 3 Roof
 Recommendation: **Replace** in 2020.
 Coating is exceedingly aged and peeling.
 AssetCALC ID: 1149402

Priority Score **90.0**

Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 155,500
 \$\$\$\$



Exterior Wall in Poor condition.
 Aluminum Siding, 1-2 Stories (Uniformat Code: B2011)
 La Ballona ES Building Exterior
 Recommendation: **Replace** in 2020.
 Dented or damaged paneling in many areas.
 AssetCALC ID: 1149362

Priority Score **90.0**

Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 17,300
 \$\$\$\$



Roof in Poor condition.
 Built-Up (Uniformat Code: B3011)
 Buildings 1, 4 & 5 La Ballona ES Roof
 Recommendation: **Replace** in 2020.
 Exceedingly aged and cracking roof coating, evidence of multiple leaks seen below.
 AssetCALC ID: 1149381

Priority Score **90.0**













Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 293,500
 \$\$\$\$



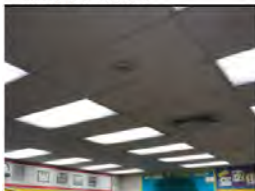
Exterior Wall in Poor condition.
 Painted Surface, 1-2 Stories (Uniformat Code: B2011)
 Building 02 & 03 La Ballona ES Building Exterior
 Recommendation: **Prep & Paint** in 2020.
 Peeling handrail and wall paint coating.
 AssetCALC ID: 1149404

Priority Score **89.9**

Plan Type:
 Performance/Integrity
 Cost Estimate: \$ 5,700
 \$\$\$\$

<input checked="" type="checkbox"/> Include/Exclude 	<p>Parking Lots in Poor condition. Asphalt Pavement (Uniformat Code: G2022) Site La Ballona ES Site Recommendation: Seal & Stripe in 2020. Worn seal coat and striping. AssetCALC ID: 1149414</p>	<p>Priority Score 87.0  Plan Type: Performance/Integrity Cost Estimate: \$ 7,600 \$\$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p>Exterior Ramp in Poor condition. Wood (Uniformat Code: B1014) Building 10 La Ballona ES Site Recommendation: Replace in 2020. Deteriorated access ramp. AssetCALC ID: 1149476</p>	<p>Priority Score 87.0  Plan Type: Performance/Integrity Cost Estimate: \$ 2,500 \$\$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p>Interior Floor Finish in Poor condition. Epoxy Coating (Uniformat Code: C3021) La Ballona ES Kitchen Recommendation: Prep & Paint in 2020. Water damaged, soft areas, and chipped around drain. AssetCALC ID: 1149363</p>	<p>Priority Score 84.9  Plan Type: Performance/Integrity Cost Estimate: \$ 10,500 \$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p>Interior Wall Finish in Poor condition. Vinyl (Uniformat Code: C3012) Building 02 & 03 La Ballona ES Throughout building Recommendation: Replace in 2021. Peeling covering on modular walls. AssetCALC ID: 1149401</p>	<p>Priority Score 83.0  Plan Type: Performance/Integrity Cost Estimate: \$ 14,500 \$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p>Interior Ceiling Finish in Poor condition. Suspended Acoustical Tile (ACT) (Uniformat Code: C3032) Buildings 1, 4 & 5 La Ballona ES Building 1 Recommendation: Replace in 2020. Aged, stained, and damaged. AssetCALC ID: 1149378</p>	<p>Priority Score 83.0  Plan Type: Performance/Integrity Cost Estimate: \$ 10,900 \$\$\$</p>
<input checked="" type="checkbox"/> Include/Exclude 	<p>Play Surfaces & Sports Courts in Poor condition. Asphalt (Uniformat Code: G2047) Site La Ballona ES Site Recommendation: Mill & Overlay in 2021. Lifting due to tree roots AssetCALC ID: 1149417</p>	<p>Priority Score 83.0  Plan Type: Performance/Integrity Cost Estimate: \$ 3,300 \$\$\$</p>

Include/Exclude



Fire Alarm System in Fair condition.

School (Uniformat Code: D5037)

La Ballona ES Throughout

Recommendation: **Upgrade** in 2019.

Equipment appears to have been installed in 1998. Although there are no known violations or issues it is recommended it be replaced to ensure reliable operation and access to replacement parts.

AssetCALC ID: 1149358

Priority Score **60.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$ 144,100

\$\$\$\$

Include/Exclude



Fire Alarm Control Panel in Fair condition.

Addressable (Uniformat Code: D5037)

Buildings 1, 4 & 5 La Ballona ES Utility closet

Recommendation: **Replace** in 2019.

Equipment appears to have been installed in 1998. Although there are no known issues or violations it is recommended the panel be replaced to ensure reliable operation and access to replacement parts.

AssetCALC ID: 1149382

Priority Score **60.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$ 20,300

\$\$\$



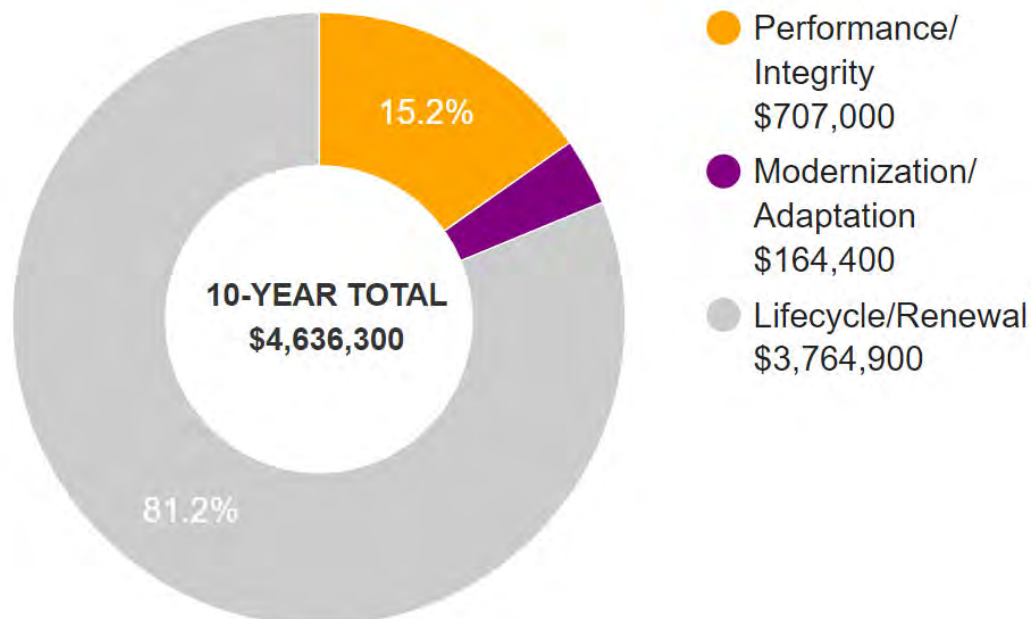
Plan Types

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)



