

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



**BUREAU
VERITAS**



Glen View
2201 East Mission Avenue
Escondido, California 92025

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Gregg Young
Program Manager
800.733.0660
Gregg.young@bureauveritas.com

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ON SITE DATE:

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TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Plan Types.....

2. Building A.....

3. Building B.....

4. Building C.....

5. Building D.....

6. Building F

7. Building G.....

8. Building I

9. Building J

10. Building K.....

11. Building T

12. Kitchen.....

13. Site Summary.....

14. Property Space Use and Observed Areas

15. ADA Accessibility

16. Purpose and Scope

17. Opinions of Probable Costs

Methodology

Definitions.....

18. Certification.....

19. Appendices

1

1

2

3

4

5

6

9

12

15

18

21

24

27

30

33

36

39

41

42

43

45

45

45

47

48



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	11
Main Address	2201 East Mission Avenue, Escondido, California 92025
Site Developed	1961- 2016 Renovated 2000
Site Area	9.31 acres (estimated)
Parking Spaces	74 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 17, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Michael Hernandez, Planning Technician 760.484.3828
Assessment and Report Prepared By	M. Nezar Tibi
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Glen View Elementary school campus was originally constructed in 1961. Portables buildings were added in 2000 as well as renovations were performed for most of the buildings. Building T was added in 2016. The facility has been used as an elementary school since it was originally constructed.

Architectural

All buildings consist of wood-framed construction on concrete slabs. The exteriors consist of painted stucco with steel and aluminum windows, fully glazed main entry doors, and service doors. Roofs are primarily flat and finished with modified bitumen, built-up and TPO/PVC. A new restroom building was added in 2016 adjacent to Building B.

The portables exteriors consist of wood siding with aluminum-framed windows and main entry doors. Portable roofs are primarily flat and finished with metal and single-ply PVC membranes. The Interior finishes have been well maintained throughout the facilities. New exterior and interior paint were completed in 2020. Finishes have been replaced as needed and are anticipated for replacement based on normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical systems and components in permanent buildings date to 2004. Portables HVAC equipment is all original. The equipment consists of rooftop package units in permanent buildings and wall-mounted heat pumps for the portables. All HVAC equipment and mechanical infrastructure is generally in fair working condition. The electrical infrastructure was updated in 2004. Plumbing and fire systems and equipment are anticipated for lifecycle replacement. All MEPF equipment is anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in good to fair condition and appear to have been well maintained. Sidewalks are free of cracks and heaving except for some isolated areas which will require repair. Asphalt pavement was completed for the campus in 2020. Pavement seals and stripes are anticipated for lifecycle replacement.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Glen View / Building-A	\$800	5,100	\$2,805,000	0.0%	2.4%	6.9%	19.6%
Glen View / Building-B	\$800	5,100	\$2,805,000	0.0%	2.4%	6.9%	18.6%
Glen View / Building-C	\$800	2,100	\$1,155,000	0.0%	5.7%	7.4%	23.4%
Glen View / Building-D	\$800	3,200	\$1,760,000	0.0%	4.1%	4.1%	17.8%
Glen View / Building-F	\$800	600	\$255,000	0.0%	2.6%	3.6%	17.1%
Glen View / Building-G	\$800	600	\$255,000	0.0%	0.7%	3.1%	15.0%
Glen View / Building-I	\$800	6,800	\$3,740,000	0.0%	5.8%	8.2%	31.2%
Glen View / Building-J	\$800	8,600	\$4,730,000	0.0%	5.3%	7.4%	15.3%
Glen View / Building-K	\$800	2,700	\$1,485,000	0.0%	2.4%	5.9%	16.0%
Glen View / Building-T	\$800	500	\$212,500	0.0%	0.0%	2.8%	4.1%
Glen View / Kitchen	\$800	1,100	\$605,000	0.0%	5.3%	7.3%	23.7%

Immediate Needs

Facility/Building	Total Items	Total Cost
Glen View / Site	2	\$5,700
Total	2	\$5,700

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6901925	Glen View / Site	Sidewalk	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$3,300
6901938	Glen View / Site	Landscaping	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$2,400
Total (2 items)							\$5,700

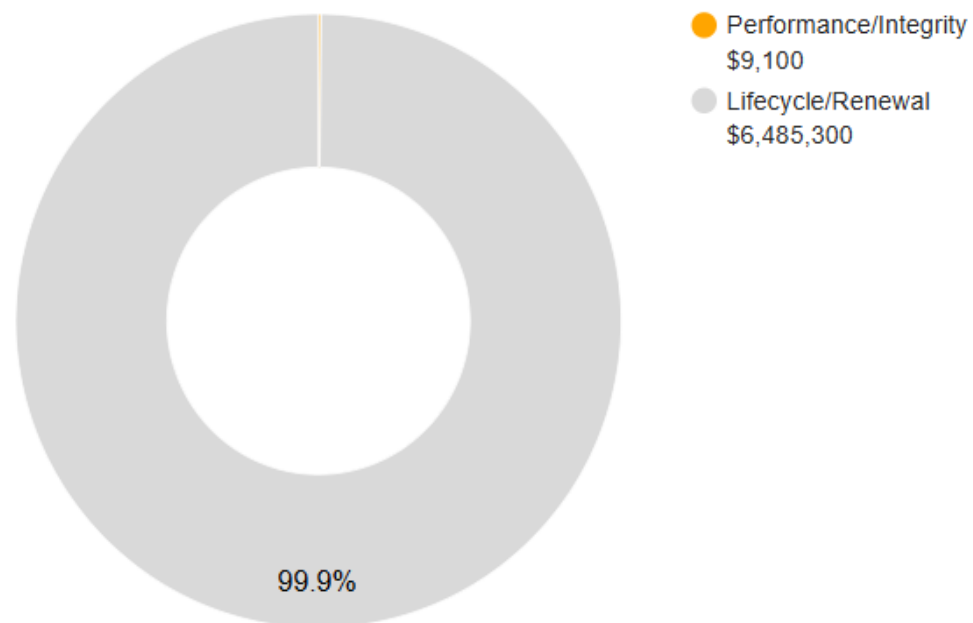
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,494,400

2. Building A



Building A: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	5,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and VCT Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

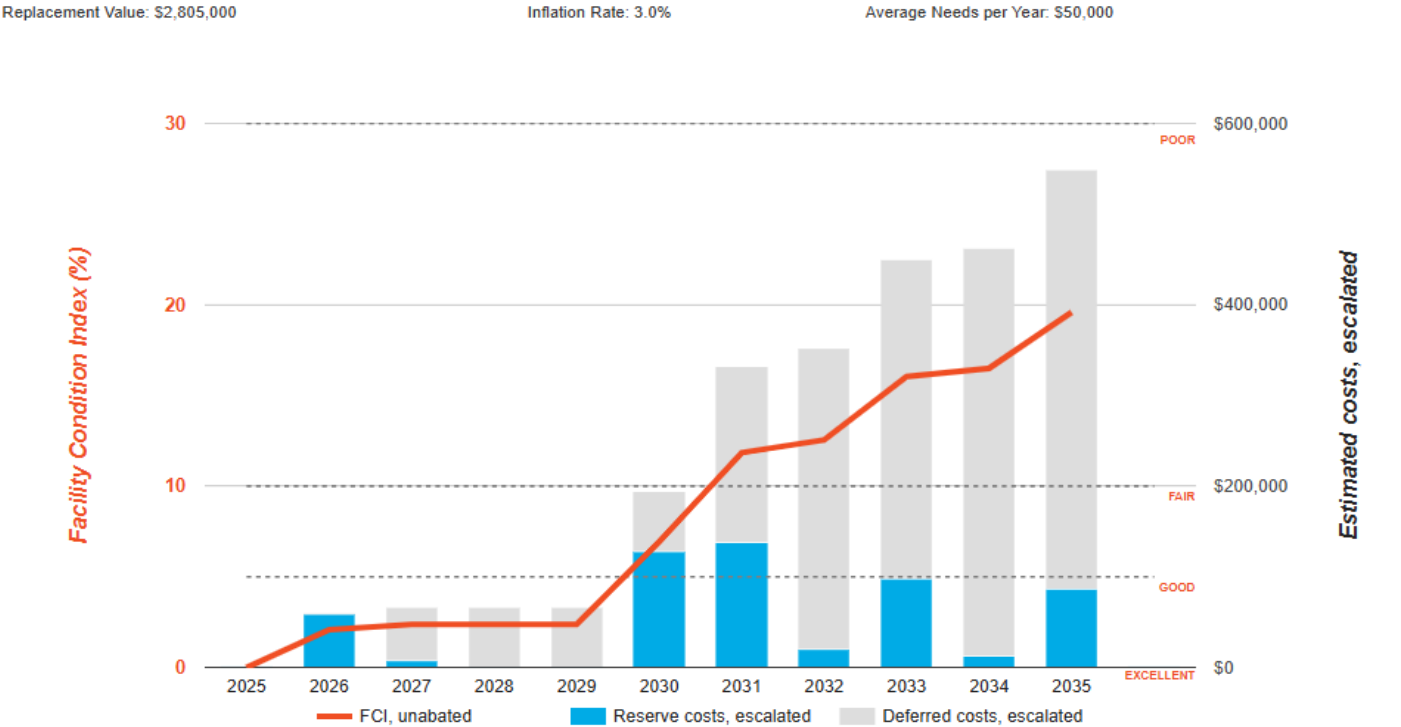
Building A: Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building A: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$39,600	\$86,700	\$61,400	\$187,700
Roofing	-	-	-	\$134,900	-	\$134,900
Interiors	-	-	\$88,000	\$2,800	\$163,800	\$254,700
Plumbing	-	-	-	-	\$10,800	\$10,800
HVAC	-	\$66,700	-	-	\$23,000	\$89,700
Electrical	-	-	-	\$60,800	\$38,200	\$98,900
Fire Alarm & Electronic Systems	-	-	-	\$55,600	-	\$55,600
Equipment & Furnishings	-	-	-	\$14,000	\$10,200	\$24,200
TOTALS (3% inflation)	-	\$66,700	\$127,600	\$354,900	\$307,400	\$856,600

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-A



Building A: Key Findings

No key findings at this time

3. Building B



Building B: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	5,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

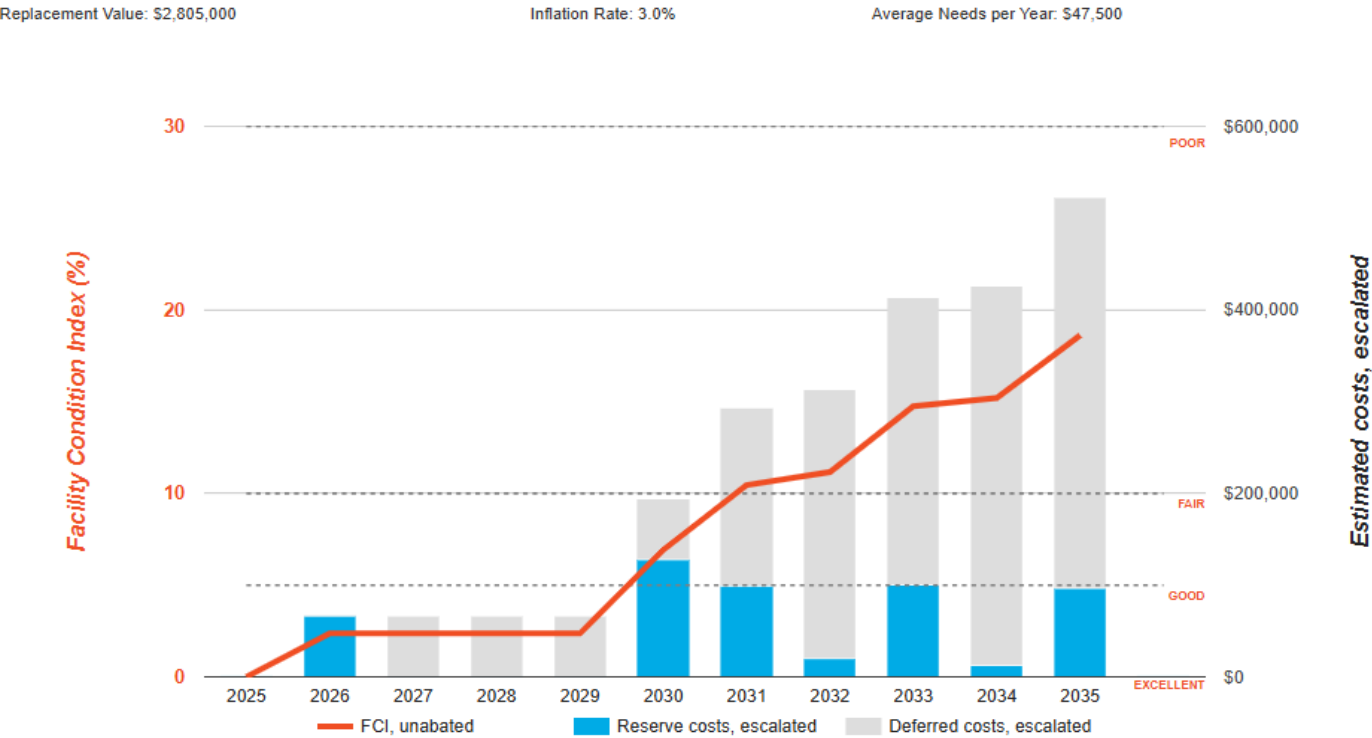
Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$39,600	\$86,700	\$61,600	\$188,000
Roofing	-	-	-	\$96,300	-	\$96,300
Interiors	-	-	\$88,000	\$2,800	\$164,200	\$255,100
Plumbing	-	-	-	-	\$10,800	\$10,800
HVAC	-	\$66,500	-	-	\$23,000	\$89,500
Electrical	-	-	-	\$63,200	\$32,400	\$95,500
Fire Alarm & Electronic Systems	-	-	-	\$55,600	-	\$55,600
Equipment & Furnishings	-	-	-	\$23,400	-	\$23,400
TOTALS (3% Inflation)	-	\$66,500	\$127,600	\$328,100	\$292,000	\$814,200

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-B



Building B: Key Findings

No key findings at this time



4. Building C



Building C: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	2,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building C: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

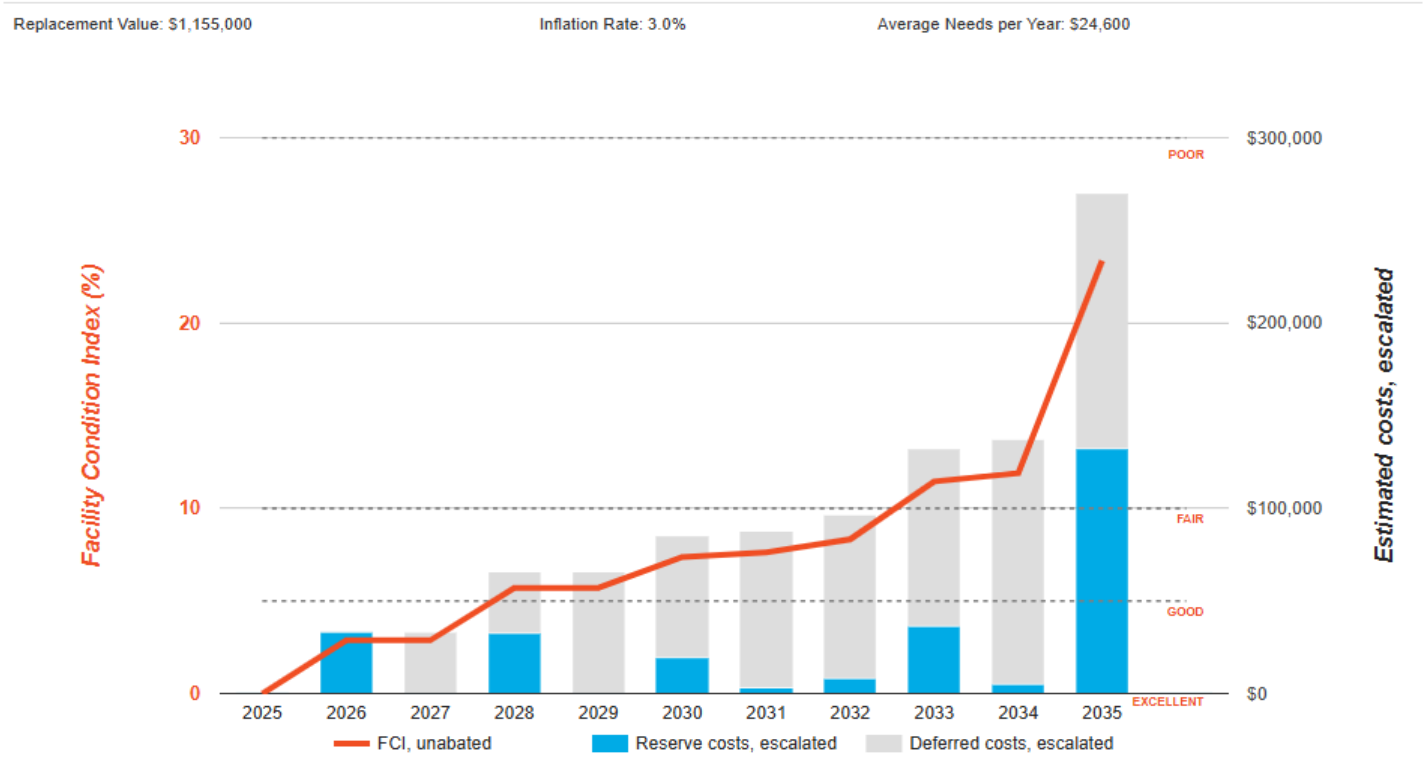
Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$19,300	\$57,800	\$31,500	\$108,500
Roofing	-	-	-	\$62,500	-	\$62,500
Interiors	-	-	\$32,700	\$2,800	\$61,700	\$97,200
Plumbing	-	-	-	-	\$5,400	\$5,400
HVAC	-	\$33,200	-	-	\$9,500	\$42,700
Electrical	-	-	-	\$26,500	\$13,300	\$39,800
Fire Alarm & Electronic Systems	-	-	-	\$22,900	-	\$22,900
Equipment & Furnishings	-	-	-	\$12,100	-	\$12,100
TOTALS (3% inflation)	-	\$33,200	\$51,900	\$184,700	\$121,400	\$391,200

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-C



Building C: Key Findings

No key findings at this time

5. Building D



Building D: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	3,200 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Good
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems and Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