2. Building Type 1: Buildings 1, 4 and 5



Building Type 1: Buildings 1, 4 and 5: Systems Summary

Address	10915 Washington Boulevard, Culver City, California	
Constructed/ Renovated	Circa 1950 / 1998	
Building Size	14,656 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roof on concrete slab	Good
Façade	Brick with aluminum windows	Good
Roof	Crossed hip construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, exposed brick, acoustical tile Floors: Carpet, VCT, ceramic tile, epoxy, hardwood Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste and venting Gas tankless water heater	Fair

Building Type 1: Buildings 1, 4 and 5: Systems Summary		
HVAC	Gas package units with external condensing units,	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
Key Issues and Findings	Leaking built-up roofs, Cracked epoxy flooring, Outdated fire alarm system	

Building Type 1: Buildings 1, 4 and 5: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$22,000	-	\$22,000
Roofing	-	\$302,400	-	-	-	\$302,400
Interiors	-	\$11,200	\$11,600	\$35,000	\$18,900	\$76,700
Elevators	-	-	-	\$22,400	-	\$22,400
Plumbing	-	-	-	\$1,700	-	\$1,700
HVAC	-	\$26,000	\$5,000	\$48,000	\$40,600	\$119,600
Fire Alarm & Comm	\$20,300	-	-	-	\$31,600	\$51,900
Equipment/Special	-	\$3,400	\$1,100	\$35,100	\$19,900	\$59,500
TOTALS	\$20,300	\$343,000	\$17,700	\$164,200	\$111,000	\$656,200

Plumbing			
Location/Space	Asset	Condition	Qty
	Water Heater, 4 - 6.4 GPM	Fair	1



Mechanical Systems

Location/Space	Asset	Condition	Qty
Roof	Exhaust Fan, 100 - 250 CFM	Fair	2
	Exhaust Fan, 251 - 800 CFM	Fair	2
	Exhaust Fan, 3501 - 5000 CFM	Fair	1
	Exhaust Fan, 801 - 2000 CFM	Fair	1
	Exhaust Fan, 801 - 2000 CFM	Fair	6
	Packaged Unit (RTU), 20 TON	Fair	1

Electrical

Location/Space	Asset	Condition	Qty
Utility closet	Fire Alarm Control Panel, Addressable	Fair	1 EA



3. Building Type 2: Buildings 2 and 3



Building Type 2: Buildings 2 and 3: Systems Summary

Address	10915 Washington Boulevard, Culver City, California	
Constructed/ Renovated	Circa 1950 / 1998	
Building Size	18,480 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Brick with aluminum windows	Good
Roof	Mansard construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, vinyl, exposed brick Floors: Carpet, VCT, epoxy Ceilings: Painted gypsum board, ACT	Fair
Elevators	Shared with Building 6	Fair

Building Type 2: Buildings 2 and 3: Systems Summary		
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair
HVAC	Gas package units with external condensing units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from building one with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke 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 C.	
Key Issues and Findings	Exceedingly aged and damaged roof coating, Peeling vinyl wall coverings, Peeling paint at exterior railing, Outdated fire alarm system	

Building Type 2: Buildings 2 and 3: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$5,900	-	-	\$7,900	\$13,900
Roofing	-	\$320,400	-	-	-	\$320,400
Interiors	-	\$15,400	-	\$18,400	\$24,000	\$57,800
TOTALS	-	\$341,700	-	\$18,400	\$31,900	\$392,100



4. Building Type 3: Building 6



Building Type 3: Building 6: Systems Summary

Address	10915 Washington Boulevard, Culver City, California	
Constructed/ Renovated	1998	
Building Size	5,056 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel-framed roofs	Good
Façade	Exposed CMU with aluminum windows	Good
Roof	Custom construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, epoxy Ceilings: exposed with acoustic paneling	Good
Elevators	Hydraulic: One car serving two floors	Fair

Building Type 3: Building 6: Systems Summary		
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair
HVAC	Individual split-system units	Good
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from building one with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke 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 C.	
Key Issues and Findings	Outdated elevator controls and fire alarm system	

Building Type 3: Building 6: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	-	-	\$52,600	-	\$52,600
Elevators	-	\$12,300	\$3,500	\$142,000	\$4,700	\$162,400
Plumbing	-	-	-	-	\$11,900	\$11,900
HVAC	-	\$4,400	\$26,400	-	\$39,400	\$70,200
Equipment/Special	-	-	-	\$10,300	\$157,200	\$167,500
TOTALS	-	\$16,700	\$29,900	\$204,900	\$213,200	\$464,600

Plumbing			
Location/Space	Asset	Condition	Qty
Throughout	Sink/Lavatory, Porcelain Enamel, Cast Iron	Good	6



Mechanical Systems

Location/Space	Asset	Condition	Qty
Attic	Furnace, Gas	Fair	6
Building exterior	Condensing Unit/Heat Pump, Split System, 3 Ton	Good	6
Roof	Exhaust Fan, 500 CFM	Fair	2



5. Building Type 4: Building 10



Building Type 4: Building 10: Systems Summary

Address	10915 Washington Boulevard, Culver City, California	
Constructed/ Renovated	1865 / Renovated 1998 and 2018 (interior)	
Building Size	969 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Good
Façade	Stucco with vinyl windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: Painted wood strip	Good
Elevators	None	--

Building Type 4: Building 10: Systems Summary		
Plumbing	Copper supply and cast iron waste and venting Gas tankless water heater	Good
HVAC	Package heat pump unit	Excellent
Fire Suppression	Hydrants, fire extinguisher	Fair
Electrical	Source and Distribution: Fed from building one with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix C.	
Key Issues and Findings	Deteriorated access ramp, Outdated fire alarm system	

Building Type 4: Building 10: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$2,600	-	-	\$4,100	\$6,700
Facade	-	-	\$4,200	-	\$8,200	\$12,400
Roofing	-	-	-	-	\$9,300	\$9,300
Plumbing	-	-	-	-	\$2,100	\$2,100
HVAC	-	-	-	-	\$8,700	\$8,700
TOTALS	-	\$2,600	\$4,200	-	\$32,400	\$39,200

Plumbing			
Location/Space	Asset	Condition	Qty
Classroom	Water Heater, 4 - 6.4 GPM	Excellent	1

Mechanical Systems			
Location/Space	Asset	Condition	Qty
Building exterior	Heat Pump, 3 TON	Excellent	1