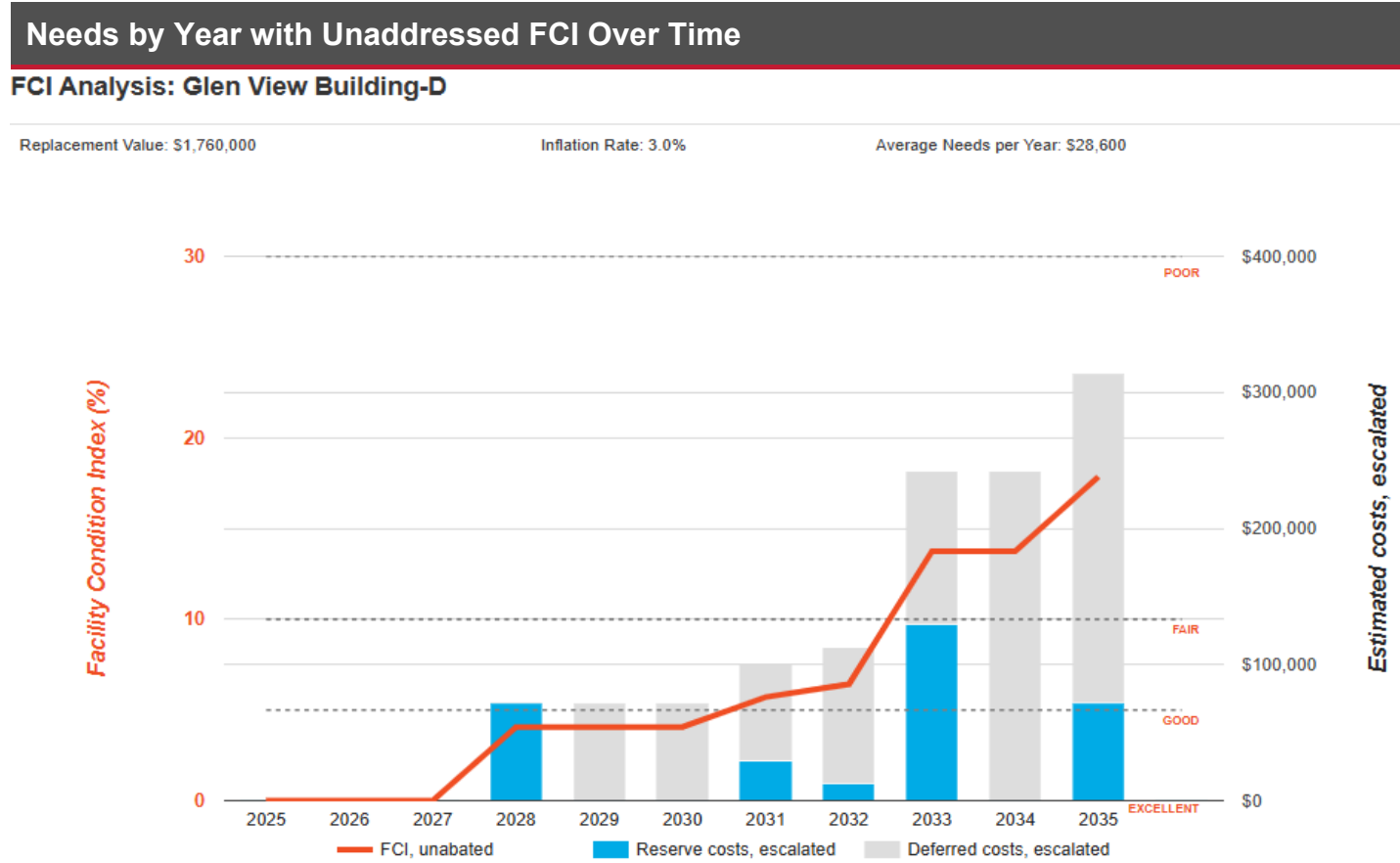
Building D: Systems Summary

Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$23,900	\$50,600	\$39,000	\$113,500
Roofing	-	-	-	\$70,500	-	\$70,500
Interiors	-	-	\$45,100	\$4,200	\$155,200	\$204,600
Plumbing	-	-	-	\$9,600	\$16,000	\$25,600
HVAC	-	-	-	\$6,800	\$43,000	\$49,800
Electrical	-	-	-	\$36,100	\$119,000	\$155,100
Fire Alarm & Electronic Systems	-	-	-	\$34,900	-	\$34,900
Equipment & Furnishings	-	-	\$2,600	\$11,900	\$11,700	\$26,200
Site Development	-	-	-	\$17,900	-	\$17,900
TOTALS (3% inflation)	-	-	\$71,600	\$242,600	\$384,000	\$698,200

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



Building D: Key Findings

No key findings at this time

6. Building F



Building F: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	No heating or cooling system Supplemental components: Exhaust fans	Fair

Building F: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

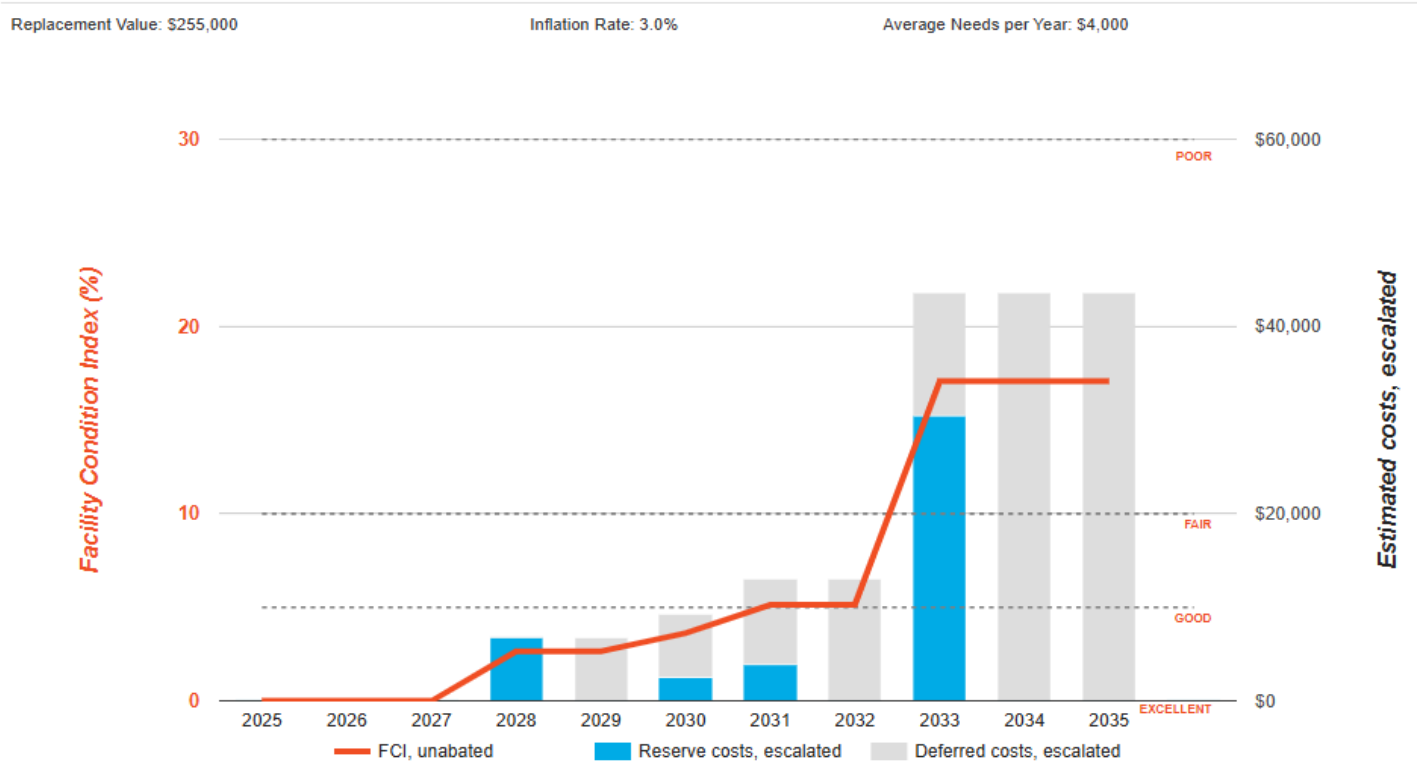
Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,700	-	\$13,200	\$17,900
Roofing	-	-	-	-	\$18,900	\$18,900
Interiors	-	-	\$4,500	\$9,000	\$82,600	\$96,200
Plumbing	-	-	-	\$3,900	\$41,800	\$45,700
HVAC	-	-	-	\$7,200	-	\$7,200
Electrical	-	-	-	\$10,000	\$3,800	\$13,800
Fire Alarm & Electronic Systems	-	-	-	\$4,200	-	\$4,200
TOTALS (3% inflation)	-	-	\$9,200	\$34,300	\$160,400	\$203,900

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-F



Building F: Key Findings

No key findings at this time



7. Building G



Building G: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	No heating or cooling systems Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building G: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

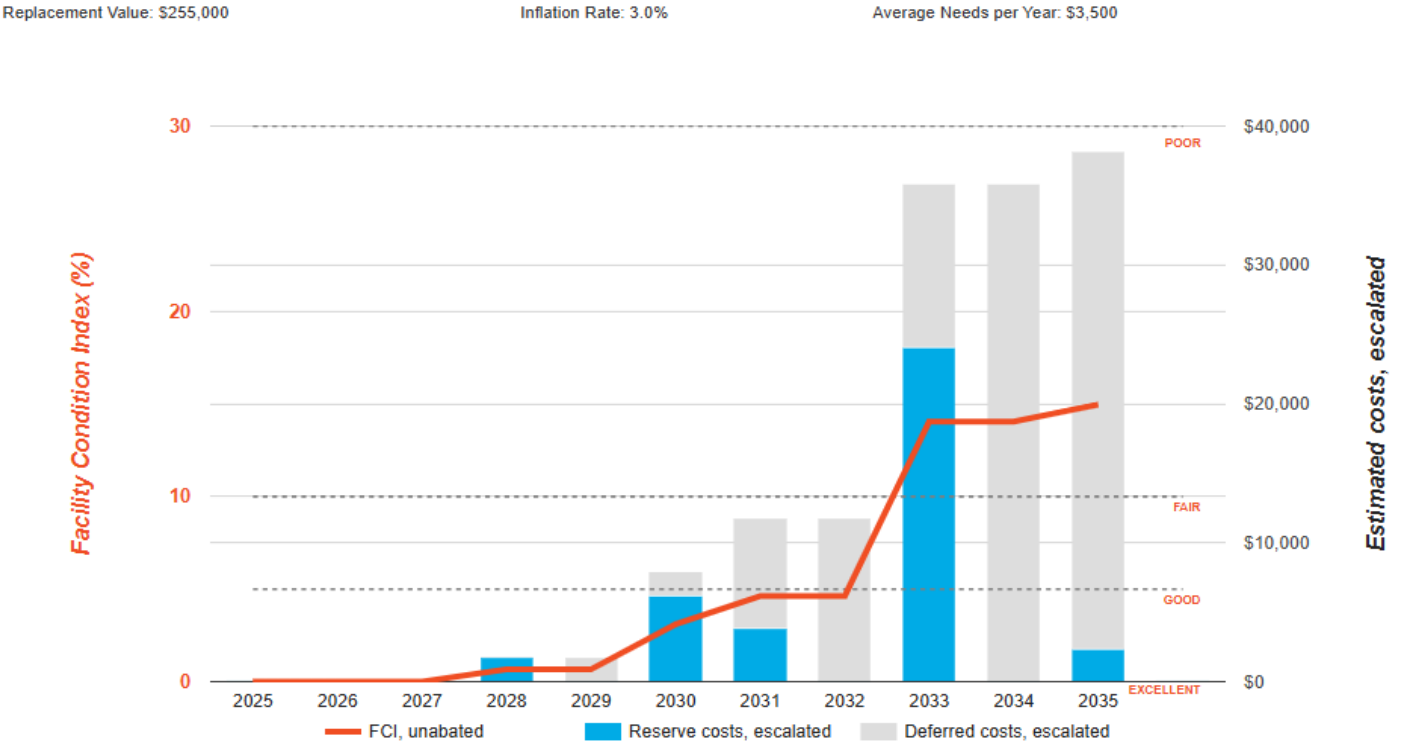
Building G: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$5,000	-	\$12,200	\$17,200
Roofing	-	-	-	-	\$18,900	\$18,900
Interiors	-	-	\$3,000	\$9,000	\$74,400	\$86,400
Plumbing	-	-	-	\$3,900	\$41,800	\$45,700
HVAC	-	-	-	\$4,800	-	\$4,800
Electrical	-	-	-	\$10,200	\$3,800	\$14,000
Fire Alarm & Electronic Systems	-	-	-	\$2,400	-	\$2,400
TOTALS (3% inflation)	-	-	\$7,900	\$30,300	\$151,200	\$189,400