6. Building Type 5: Portables 7-9 and 11-13



Building Type 5: Portables 7-9 and 11-13: Systems Summary

Address	10915 Washington Boulevard, Culver City, California	
Constructed/ Renovated	Circa 1989 / renovated 1998 2002 2012	
Building Size	6,423 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular construction	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, FRP Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--

Building Type 5: Portables 7-9 and 11-13: Systems Summary		
Plumbing	Copper supply and cast iron waste and venting No hot water	Fair
HVAC	Individual package heat pump units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from building one with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Smoke 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 C.	
Key Issues and Findings	Damaged roof flashing, Outdated fire alarm system	

Building Type 5: Portables 7-9 and 11-13: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$98,200	-	\$57,100	\$32,900	\$188,100
Roofing	\$100	-	\$83,500	-	\$22,000	\$105,600
Interiors	-	\$19,000	-	\$39,300	\$48,400	\$106,700
Plumbing	-	-	\$8,700	\$26,700	-	\$35,400
HVAC	-	\$48,800	-	\$12,000	\$76,000	\$136,800
Equipment/Special	-	-	\$46,100	-	\$5,300	\$51,400
TOTALS	\$100	\$166,000	\$138,300	\$135,100	\$184,600	\$624,000

Plumbing			
Location/Space	Asset	Condition	Qty
Restrooms	Sink/Lavatory, Vitreous China	Fair	8
	Toilet, Tankless (Water Closet)	Fair	14
	Urinal, Vitreous China	Fair	2
Throughout	Sink/Lavatory, Vitreous China	Fair	9



Mechanical Systems

Location/Space	Asset	Condition	Qty
Building Exterior	Heat Pump, 3.5 TON	Fair	1
	Heat Pump, 3.5 TON	Fair	1
	Heat Pump, 5 TON	Fair	1
Roof	Heat Pump, 4 TON	Good	1
Roof 8	Heat Pump, 4 TON	Fair	2



7. Site Summary



Site Information		
Lot Size	3.43 acres (estimated)	
Parking Spaces	34 total spaces all in open lots; two of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain-link fencing, CMU dumpster enclosure Playgrounds and sports courts Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Minimal site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Pre-fabricated storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Isolated areas of lifting and heavily cracked asphalt, Worn seal coat and striping in parking lot	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	\$10,400	-	-	\$16,200	\$26,600
Site Development	-	\$25,700	-	\$299,600	\$563,000	\$888,200
Landscaping	-	-	-	-	\$46,800	\$46,800
Pavement	-	\$7,800	-	\$97,200	\$22,700	\$127,800
Site Lighting	-	-	-	-	\$27,000	\$27,000
TOTALS	-	\$43,900	-	\$396,800	\$675,700	\$1,116,400



8. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) applies to State and local government entities. Title II Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by state and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of state and local governments, regardless of Federal financial assistance. All state and local government facilities must be maintained and operated in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). In addition, in the state of California, compliance with the California Building Code (CBC) Chapter 11 *Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Publicly Funded Housing* is required.

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix C of this report. It is understood by the Client that the limited observations described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Standards for Accessible Design and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance.

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act.

A full Accessibility Compliance Survey may reveal some aspects of the property that are not in compliance.

9. Purpose and Scope

Purpose

EMG 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.

Definition of 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 *Immediate Repair* window but will not be pushed ‘irresponsibly’ (too far) into the future.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property’s compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property’s overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

10. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG'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, EMG 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 EMG'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.

Immediate Repairs

Immediate repairs are opinions of probable costs 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.

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, EMG'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.

EMG'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 in the Immediate Repair Cost Estimate.

11. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of La Ballona Elementary School, 10915 Washington Boulevard, Culver City, California 90230, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Adrian Reth,
Project Manager

Reviewed by:



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12. Appendices

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: Accessibility Review

Appendix D: Pre-Survey Questionnaire

Appendix E: Replacement Reserves

Appendix A: Photographic Record



#1	FRONT ELEVATION
----	-----------------



#2	BUILDING 1
----	------------



#3	BUILDING 2
----	------------



#4	BUILDING 6
----	------------



#5	PORTABLES 7 AND 8
----	-------------------



#6	PORTABLES
----	-----------





#7	PORTABLE RESTROOMS
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#8	BUILDING 10
----	-------------



#9	BUILDING 6 STEEL FRAMED STRUCTURE
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#10	TEXTURED PLYWOOD SIDING WATER DAMAGE
-----	--------------------------------------