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-G



Building G: Key Findings

No key findings at this time



8. Building I



Building I: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	6,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, ACT and hard tiles	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building I: Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building I: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$50,600	-	\$96,000	\$146,600
Roofing	-	-	-	\$136,300	-	\$136,300
Interiors	-	-	\$99,300	\$503,700	\$244,300	\$847,300
Plumbing	\$900	-	-	\$2,800	\$59,100	\$62,800
HVAC	-	\$136,100	-	-	\$30,700	\$166,700
Electrical	-	-	-	\$106,500	\$43,200	\$149,700
Fire Alarm & Electronic Systems	-	-	-	\$102,500	-	\$102,500
Equipment & Furnishings	-	-	\$20,000	\$8,900	\$37,200	\$66,100
TOTALS (3% inflation)	\$900	\$136,100	\$170,000	\$860,800	\$510,300	\$1,678,100

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

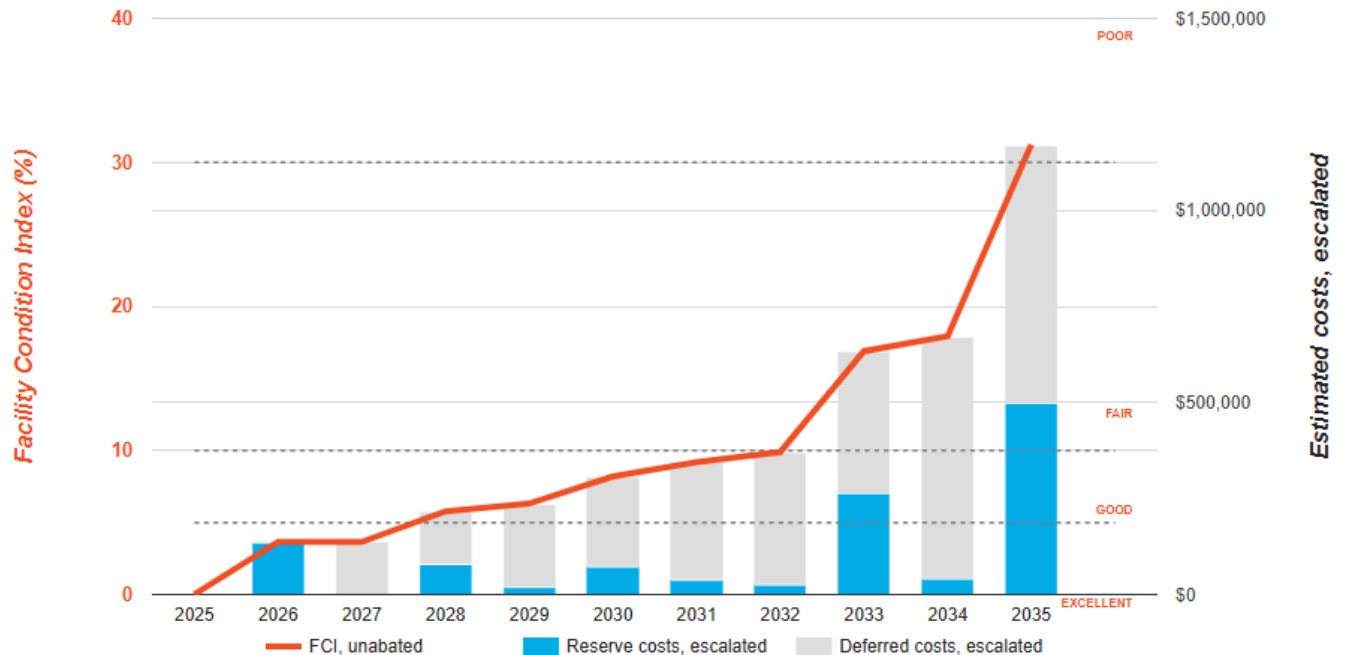
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-I

Replacement Value: \$3,740,000

Inflation Rate: 3.0%

Average Needs per Year: \$106,200



Building I: Key Findings



Water Heater in Poor condition.

Electric, Residential
Building-I Glen View Custodian room

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

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The unit is corroded and is not fully functioning, replacement is required. - AssetCALC ID: 6901757

9. Building J



Building J: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	8,600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas tankless water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems and exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building J: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

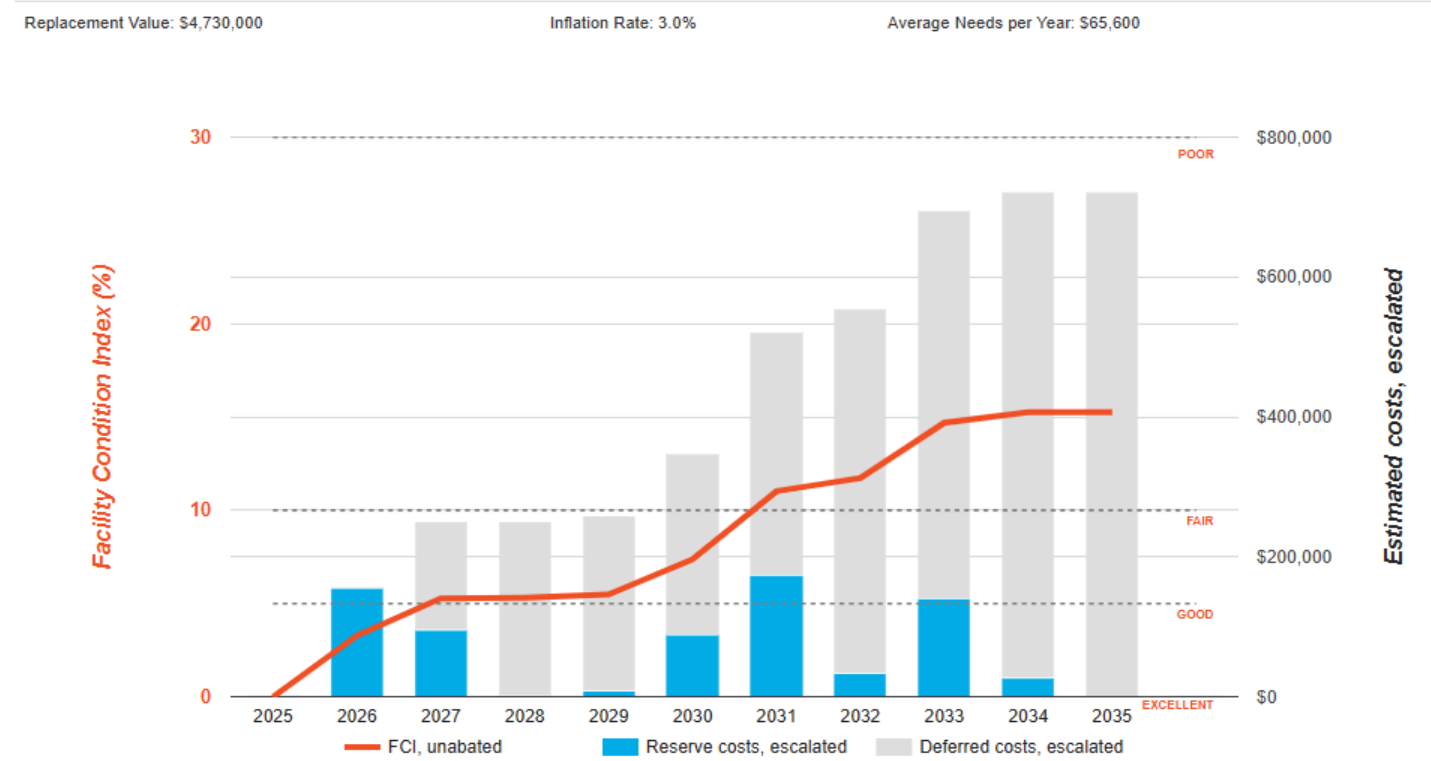
Building J: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$61,600	-	\$117,000	\$178,600
Roofing	-	-	-	\$162,400	-	\$162,400
Interiors	-	\$94,400	\$28,000	\$7,600	\$308,200	\$438,100
Plumbing	-	-	-	\$3,000	\$30,700	\$33,700
HVAC	-	\$155,400	\$8,500	-	\$52,100	\$216,100
Electrical	-	-	-	\$106,800	\$54,600	\$161,400
Fire Alarm & Electronic Systems	-	-	-	\$93,800	-	\$93,800
Equipment & Furnishings	-	-	-	-	\$58,500	\$58,500
TOTALS (3% inflation)	-	\$249,800	\$98,200	\$373,600	\$621,000	\$1,342,600

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-J



Building J: Key Findings

No key findings at this time

10. Building K



Building K: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	1961 / 2000	
Building Size	2,700 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl sheeting and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair

Building K: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

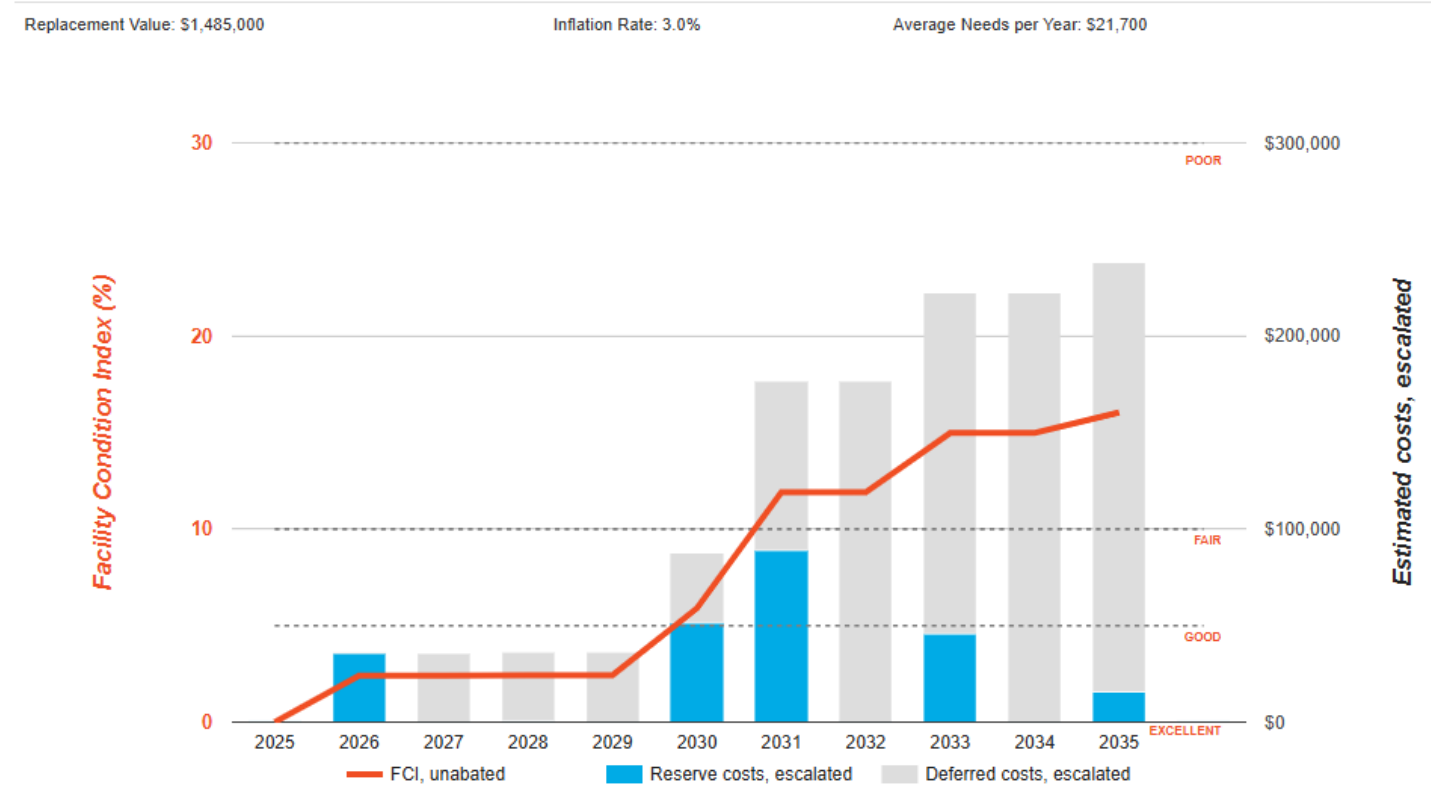
Building K: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$20,900	-	\$70,600	\$91,500
Roofing	-	-	-	\$71,400	-	\$71,400
Interiors	-	-	\$30,900	\$11,700	\$97,800	\$140,400
Plumbing	-	-	-	\$2,800	\$14,000	\$16,800
HVAC	-	\$35,800	-	\$6,800	\$12,200	\$54,800
Electrical	-	-	-	\$26,800	\$22,900	\$49,700
Fire Alarm & Electronic Systems	-	-	-	\$18,900	-	\$18,900
Equipment & Furnishings	-	-	-	\$12,100	-	\$12,100
TOTALS (3% inflation)	-	\$35,800	\$51,800	\$150,600	\$217,500	\$455,700

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Building-K



Building K: Key Findings

No key findings at this time

11. Building T



Building T: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	2016	
Building Size	500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Portable building	Good
Façade	Primary Wall Finish: Wood siding Windows: None	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	No heating or cooling system	--
Fire Suppression	Fire extinguishers only	Fair

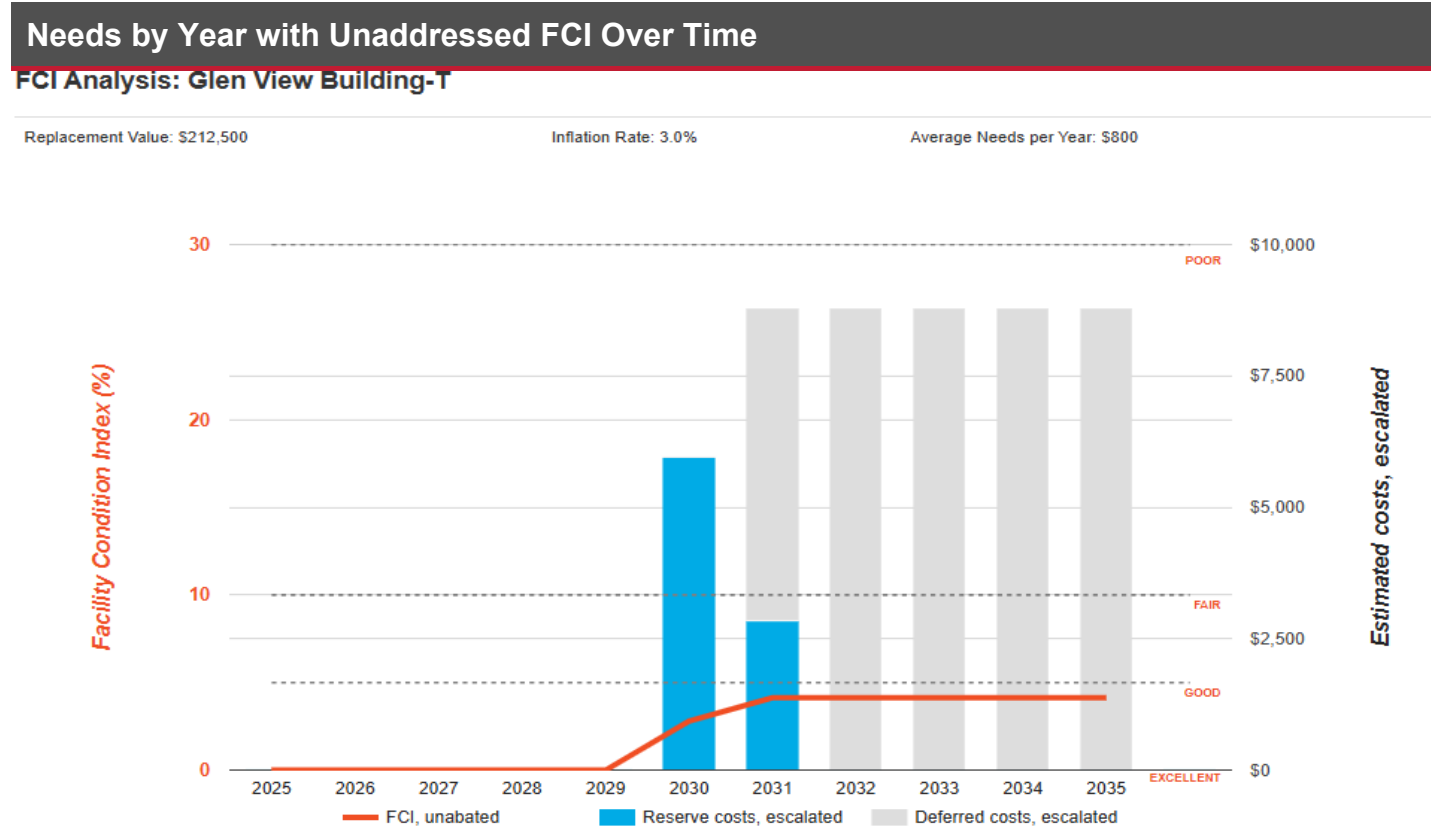
Building T: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building T: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,100	-	\$5,500	\$9,700
Roofing	-	-	-	-	\$18,600	\$18,600
Interiors	-	-	\$1,800	-	\$12,300	\$14,100
Plumbing	-	-	-	\$2,800	-	\$2,800
Electrical	-	-	-	-	\$10,200	\$10,200
Fire Alarm & Electronic Systems	-	-	-	-	\$2,200	\$2,200
TOTALS (3% inflation)	-	-	\$6,000	\$2,800	\$48,800	\$57,600

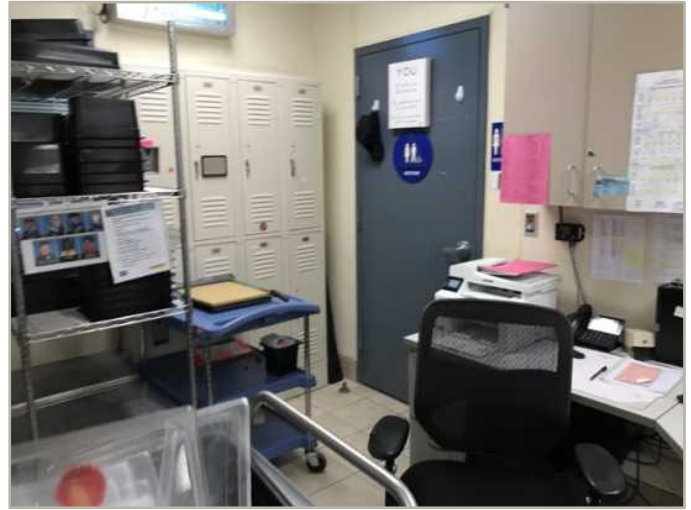
The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are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