#11	EXTERIOR WALL PAINT
-----	---------------------



#12	PEELED PAINT
-----	--------------



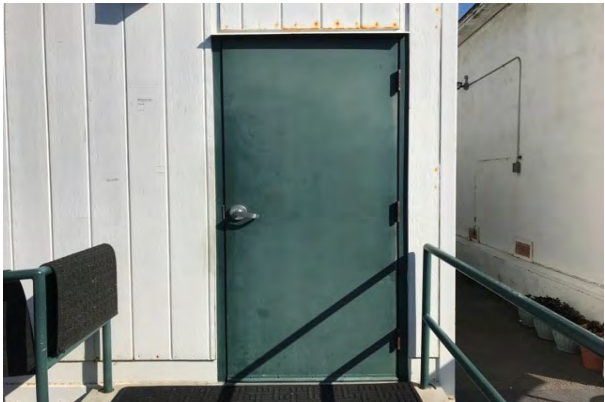
#13 PORTABLES ALUMINUM WINDOW



#14 STOREFRONT METAL-FRAMED SWINGING DOORS



#15 STOREFRONT METAL-FRAMED WINDOWS



#16 PORTABLE STEEL EXTERIOR DOOR



#17 STEEL EXTERIOR DOOR



#18 SINGLE-PLY TPO/PVC MEMBRANE





#19	BUILDING 3 BUILT-UP ROOF
-----	--------------------------



#20	BUILDINGS 1, 4 AND 5 BUILT-UP ROOFING
-----	---------------------------------------



#21	ALUMINUM EQUIPMENT SCREEN
-----	---------------------------



#22	BUILDING 10 ASPHALT SHINGLE ROOF
-----	----------------------------------



#23	METAL ROOF
-----	------------



#24	PORTABLE 12 DAMAGED FLASHING SEAL
-----	-----------------------------------



#25	BUILDING 2 CLASSROOM
-----	----------------------



#26	BUILDING 6 CLASSROOM
-----	----------------------



#27	PORTABLE CLASSROOM
-----	--------------------



#28	INTERIOR DOOR
-----	---------------



#29	CABINETRY
-----	-----------



#30	CABINETRY
-----	-----------



#31	TOILET PARTITIONS, WOOD
-----	-------------------------



#32	LAMINATED PANELING
-----	--------------------



#33	PORTABLE BUILDING VINYL WALLS
-----	-------------------------------



#34	EPOXY COATING
-----	---------------



#35	CHIPPING EPOXY COATING
-----	------------------------



#36	VINYL TILE FLOORING (VCT)
-----	---------------------------



#37	CARPET FLOORING
-----	-----------------



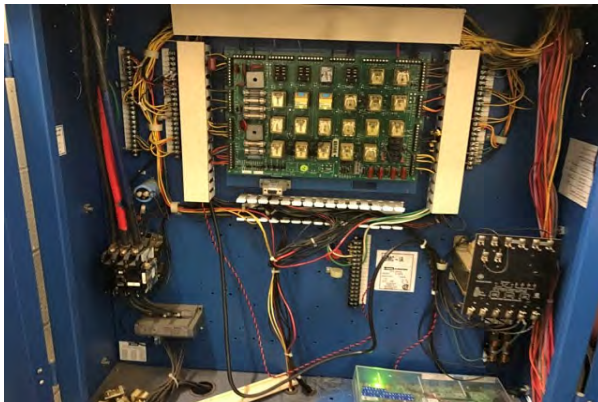
#38	CARPET TILE
-----	-------------



#39	SUSPENDED ACOUSTICAL TILE (ACT)
-----	---------------------------------



#40	GLUE-ON ACOUSTICAL TILE (ACT)
-----	-------------------------------



#41	ELEVATOR CONTROLS
-----	-------------------



#42	ELEVATOR, HYDRAULICS
-----	----------------------



#43 TANKLESS TOILET



#44 WATERLESS URINALS



#45 VITREOUS CHINA SINKS



#46 DRINKING FOUNTAIN



#47 TANKLESS WATER HEATER



#48 DUCTLESS SPLIT SYSTEM CONDENSER UNITS





#49	20 TON CONDENSING UNIT
-----	------------------------



#50	AIR HANDLER
-----	-------------



#51	EXHAUST FAN
-----	-------------



#52	3.5 TON HEAT PUMP
-----	-------------------



#53	HEAT PUMP (RTU)
-----	-----------------



#54	PACKAGED UNIT (RTU)
-----	---------------------



#55	6" FIRE BACKFLOW PREVENTER
-----	----------------------------



#56	400 AMP DISTRIBUTION PANEL
-----	----------------------------



#57	LED FLOOD LIGHT
-----	-----------------



#58	T-8 LIGHTING
-----	--------------



#59	FIRE ALARM CONTROL PANEL
-----	--------------------------



#60	FIRE ALARM
-----	------------



#61	EMERGENCY LIGHTING
-----	--------------------



#62	COMMERCIAL KITCHEN 2-DOOR REFRIGERATORS
-----	---



#63	COMMERCIAL KITCHEN EXHAUST HOOD
-----	---------------------------------



#64	PARKING LOT
-----	-------------



#65	LIFTING ASPHALT
-----	-----------------



#66	PROPERTY SIGNAGE
-----	------------------



#67 ARTIFICIAL TURF



#68 PLAYGROUND



#69 LANDSCAPING



#70 LED POLE LIGHT



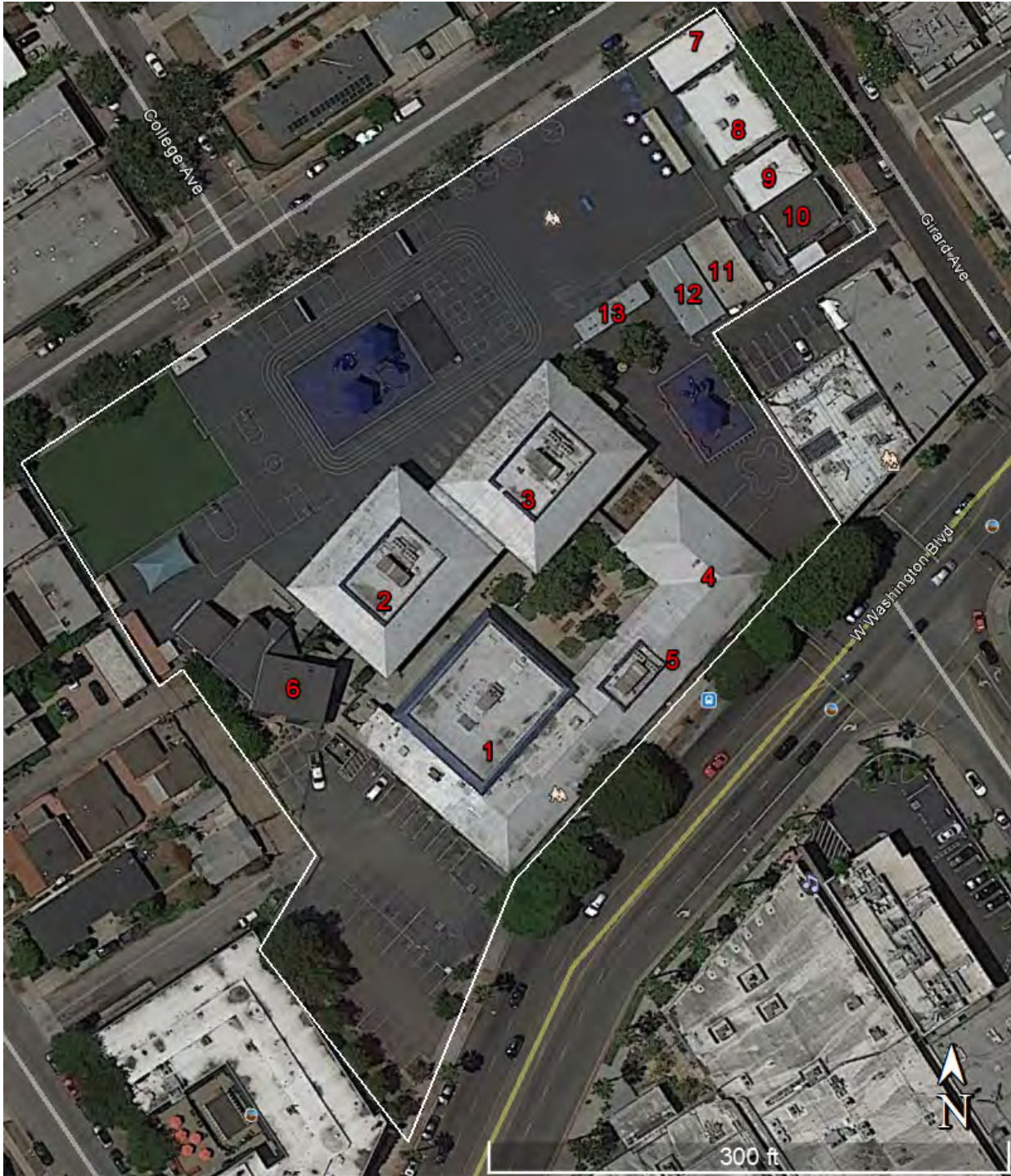
#71 ADA PARKING



#72 ADA RAMP

Appendix B: Site and Floor Plans

Aerial Site Plan



SOURCE:

Google Maps: Imagery ©2019 Google, Map data ©2019Google



ON-SITE DATE:

January 10, 2019



Appendix C: Accessibility Review

EMG ABBREVIATED ADA CHECKLIST

DATE COMPLETED: January 10, 2019PROPERTY NAME: La Ballona Elementary SchoolEMG PROJECT NUMBER: 134697.18R000-005.017

BUILDING HISTORY		YES	NO	UNK	COMMENTS
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?			✓	
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
5	Is any litigation pending related to ADA issues?			✓	
PARKING		YES	NO	NA	COMMENTS
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
RAMPS		YES	NO	NA	COMMENTS
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✓			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	✓			
3	Does the width between railings appear at least 36 inches?	✓			

RAMPS		YES	NO	NA	COMMENTS
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
ENTRANCES/EXITS		YES	NO	NA	COMMENTS
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
PATHS OF TRAVEL		YES	NO	NA	COMMENTS
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
ELEVATORS		YES	NO	NA	COMMENTS
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			
2	Are there visual and audible signals inside cars indicating floor change?	✓			
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
TOILET ROOMS		YES	NO	NA	COMMENTS
1	Are common area public restrooms located on an accessible route?	✓			
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✓			

TOILET ROOMS		YES	NO	NA	COMMENTS
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?	✓			

**Based on visual observation only. The slope was not confirmed through measurements.*



Appendix D: Pre-Survey Questionnaire

**THE PRE-SURVEY QUESTIONNAIRE WAS NOT
RETURNED TO EMG**

Appendix E: Replacement Reserves

Replacement Reserves Report

1/25/2019

La Ballona ES

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1149362	Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	39	1	2000	SF	\$8.67	\$17,340		\$17,340																				\$17,340	
B2011	Building Exterior	1149364	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	7600	SF	\$2.87	\$21,812					\$21,812																		\$43,624
B2011	Building Exterior	1149343	Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	25	15	5600	SF	\$8.67	\$48,552															\$48,552								\$48,552
B2023	Building Exterior	1149372	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	21	9	3900	SF	\$48.00	\$187,200										\$187,200													\$187,200
B2032	Building Exterior	1149350	Exterior Door, Steel, Replace	25	17	8	79	EA	\$950.12	\$75,059																							\$75,059
B3016	Roof	1149345	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	7	3	1000	LF	\$8.37	\$8,370				\$8,370											\$8,370								\$16,740
B3022	Roof	1149361	Roof Hatch, Metal, Replace	30	27	3	3	EA	\$1,213.44	\$3,640				\$3,640																			\$3,640
C1021	Throughout	1149356	Interior Door, Wood Solid-Core, Replace	20	8	12	60	EA	\$1,423.11	\$85,387															\$85,387								\$85,387
C1023	Throughout	1149482	Door Hardware System, School (per Door), Replace	20	13	7	79	EA	\$375.00	\$29,625							\$29,625																\$29,625
C1031	Restrooms	1149340	Toilet Partitions, Wood, Replace	20	12	8	15	EA	\$465.02	\$6,975										\$6,975													\$6,975
C3012	Throughout	1149373	Interior Wall Finish, Generic Surface, Prep & Paint	8	2	6	41000	SF	\$1.45	\$59,450					\$59,450										\$59,450								\$118,900
C3012	Restrooms	1149368	Interior Wall Finish, Laminated Paneling, Replace	20	12	8	1400	SF	\$15.31	\$21,434																							\$21,434
C3012	Restrooms	1149369	Interior Wall Finish, Laminated Paneling, Replace	20	5	15	1000	SF	\$15.31	\$15,310																\$15,310							\$15,310
C3021	Kitchen	1149363	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	9	1	1200	SF	\$8.74	\$10,488	\$10,488											\$10,488											\$20,976
C3021	Restrooms	1149360	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	6	4	500	SF	\$8.74	\$4,370					\$4,370																		\$8,740
C3024	Throughout	1149375	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	10800	SF	\$4.80	\$51,840				\$51,840															\$51,840				\$103,680
C3024	Throughout	1149333	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	3	12	1300	SF	\$4.80	\$6,240																							\$6,240
C3025	Throughout	1149335	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	24600	SF	\$7.26	\$178,596					\$178,596											\$178,596							\$357,192
C3025	Throughout	1149357	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	1	9	5850	SF	\$6.96	\$40,716																			\$40,716				\$81,432
C3031	Throughout	1149477	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	2	8	2550	SF	\$2.27	\$5,789										\$5,789								\$5,789					\$11,578
C3032	Throughout	1149371	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	13300	SF	\$3.11	\$41,363																							\$41,363
D2011	Restrooms	1149346	Toilet, Tankless (Water Closet), Replace	20	12	8	21	EA	\$842.97	\$17,702																							\$17,702
D2012	Restrooms	1149338	Urinal, Vitreous China, Replace	20	12	8	7	EA	\$1,193.44	\$8,354																							\$8,354
D2014	Classrooms	1149367	Sink/Lavatory, Stainless Steel, Replace	20	17	3	12	EA	\$1,054.05	\$12,649				\$12,649																			\$12,649
D2014	Throughout	1149347	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	16	4	4	EA	\$1,360.33	\$5,441					\$5,441																		\$5,441
D2014	Restrooms	1149337	Sink/Lavatory, Vitreous China, Replace	20	12	8	15	EA	\$861.51	\$12,923																							\$12,923
D2018	Building Exterior	1149336	Drinking Fountain, Refrigerated, Replace	10	6	4	3	EA	\$1,257.51	\$3,773					\$3,773											\$3,773							\$7,546
D2018	Building Exterior	1149370	Drinking Fountain, Refrigerated, Replace	10	2	8	5	EA	\$1,257.51	\$6,288																				\$6,288			\$12,576
D2029	Throughout	1149352	Plumbing System, Domestic Supply, Replace	40	21	19	46045	SF	\$5.84	\$268,903																			\$268,903				\$268,903
D2039	Throughout	1149377	Plumbing System, Sanitary Waste, Replace	40	21	19	46045	SF	\$3.89	\$179,115																				\$179,115			\$179,115
D3032	Roof	1149334	Condensing Unit/Heat Pump, 20 TON, Replace	15	2	13	6	EA	\$34,327.51	\$205,965																\$205,965							\$205,965
D3041	Roof	1149341	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	15	7	8	3	EA	\$70,713.29	\$212,140																							\$212,140
D5012	Building Exterior	1149351	Switchboard, 2000 AMP, Replace	30	21	9	1	EA	\$29,404.36	\$29,404																							\$29,404
D5012	Throughout	1149355	Distribution Panel, 400 AMP, Replace	30	21	9	6	EA	\$9,487.85	\$56,927																							\$56,927
D5019	Throughout	1149348	Electrical Distribution System, School, Upgrade	40	21	19	46045	SF	\$49.78	\$2,292,120																			\$2,292,120				\$2,292,120
D5022	Building Exterior	1149366	Light Fixture, Exterior, LED, Replace	20	3	17	40	EA	\$995.47	\$39,819																				\$39,819			\$39,819
D5029	Throughout	1149374	Lighting System, Interior, School, Upgrade	25	20	5	38045	SF	\$15.36	\$584,371					\$584,371																		\$584,371
D5029	Throughout	1149349	Lighting System, Interior, School, Upgrade	25	5	20	8000	SF	\$15.36	\$122,880																					\$122,880		\$122,880
D5032	Throughout	1149354	Public Address/Announcement (PA) System, Facility Wide, Replace	20	17	3	46045	SF	\$1.49	\$68,607				\$68,607																			\$68,607
D5037	Throughout	1149358	Fire Alarm System, School, Upgrade	20	20	0	46045	SF	\$3.13	\$144,121	\$144,121																						\$144,121
D5039	Site	1149342	Security/Surveillance System, Cameras and CCTV, Upgrade	10	5	5	46045	SF	\$4.35	\$200,296					\$200,296												\$200,296						\$400,592
E2012	Classrooms	1149365	Counter, Plastic Laminate, Postformed, Replace	10	7	3	130	LF	\$43.90	\$5,707					\$5,707										\$5,707								\$11,414
E2012	Classrooms	1149353	Cabinet, Base and Wall Section, Wood, Replace	20	17	3	130	LF	\$467.63	\$60,792					\$60,792																		\$60,792
Totals, Unescalated											\$144,121	\$27,828	\$0	\$211,605	\$192,180	\$806,479	\$59,450	\$29,625	\$366,664	\$314,247	\$41,363	\$10,488	\$91,627	\$220,042	\$246,189	\$285,970	\$0	\$39,819	\$63,916	\$2,780,854	\$267,001	\$6,199,466	
Totals, Escalated (3.0% inflation, compounded annually)											\$144,121	\$28,663	\$0	\$231,226	\$216,300	\$934,930	\$70,986	\$36,435	\$464,479	\$410,022	\$55,588	\$14,518	\$130,638	\$323,139	\$372,382	\$445,532	\$0	\$65,814	\$108,813	\$4,876,244	\$482,233	\$9,412,064	