Building T: Key Findings

No key findings at this time

12. Kitchen



Kitchen: Systems Summary

Address	2201 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	2016	
Building Size	1,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, Laminated (FRP), and ceramic tile Floors: Ceramic tile, quarry tile and unfinished concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fan	Fair
Fire Suppression	Fire extinguishers only	Fair

Kitchen: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

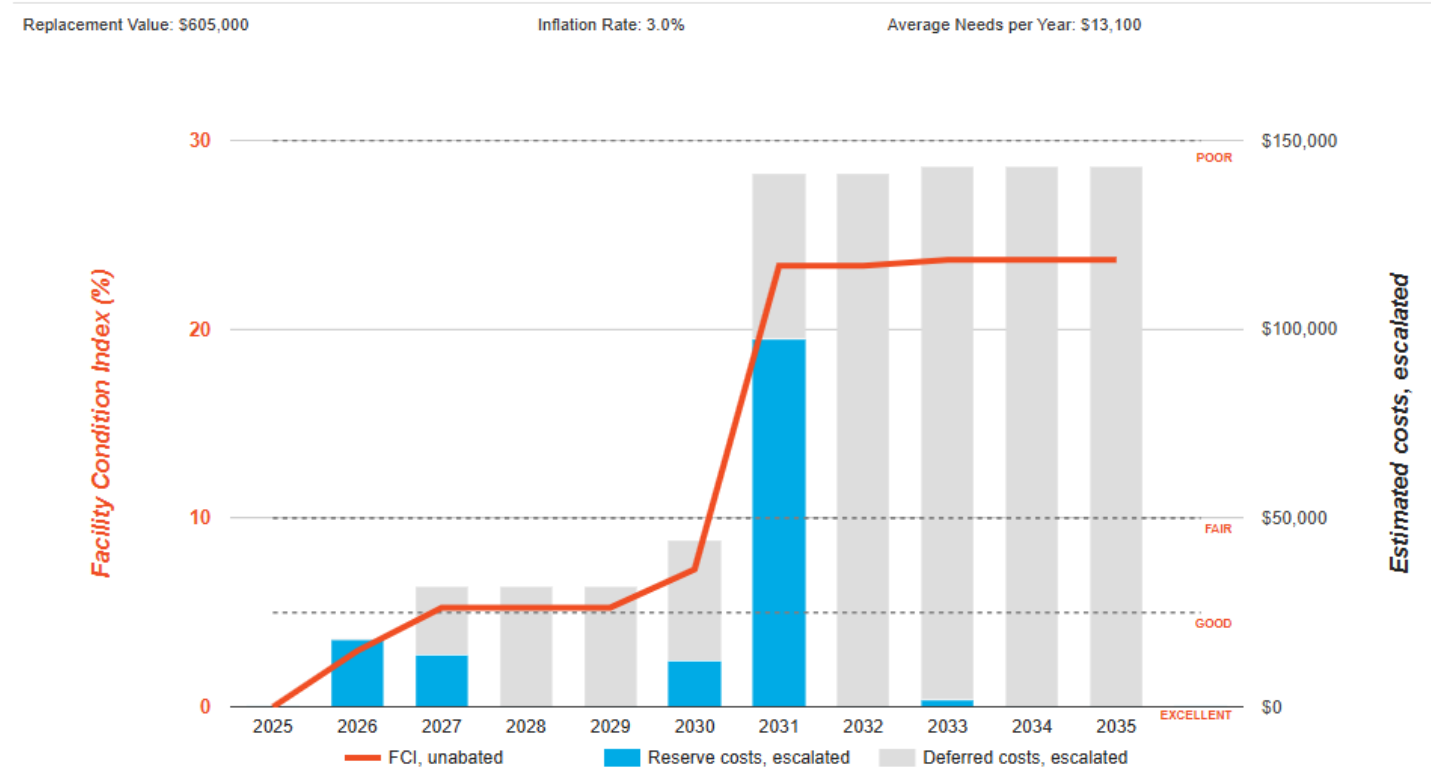
Kitchen: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$8,800	-	\$11,800	\$20,600
Roofing	-	-	-	\$20,800	-	\$20,800
Interiors	-	-	\$3,500	-	\$12,700	\$16,200
Plumbing	-	-	-	\$1,800	-	\$1,800
HVAC	-	\$17,900	-	\$5,700	\$8,800	\$32,300
Electrical	-	-	-	-	\$13,500	\$13,500
Fire Alarm & Electronic Systems	-	-	-	-	\$8,400	\$8,400
Equipment & Furnishings	-	\$13,900	-	\$70,800	\$128,700	\$213,400
TOTALS (3% inflation)	-	\$31,800	\$12,300	\$99,100	\$183,900	\$327,100

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Glen View Kitchen



Kitchen: Key Findings

No key findings at this time

13. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link and Metal Tube fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers Limited Park benches, and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters. Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Sidewalk repair, eroded landscaping areas.	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	\$27,400	\$27,400
Electrical	-	-	-	-	\$540,900	\$540,900
Special Construction & Demo	-	-	-	\$1,722,100	-	\$1,722,100
Site Development	\$14,000	\$23,500	\$11,500	\$638,800	\$555,200	\$1,242,900
Site Pavement	\$4,700	\$29,300	-	\$34,000	\$1,064,300	\$1,132,400
TOTALS (3% inflation)	\$18,800	\$52,800	\$11,500	\$2,394,900	\$2,187,800	\$4,665,800

Site: Key Findings



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Glen View Sidewalk

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$

Isolated areas of cracks concrete, repair is required - AssetCALC ID: 6901925



Landscaping in Poor condition.

Sod at Eroded Areas
Site Glen View Landscaping

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$

Isolated areas of eroded landscaping areas, repair is required - AssetCALC ID: 6901938

14. Property Space Use and Observed Areas

Areas Observed

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

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

15. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1961. Limited renovation was completed during the addition of the portable building in 2000 and new buildings in 2016.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

16. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

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

17. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Glen View, 2201 East Mission Avenue, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: M. Nezar Tibi,
Project Manager

Reviewed by:



Gregg Young,
Program Manager
Gregg.young@bureauveritas.com
800.733.0660

19. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix A:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-008.017

Source

Google

Project Name

Glen View

On-Site Date

August 17, 2023



Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Glen View

Name of person completing form: Michael Hernandez

Title / Association w/ property: Planning Technician

Length of time associated w/ property: 8 years

Date Completed: 8/17/2023

Phone Number: 760-484-3828

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1961	Renovated 2000	As needed
2	Building size in SF	48,465	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2020-2022	Several rooftops resurfaced
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2020	asphalt replacement throughout campus
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix C:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Glen View

BV Project Number: 164076.23R000-008.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



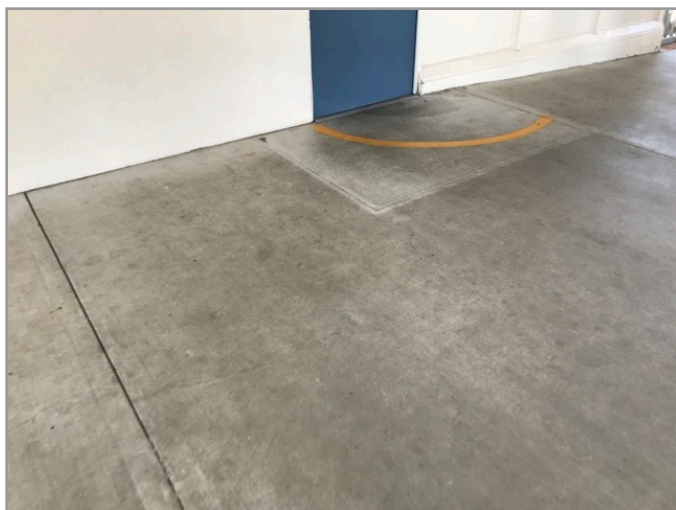
CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



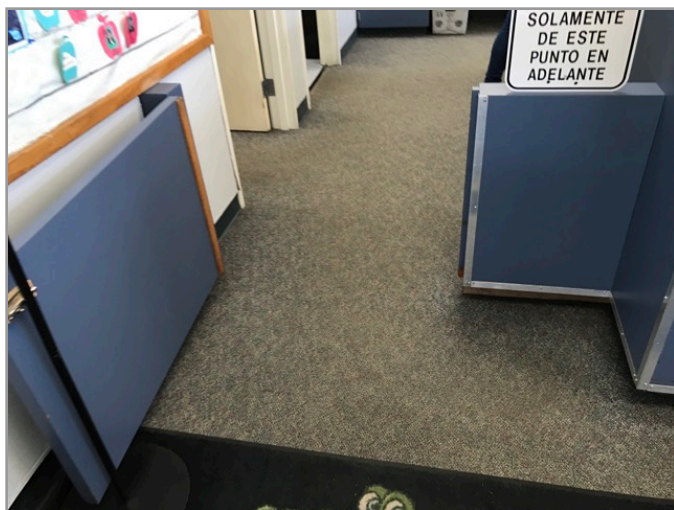
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM PATH OF TRAVEL



KITCHEN CABINETS

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D: Component Condition Report

Component Condition Report | Glen View / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Walkway	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	3,500 SF	23	6901909
B1020	Lunch shelter	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	1,800 SF	28	6901935
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	13	6901920
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	13	6901918
Electrical						
D5020	Site	Fair	Switchboard, 277/480 V	1	19	6901936
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	26	6901923
D5020	Site	Fair	Switchboard, 120/208 V	3	19	6901924
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	26	6901916
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	13,500 SF	10	6901921
Pedestrian Plazas & Walkways						
G2010	Roadway	Good	Roadways, Pavement, Asphalt, Mill & Overlay	15,500 SF	20	6901933

Component Condition Report | Glen View / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	20	6901919
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	1	6901922
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	17,500 SF	18	6901929
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	6901925
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	32,000 SF	1	6901926
G2050	Basketball court	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	32,000 SF	20	6901928
G2050	Field	Fair	Playfield Surfaces, Sand, 6" Depth	25,000 SF	8	6901913
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	8	6901937
G2050	Playground	Fair	Play Structure, Multipurpose, Very Small	1	8	6901911
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 3" Depth	2,800 SF	0	6901912
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	6901931
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	10	6901932