* Markup/LocationFactor (1) has been included in unit costs.

La Ballona ES / Building 02 & 03

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
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La Ballona ES / Building 06

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Roof	1149423	Roof, Asphalt Shingle Premium Grade, Replace	30	21	9	8000	SF	\$5.04	\$40,320										\$40,320											\$40,320		
D1011	Elevator	1149427	Elevator Controls, 1 Car Cluster, Modernize	20	18	2	1	EA	\$11,547.25	\$11,547			\$11,547																		\$11,547		
D1011	Elevator	1149428	Elevator, 2500 LB, Renovate	30	21	9	1	EA	\$108,794.40	\$108,794											\$108,794										\$108,794		
D1019	Elevator	1149426	Elevator Cab Finishes, Standard w/out Stainless Steel Doors, Replace	10	5	5	1	EA	\$3,000.00	\$3,000						\$3,000									\$3,000						\$6,000		
D2014	Throughout	1149424	Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	2	18	6	EA	\$1,167.28	\$7,004																		\$7,004			\$7,004		
D3032	Building exterior	1149430	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	1	14	6	EA	\$3,578.67	\$21,472													\$21,472								\$21,472		
D3042	Roof	1149429	Exhaust Fan, 500 CFM, Replace	15	12	3	2	EA	\$2,021.87	\$4,044				\$4,044														\$4,044			\$8,087		
D3051	Attic	1149431	Furnace, Gas, Replace	20	15	5	6	EA	\$3,801.45	\$22,809					\$22,809																\$22,809		
E2012	Classrooms	1149422	Counter, Plastic Laminate, Postformed, Replace	10	1	9	180	LF	\$43.90	\$7,902											\$7,902								\$7,902		\$15,804		
E2012	Classrooms	1149425	Cabinet, Base and Wall Section, Wood, Replace	20	2	18	180	LF	\$467.63	\$84,173																	\$84,173				\$84,173		
Totals, Unescalated											\$0	\$0	\$11,547	\$4,044	\$0	\$25,809	\$0	\$0	\$0	\$157,016	\$0	\$0	\$0	\$0	\$21,472	\$3,000	\$0	\$0	\$95,221	\$7,902	\$0	\$0	\$326,011
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$12,250	\$4,419	\$0	\$29,919	\$0	\$0	\$0	\$204,871	\$0	\$0	\$0	\$0	\$32,478	\$4,674	\$0	\$0	\$162,107	\$13,856	\$0	\$0	\$464,575

* Markup/LocationFactor (1) has been included in unit costs.

La Ballona ES / Building 10

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1014	Site	1149476	Exterior Ramp, Wood, Replace	15	14	1	250	SF	\$10.13	\$2,533		\$2,533														\$2,533					\$5,065	
B2011	Building exterior	1149344	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	1300	SF	\$2.87	\$3,731				\$3,731										\$3,731								\$7,462
B2021	Building Exterior	1153212	Window, Vinyl-Clad Double-Glazed 12 SF, 1-2 Stories, Replace	30	15	15	3	EA	\$555.58	\$1,667														\$1,667								\$1,667
B3011	Roof	1149469	Roof, Asphalt Shingle Premium Grade, Replace	30	18	12	1300	SF	\$5.04	\$6,552												\$6,552									\$6,552	
D2023	Classroom	1149470	Water Heater, 4 - 6.4 GPM, Replace	15	1	14	1	EA	\$1,407.41	\$1,407													\$1,407								\$1,407	
D3052	Building exterior	1149471	Heat Pump, 3 TON, Replace	15	1	14	1	EA	\$5,770.93	\$5,771													\$5,771								\$5,771	
Totals, Unescalated											\$0	\$2,533	\$0	\$0	\$3,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,552	\$10,909	\$1,667	\$2,533	\$0	\$0	\$0	\$0	\$27,924
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$2,608	\$0	\$0	\$4,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,342	\$16,501	\$2,597	\$4,064	\$0	\$0	\$0	\$0	\$39,311

* Markup/LocationFactor (1) has been included in unit costs.