Component Condition Report | Glen View / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	8	8	6901917
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,200 LF	13	6901930
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	420 LF	20	6901915
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	8	6901934
G2060	Dumpster enclosure	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	8	6901927
G2060	Dumpster enclosure	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	22 LF	28	6901910
G2080	Field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	125,000 SF	8	6901914
G2080	Landscaping	Poor	Landscaping, Sod at Eroded Areas, Repair	2,200 SF	0	6901938

Component Condition Report | Glen View / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,200 SF	5	6901569

Component Condition Report | Glen View / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	10	6901568
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	12	6901570
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,100 SF	6	6901576
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	16	6901558
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	12	6901562
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,400 SF	12	6901575
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,200 SF	5	6901574
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,800 SF	5	6901563
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	6	6901573

Component Condition Report | Glen View / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	6901577
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	12	6901556
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,100 SF	12	6901557
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	1	6901559
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	2	6901566
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	13	6901560
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901554
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,100 SF	16	6901555
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901571

Component Condition Report | Glen View / Building-A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,100 SF	8	6901572
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,100 SF	8	6901561
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,100 SF	7	6901567
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,100 SF	8	6901565
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	40 LF	8	6901564
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	40 LF	13	6901578

Component Condition Report | Glen View / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,200 SF	5	6901591

Component Condition Report | Glen View / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	24	10	6901602
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	13	6901584
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,100 SF	6	6901579
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	12	6901594
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	12	6901598
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	12	6901599
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,200 SF	5	6901590
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,800 SF	5	6901597
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	6	6901583

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	6901581
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	12	6901588
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,100 SF	12	6901601
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	1	6901586
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	1	6901596
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901587
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,100 SF	16	6901580
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6901592
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,100 SF	8	6901582
Fire Alarm & Electronic Systems						

Component Condition Report | Glen View / Building-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,100 SF	8	6901593
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,100 SF	7	6901595
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,100 SF	8	6901600
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	40 LF	10	6901585
E2010	Classrooms	Fair	Casework, Cabinetry Economy	40 LF	8	6901589

Component Condition Report | Glen View / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,500 SF	5	6901607
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	16	10	6901624
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	13	6901620

Component Condition Report | Glen View / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,100 SF	10	6901603
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	4	12	6901609
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,800 SF	12	6901623
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,200 SF	3	6901621
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	6	6901616
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	3	6901604
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6901617
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	6901606
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,100 SF	12	6901613

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	1	6901618
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	1	6901611
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	9	6901619
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,100 SF	16	6901625
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	8	6901610
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901605
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,100 SF	8	6901615
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,100 SF	7	6901622
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,100 SF	8	6901612
Equipment & Furnishings						

Component Condition Report | Glen View / Building-C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	20 LF	10	6901608
E2010	Classrooms	Fair	Casework, Cabinetry Economy	20 LF	10	6901614

Component Condition Report | Glen View / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,600 SF	3	6901640
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	14	10	6901634
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	13	6901648
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	3,200 SF	8	6901659
Interiors						
C1030	Office	Fair	Interior Door, Wood, Solid-Core Decorative High-End	8	13	6901651
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	16	6901639

Component Condition Report | Glen View / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	12	6901647
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	12	6901641
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,200 SF	3	6901636
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	250 SF	20	6901644
C2030	Restrooms	Fair	Flooring, Ceramic Tile	150 SF	20	6901643
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	450 SF	6	6901645
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	3	6901654
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	150 SF	3	6901631
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	12	6901642
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	6901650
D2010	Lounge	Good	Water Heater, Electric, Residential	1	12	6901632
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	12	6901630
HVAC						

Component Condition Report | Glen View / Building-D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6901638
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,200 SF	12	6901652
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	6901635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	6	6901627
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	13	6901658
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	13	6901656
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	16	6901637
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	8	6901653
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	6901628
Fire Alarm & Electronic Systems						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,200 SF	8	6901655
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,200 SF	7	6901657
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,200 SF	8	6901626
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6901629
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	32 LF	13	6901646
E2010	Classrooms	Fair	Casework, Cabinetry Economy	32 LF	10	6901649
Sitework						
G2060	Building exterior	Fair	Signage, Property, Pylon Standard, Replace/Install	1	6	6901633

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | Glen View / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	900 SF	3	6901720
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	13	6901710
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	600 SF	12	6901704
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	5	12	6901718
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	8	6901705
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	900 SF	5	6901716
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	20	6901708
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	6901724
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	3	6901717
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	12	6901715
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	6901723

Component Condition Report | Glen View / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Waterless	3	12	6901714
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	6901703
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	6	6901719
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6901722
HVAC						
D3060	Throughout building	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	8	6901706
Electrical						
D5020	Custodian room	Fair	Distribution Panel, 120/240 V, Residential Style	1	8	6901713
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	600 SF	16	6901709
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901702
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	8	6901712
Fire Alarm & Electronic Systems						

Component Condition Report | Glen View / Building-F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	600 SF	8	6901707
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	600 SF	8	6901721

Component Condition Report | Glen View / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	900 SF	5	6901741
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	13	6901733
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	600 SF	12	6901739
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	4	12	6901728
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	8	6901734

Component Condition Report | Glen View / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	450 SF	5	6901735
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	20	6901742
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	6901737
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	3	6901743
Plumbing						
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	6901746
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	12	6901725
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6901738
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	6	6901731
D2010	Restrooms	Fair	Urinal, Waterless	3	12	6901740
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	12	6901744
HVAC						
D3060	Throughout building	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	6901745
Electrical						

Component Condition Report | Glen View / Building-G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Custodian room	Fair	Distribution Panel, 120/240 V, Residential Style	1	10	6901732
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	600 SF	16	6901729
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901726
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	8	6901730

Fire Alarm & Electronic Systems

D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	600 SF	8	6901727
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Component Condition Report | Glen View / Building-I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	9,200 SF	5	6901776
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	12	6901775

Component Condition Report | Glen View / Building-I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	12	6901786
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,800 SF	8	6901756
Interiors						
C1010	MPR	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	7,800 SF	10	6901770
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	12	6901752
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	12	6901784
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	500 SF	3	6901781
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,100 SF	12	6901787
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	8	6901759
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,300 SF	5	6901778
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	20	6901747

Component Condition Report | Glen View / Building-I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	600 SF	6	6901783
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	6901755
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	3	6901748
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6901768
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	12	6901769
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	12	6901766
D2010	Restrooms	Fair	Urinal, Waterless	3	12	6901761
D2010	Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	6901774
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6901758
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	6901779
D2010	Custodian room	Poor	Water Heater, Electric, Residential	1	0	6901757
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	6901763

Component Condition Report | Glen View / Building-I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	6,800 SF	12	6901753
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	7	1	6901760
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	6901767
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	10	1	6901765
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901788
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901750
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	26	6901780
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901772
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	16	6901764
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	8	6901751

Component Condition Report | Glen View / Building-I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	8	6901782
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,800 SF	8	6901777
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,800 SF	7	6901773
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	6	6901771
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,800 SF	8	6901749
Equipment & Furnishings						
E1070	MPR	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	750 SF	4	6901785
E2010	Classrooms	Fair	Casework, Cabinetry Economy	24 LF	10	6901762
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	24 LF	12	6901754

Component Condition Report | Glen View / Building-J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	11,200 SF	5	6901797
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	10	12	6901819
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	13	6901806
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,600 SF	6	6901793
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	26	12	6901804
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	13	6901812
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,200 SF	12	6901809
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	20	6901805
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	9,800 SF	5	6901794

Component Condition Report | Glen View / Building-J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,500 SF	2	6901799
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	6901791
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	800 SF	6	6901802
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6901790
Plumbing						
D2010	Restrooms	Fair	Water Heater, Gas, Tankless	1	6	6901807
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	6901813
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	12	6901816
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	12	6901820
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	6901808
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	8,600 SF	12	6901789
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	9	1	6901817
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	12	1	6901801
Electrical						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901818
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	26	6901811
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6901815
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,600 SF	16	6901796
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901798
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,600 SF	8	6901792
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,600 SF	8	6901814
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,600 SF	7	6901795
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,600 SF	8	6901800
Equipment & Furnishings						

Component Condition Report | Glen View / Building-J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	90 LF	13	6901803
E2010	Classrooms	Fair	Casework, Cabinetry Economy	90 LF	12	6901810

Component Condition Report | Glen View / Building-K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	5	6901828
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	5	12	6901849
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	12	6901848
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	13	6901824
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,700 SF	6	6901831
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	13	6901834

Component Condition Report | Glen View / Building-K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	12	6901836
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	12	6901847
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	3,600 SF	5	6901852
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	200 SF	20	6901825
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	850 SF	6	6901826
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,500 SF	5	6901829
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	18	6901853
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	250 SF	10	6901851
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	3	6901841
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	12	6901840
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6901827
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	12	6901830

Component Condition Report | Glen View / Building-K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,700 SF	12	6901850
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	1	6901845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	6	6901846
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	13	6901837
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,700 SF	16	6901835
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6901842
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,700 SF	8	6901832
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,700 SF	8	6901839
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,700 SF	8	6901833

Component Condition Report | Glen View / Building-K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	20 LF	10	6901843
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	20 LF	10	6901844

Component Condition Report | Glen View / Building-T

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	750 SF	5	6901868
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	31	6901862
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	500 SF	11	6901863
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	4	21	6901854
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	11	6901860
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	31	6901859

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	31	6901864
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	6901855
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6901869
D2010	Restrooms	Good	Urinal, Waterless	2	21	6901861
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	21	6901866
D2010	Classrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	21	6901858
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/240 V, Residential Style	1	21	6901870
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	31	6901867
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	500 SF	11	6901857
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	11	6901856
Fire Alarm & Electronic Systems						

Component Condition Report | Glen View / Building-T

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	500 SF	11	6901865

Component Condition Report | Glen View / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,600 SF	5	6901902
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	6	21	6901880
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	31	6901874
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,100 SF	6	6901907
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	6	21	6901898
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	3	31	6901893