La Ballona ES / Buildings 1, 4 & 5

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2023	Building Exterior	1149391	Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	21	9	8	EA	\$2,106.57	\$16,853										\$16,853											\$16,853		
B3011	Roof	1149381	Roof, Built-Up, Replace	20	19	1	22650	SF	\$12.96	\$293,544		\$293,544																			\$293,544		
C1012	Building Exterior	1149398	Movable Partitions, Fabric, Replace	25	20	5	80	LF	\$125.00	\$10,000					\$10,000																	\$10,000	
C3012	MPR	1149390	Interior Wall Finish, Acoustical Tile (ACT), Replace	10	4	6	1200	SF	\$7.57	\$9,084						\$9,084									\$9,084							\$18,168	
C3024	MPR	1149383	Interior Floor Finish, Maple Sports Floor, Sand & Refinish	10	4	6	600	SF	\$4.53	\$2,718						\$2,718										\$2,718						\$5,436	
C3032	Building 1	1149378	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	19	1	3500	SF	\$3.11	\$10,885		\$10,885																				\$10,885	
C3032	Building 1	1149339	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	5000	SF	\$3.11	\$15,550											\$15,550											\$15,550	
D1013	Interior	1153216	Wheelchair Lift, Renovate	25	15	10	1	EA	\$16,652.79	\$16,653											\$16,653											\$16,653	
D2023	Utility closet	1149395	Water Heater, 4 - 6.4 GPM, Replace	15	9	6	1	EA	\$1,407.41	\$1,407						\$1,407																\$1,407	
D3042	Roof	1149394	Exhaust Fan, 801 - 2000 CFM, Replace	15	12	3	1	EA	\$2,021.87	\$2,022					\$2,022													\$2,022				\$4,044	
D3042	Roof	1149387	Exhaust Fan, 100 - 250 CFM, Replace	15	12	3	2	EA	\$889.90	\$1,780				\$1,780														\$1,780				\$3,560	
D3042	Roof	1149397	Exhaust Fan, 801 - 2000 CFM, Replace	15	12	3	6	EA	\$2,664.18	\$15,985				\$15,985													\$15,985					\$31,970	
D3042	Roof	1149400	Exhaust Fan, 251 - 800 CFM, Replace	15	12	3	2	EA	\$2,021.87	\$4,044				\$4,044														\$4,044				\$8,087	
D3042	Roof	1149389	Exhaust Fan, 3501 - 5000 CFM, Replace	15	10	5	1	EA	\$4,322.55	\$4,323					\$4,323														\$4,323			\$8,645	
D3052	Roof	1149392	Packaged Unit (RTU), 20 TON, Replace	15	6	9	1	EA	\$36,777.37	\$36,777											\$36,777											\$36,777	
D5037	Utility closet	1149382	Fire Alarm Control Panel, Addressable, Replace	15	15	0	1	EA	\$20,297.59	\$20,298	\$20,298														\$20,298								\$40,595
E1093	Kitchen	1149380	Commercial Kitchen, Food Warmer, Replace	15	12	3	2	EA	\$1,551.91	\$3,104				\$3,104														\$3,104				\$6,208	
E1093	Kitchen	1149393	Commercial Kitchen, Exhaust Hood, Replace	15	7	8	1	EA	\$7,571.72	\$7,572									\$7,572													\$7,572	
E1093	Kitchen	1149386	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	7	8	2	EA	\$4,256.00	\$8,512									\$8,512													\$8,512	
E1093	Kitchen	1149388	Commercial Kitchen, Food Warmer, Replace	15	5	10	1	EA	\$1,551.91	\$1,552											\$1,552											\$1,552	
E1093	Kitchen	1149399	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	\$4,256.00	\$4,256														\$4,256								\$4,256	
E1093	Kitchen	1149396	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	2	13	1	EA	\$4,644.00	\$4,644														\$4,644								\$4,644	
E2012	Throughout	1153207	Counter, Plastic Laminate, Postformed, Replace	10	5	5	22	LF	\$43.90	\$966						\$966										\$966						\$1,932	
E2012	Throughout	1149385	Cabinet, Base and Wall Section, Wood, Replace	20	13	7	22	LF	\$467.63	\$10,288							\$10,288															\$10,288	
Totals, Unescalated											\$20,298	\$304,429	\$0	\$26,934	\$0	\$15,288	\$13,209	\$10,288	\$16,084	\$53,630	\$33,755	\$0	\$0	\$8,900	\$0	\$21,263	\$11,802	\$0	\$26,934	\$0	\$4,323	\$567,137	
Totals, Escalated (3.0% inflation, compounded annually)											\$20,298	\$313,562	\$0	\$29,432	\$0	\$17,723	\$15,773	\$12,653	\$20,374	\$69,975	\$45,363	\$0	\$0	\$13,070	\$0	\$33,128	\$18,939	\$0	\$45,854	\$0	\$7,807	\$663,950	

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
B2032	Building Exterior	1149448	Exterior Door, Steel, Replace	25	22	3	10	EA	\$950.12	\$9,501				\$9,501																		\$9,501	
B3011	Roof 12	1149468	Roof, Metal, Replace	40	40	0	10	SF	\$12.45	\$125	\$125																					\$125	
B3011	Roof 11	1149442	Roof, Metal, Replace	40	36	4	1100	SF	\$12.45	\$13,695					\$13,695																	\$13,695	
B3011	Roof 7	1149446	Roof, Single-Ply TPO/PVC Membrane, Replace	20	16	4	1100	SF	\$15.93	\$17,523					\$17,523																	\$17,523	
B3011	Roof 8	1149465	Roof, Single-Ply TPO/PVC Membrane, Replace	20	16	4	1800	SF	\$15.93	\$28,674					\$28,674																	\$28,674	
B3011	Roof 9	1149463	Roof, Single-Ply TPO/PVC Membrane, Replace	20	16	4	900	SF	\$15.93	\$14,337					\$14,337																	\$14,337	
B3011	Roof 12	1149457	Roof, Metal, Replace	40	24	16	1100	SF	\$12.45	\$13,695																	\$13,695					\$13,695	
C1021	Throughout	1149452	Interior Door, Steel, Replace	25	15	10	4	EA	\$950.12	\$3,800											\$3,800											\$3,800	
C1023	Building Exterior	1149441	Door Hardware System, School (per Door), Replace	20	17	3	10	EA	\$375.00	\$3,750				\$3,750																		\$3,750	
C1031	Restrooms	1149459	Toilet Partitions, Wood, Replace	20	7	13	4	EA	\$465.02	\$1,860													\$1,860									\$1,860	
C3012	Throughout	1149447	Interior Wall Finish, Vinyl, Replace	15	12	3	2000	SF	\$2.27	\$4,540				\$4,540														\$4,540				\$9,080	
C3012	Throughout	1149462	Interior Wall Finish, Vinyl, Replace	15	12	3	4000	SF	\$2.27	\$9,080				\$9,080															\$9,080			\$18,160	
C3012	Restrooms	1149453	Interior Wall Finish, Laminated Paneling, Replace	20	7	13	1000	SF	\$15.31	\$15,310													\$15,310									\$15,310	
C3024	Restrooms	1149435	Interior Floor Finish, Vinyl Sheeting, Replace	15	8	7	850	SF	\$7.01	\$5,959							\$5,959															\$5,959	
C3032	Throughout	1149433	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	10	10	6423	SF	\$3.11	\$19,976										\$19,976												\$19,976	
D2011	Restrooms	1149449	Toilet, Tankless (Water Closet), Replace	20	12	8	14	EA	\$842.97	\$11,802									\$11,802													\$11,802	
D2012	Restrooms	1149439	Urinal, Vitreous China, Replace	20	12	8	2	EA	\$1,193.44	\$2,387									\$2,387													\$2,387	
D2014	Throughout	1149456	Sink/Lavatory, Vitreous China, Replace	20	16	4	9	EA	\$861.51	\$7,754					\$7,754																	\$7,754	
D2014	Restrooms	1149460	Sink/Lavatory, Vitreous China, Replace	20	12	8	8	EA	\$861.51	\$6,892									\$6,892													\$6,892	
D3052	Building Exterior	1149438	Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928														\$8,928				\$17,856	
D3052	Building Exterior	1149436	Heat Pump, 3.5 TON, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928															\$8,928			\$17,856	
D3052	Building Exterior	1149458	Heat Pump, 3.5 TON, Replace	15	12	3	1	EA	\$8,928.22	\$8,928				\$8,928															\$8,928			\$17,856	
D3052	Roof 8	1149467	Heat Pump, 4 TON, Replace	15	12	3	2	EA	\$8,928.22	\$17,856				\$17,856															\$17,856			\$35,713	
D3052	Roof	1149440	Heat Pump, 4 TON, Replace	15	5	10	1	EA	\$8,928.22	\$8,928											\$8,928											\$8,928	
E2012	Throughout	1149443	Counter, Plastic Laminate, Postformed, Replace	10	6	4	80	LF	\$43.90	\$3,512				\$3,512										\$3,512								\$7,024	
E2012	Classrooms	1149450	Cabinet, Base and Wall Section, Wood, Replace	20	16	4	80	LF	\$467.63	\$37,410				\$37,410																		\$37,410	
Totals, Unescalated											\$125	\$0	\$0	\$151,848	\$122,905	\$0	\$0	\$5,959	\$21,081	\$43,768	\$32,704	\$0	\$0	\$39,556	\$3,512	\$0	\$13,695	\$0	\$58,261	\$0	\$0	\$493,413	
Totals, Escalated (3.0% inflation, compounded annually)											\$125	\$0	\$0	\$165,929	\$138,331	\$0	\$0	\$7,328	\$26,704	\$57,107	\$43,952	\$0	\$0	\$58,089	\$5,312	\$0	\$21,976	\$0	\$99,186	\$0	\$0	\$624,039	

* Markup/LocationFactor (1) has been included in unit costs.

La Ballona ES / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
D2021	Site	1149413	Backflow Preventer, 6 INCH, Replace	15	12	3	1	EA	\$9,528.08	\$9,528				\$9,528															\$9,528			\$19,056	
G2022	Site	1149414	Parking Lots, Asphalt Pavement, Seal & Stripe	5	4	1	20000	SF	\$0.38	\$7,600		\$7,600				\$7,600						\$7,600					\$7,600					\$30,400	
G2022	Site	1149411	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	20000	SF	\$3.28	\$65,600											\$65,600											\$65,600	
G2041	Site	1149412	Fences & Gates, Chain Link, 8' High, Replace	30	15	15	860	LF	\$53.90	\$46,354															\$46,354							\$46,354	
G2044	Site	1149418	Signage, Property, Monument/Pylon, Replace	20	5	15	1	EA	\$8,602.00	\$8,602															\$8,602							\$8,602	
G2044	Site	1149410	Signage, Property, Monument/Pylon, Replace	20	2	18	1	EA	\$10,752.50	\$10,753																		\$10,753				\$10,753	
G2047	Site	1149417	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	23	2	1000	SF	\$3.28	\$3,280			\$3,280																			\$3,280	
G2047	Site	1149419	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	55000	SF	\$0.38	\$20,900			\$20,900				\$20,900					\$20,900					\$20,900					\$83,600	
G2047	Site	1149407	Sports Apparatus, Basketball Backstop, Replace	10	2	8	3	EA	\$9,435.64	\$28,307									\$28,307									\$28,307				\$56,614	
G2047	Site	1149415	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	15	10	54000	SF	\$3.28	\$177,120										\$177,120												\$177,120	
G2047	Site	1149409	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	3	17	4800	SF	\$22.00	\$105,600																		\$105,600				\$105,600	
G2047	Site	1149408	Play Structure, Large, Replace	20	3	17	1	EA	\$53,130.00	\$53,130																		\$53,130				\$53,130	
G2047	Site	1149421	Play Structure, Medium, Replace	20	2	18	1	EA	\$40,005.63	\$40,006																			\$40,006			\$40,006	
G2047	Site	1149406	Play Surfaces, Artificial Turf, 1/2" Pile, 5/16" Pad, Replace	20	0	20	7300	SF	\$10.01	\$73,073																				\$73,073		\$73,073	
G2049	Site	1149420	Dumpster Accessories, Enclosures, Masonry, 8' High, Replace	35	21	14	50	LF	\$212.52	\$10,626														\$10,626								\$10,626	
G2057	Site	1153210	Irrigation System, , Replace	25	10	15	9500	SF	\$3.16	\$30,020																\$30,020						\$30,020	
G4021	Site	1149416	Pole Light, 80 - 100 WATT, Replace	20	3	17	6	EA	\$2,721.00	\$16,326																		\$16,326				\$16,326	
Totals, Unescalated											\$0	\$7,600	\$24,180	\$9,528	\$0	\$0	\$7,600	\$20,900	\$28,307	\$0	\$242,720	\$7,600	\$20,900	\$0	\$10,626	\$84,976	\$7,600	\$195,956	\$88,593	\$0	\$73,073	\$830,159	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$7,828	\$25,653	\$10,412	\$0	\$0	\$9,075	\$25,704	\$35,858	\$0	\$326,195	\$10,520	\$29,798	\$0	\$16,073	\$132,390	\$12,196	\$323,885	\$150,824	\$0	\$131,978	\$1,248,389	

* Markup/LocationFactor (1) has been included in unit costs.