Component Condition Report | Glen View / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	16	6901871
C2010	Throughout building	Good	Wall Finishes, Laminated Paneling (FRP)	1,450 SF	21	6901879
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	220 SF	31	6901877
C2010	Restrooms	Good	Wall Finishes, any surface, Prep & Paint	1,000 SF	5	6901886
C2030	Throughout building	Good	Flooring, Ceramic Tile	1,100 SF	31	6901884
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	5	6901897
Plumbing						
D2010	Custodian room	Good	Water Heater, Electric, Residential	1	8	6901873
D2010	Custodian room	Good	Sink/Lavatory, Service Sink, Floor	1	26	6901876
D2010	Classrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	21	6901885
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	21	6901883
D2010	Commercial kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	21	6901901
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	6901895

Component Condition Report | Glen View / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	1,100 SF	21	6901890
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	6	6901903
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	11	6901889
Electrical						
D5020	Custodian room	Good	Distribution Panel, 120/208 V	1	21	6901891
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,100 SF	31	6901904
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	11	6901905
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,100 SF	11	6901900
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,100 SF	11	6901881
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	1,100 SF	11	6901878

Component Condition Report | Glen View / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	6901888
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	6901875
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	6	6901899
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	6901906
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	6	6901892
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	6	6901882
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	13	6901908
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	6	6901887
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	6901872
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	11	6901896

Component Condition Report | Glen View / Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	11	6901894

Appendix E:

Replacement Reserves

Replacement Reserves Report

8/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Glen View	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Glen View / Building-A	\$0	\$58,659	\$8,056	\$0	\$0	\$127,640	\$137,703	\$19,845	\$98,194	\$12,385	\$86,740
Glen View / Building-B	\$0	\$66,480	\$0	\$0	\$0	\$127,640	\$99,169	\$19,845	\$100,599	\$12,385	\$96,099
Glen View / Building-C	\$0	\$33,240	\$0	\$32,671	\$0	\$19,256	\$2,833	\$8,172	\$36,071	\$5,160	\$132,459
Glen View / Building-D	\$0	\$0	\$0	\$71,566	\$0	\$0	\$28,995	\$12,452	\$129,055	\$0	\$72,077
Glen View / Building-F	\$0	\$0	\$0	\$6,742	\$0	\$2,476	\$3,872	\$0	\$30,460	\$0	\$0
Glen View / Building-G	\$0	\$0	\$0	\$1,729	\$0	\$6,189	\$3,872	\$0	\$24,048	\$0	\$2,338
Glen View / Building-I	\$870	\$136,056	\$0	\$79,258	\$20,031	\$70,697	\$36,834	\$26,460	\$261,818	\$39,218	\$496,466
Glen View / Building-J	\$0	\$155,446	\$94,404	\$1,037	\$8,546	\$88,578	\$173,026	\$33,464	\$140,278	\$26,833	\$0
Glen View / Building-K	\$0	\$35,847	\$0	\$346	\$0	\$51,441	\$89,063	\$0	\$45,690	\$0	\$15,833
Glen View / Building-T	\$0	\$0	\$0	\$0	\$0	\$5,960	\$2,833	\$0	\$0	\$0	\$0
Glen View / Kitchen	\$0	\$17,923	\$13,896	\$0	\$0	\$12,287	\$97,280	\$0	\$1,804	\$0	\$0
Glen View / Site	\$18,758	\$52,793	\$0	\$11,516	\$0	\$0	\$73,786	\$0	\$459,427	\$13,751	\$1,847,900
Grand Total	\$19,628	\$556,443	\$116,356	\$204,865	\$28,577	\$512,166	\$749,267	\$120,238	\$1,327,445	\$109,731	\$2,749,900

Glen View

Glen View / Building-A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901569	Exterior Walls, any painted surface, Prep & Paint	10	5	5	7200	SF	\$3.00	\$4.75	\$34,170		
B2020	6901568	Window, Steel, 16-25 SF, Replace	30	20	10	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6901570	Exterior Door, Steel, Standard, Replace	40	28	12	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6901576	Roofing, Built-Up, Replace	25	19	6	5100	SF	\$14.00	\$22.15	\$112,951		
C1030	6901558	Interior Door, Wood, Solid-Core, Replace	40	24	16	2	EA	\$700.00	\$1,107.37	\$2,215		
C1030	6901562	Door Hardware, School, per Door, Replace	30	18	12	8	EA	\$400.00	\$632.78	\$5,062		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
C1070	6901575	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	4400	SF	\$3.50	\$5.54	\$24,362		
C2010	6901574	Wall Finishes, any surface, Prep & Paint	10	5	5	7200	SF	\$1.50	\$2.37	\$17,085		
C2030	6901573	Flooring, Vinyl Tile (VCT), Replace	15	9	6	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6901563	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4800	SF	\$7.50	\$11.86	\$56,950		
C2050	6901577	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.00	\$3.16	\$1,898		
D2010	6901556	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	4	EA	\$1,200.00	\$1,898.34	\$7,593		
D3050	6901559	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$9,000.00	\$14,237.55	\$56,950		\$56,950
D3050	6901557	HVAC System, Ductwork, Low Density, Replace	30	18	12	5100	SF	\$2.00	\$3.16	\$16,136		
D3060	6901566	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	4	EA	\$1,200.00	\$1,898.34	\$7,593		
D5020	6901554	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5020	6901560	Distribution Panel, 120/240 V, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5030	6901555	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	5100	SF	\$2.50	\$3.95	\$20,170		
D5040	6901571	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901572	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5100	SF	\$4.50	\$7.12	\$36,306		
D6060	6901561	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	5100	SF	\$1.50	\$2.37	\$12,102		
D7030	6901567	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	5100	SF	\$2.00	\$3.16	\$16,136		
D7050	6901565	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	5100	SF	\$2.00	\$3.16	\$16,136		
E2010	6901564	Casework, Cabinetry Economy, Replace	20	12	8	40	LF	\$175.00	\$276.84	\$11,074		
E2010	6901578	Casework, Countertop, Solid Surface, Replace	40	27	13	40	LF	\$110.00	\$174.01	\$6,961		
Totals, Unescalated											\$0	\$56,950
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$58,600

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901591	Exterior Walls, any painted surface, Prep & Paint	10	5	5	7200	SF	\$3.00	\$4.75	\$34,170		
B2020	6901602	Window, Steel, 16-25 SF, Replace	30	20	10	24	EA	\$1,700.00	\$2,689.32	\$64,544		
B2050	6901584	Exterior Door, Steel, Standard, Replace	40	27	13	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6901579	Roofing, Modified Bitumen, Replace	20	14	6	5100	SF	\$10.00	\$15.82	\$80,679		
C1030	6901598	Interior Door, Wood, Solid-Core, Replace	40	28	12	2	EA	\$700.00	\$1,107.37	\$2,215		
C1030	6901594	Door Hardware, School, per Door, Replace	30	18	12	8	EA	\$400.00	\$632.78	\$5,062		
C1070	6901599	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	4500	SF	\$3.50	\$5.54	\$24,916		
C2010	6901590	Wall Finishes, any surface, Prep & Paint	10	5	5	7200	SF	\$1.50	\$2.37	\$17,085		
C2030	6901583	Flooring, Vinyl Tile (VCT), Replace	15	9	6	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6901597	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4800	SF	\$7.50	\$11.86	\$56,950		
C2050	6901581	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.00	\$3.16	\$1,898		
D2010	6901588	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	4	EA	\$1,200.00	\$1,898.34	\$7,593		
D3050	6901586	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$9,000.00	\$14,237.55	\$56,950		\$56,9
D3050	6901601	HVAC System, Ductwork, Low Density, Replace	30	18	12	5100	SF	\$2.00	\$3.16	\$16,136		
D3060	6901596	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	4	EA	\$1,200.00	\$1,898.34	\$7,593		\$7,5
D5020	6901587	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5030	6901580	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	5100	SF	\$2.50	\$3.95	\$20,170		
D5040	6901592	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$600.00	\$949.17	\$3,797		
D5040	6901582	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5100	SF	\$4.50	\$7.12	\$36,306		
D6060	6901593	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	5100	SF	\$1.50	\$2.37	\$12,102		
D7030	6901595	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	5100	SF	\$2.00	\$3.16	\$16,136		
D7050	6901600	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	5100	SF	\$2.00	\$3.16	\$16,136		
E2010	6901589	Casework, Cabinetry Economy, Replace	20	12	8	40	LF	\$175.00	\$276.84	\$11,074		
E2010	6901585	Casework, Countertop, Solid Surface, Replace	40	30	10	40	LF	\$110.00	\$174.01	\$6,961		
Totals, Unescalated											\$0	\$64,5

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$66,4

Glen View / Building-C

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901607	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3500	SF	\$3.00	\$4.75	\$16,610		
B2020	6901624	Window, Steel, 16-25 SF, Replace	30	20	10	16	EA	\$1,700.00	\$2,689.32	\$43,029		
B2050	6901620	Exterior Door, Steel, Standard, Replace	40	27	13	4	EA	\$600.00	\$949.17	\$3,797		
B3010	6901603	Roofing, Built-Up, Replace	25	15	10	2100	SF	\$14.00	\$22.15	\$46,509		
C1030	6901609	Door Hardware, School, per Door, Replace	30	18	12	4	EA	\$400.00	\$632.78	\$2,531		
C1070	6901623	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	1800	SF	\$3.50	\$5.54	\$9,966		
C2010	6901621	Wall Finishes, any surface, Prep & Paint	10	7	3	3200	SF	\$1.50	\$2.37	\$7,593		
C2030	6901616	Flooring, Vinyl Tile (VCT), Replace	15	9	6	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6901604	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1800	SF	\$7.50	\$11.86	\$21,356		
C2050	6901617	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949		
D2010	6901606	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D3050	6901618	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	2	EA	\$9,000.00	\$14,237.55	\$28,475		\$28,475
D3050	6901613	HVAC System, Ductwork, Low Density, Replace	30	18	12	2100	SF	\$2.00	\$3.16	\$6,644		
D3060	6901611	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	2	EA	\$1,200.00	\$1,898.34	\$3,797		\$3,797
D5020	6901619	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5030	6901625	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	2100	SF	\$2.50	\$3.95	\$8,305		
D5040	6901610	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2100	SF	\$4.50	\$7.12	\$14,949		
D5040	6901605	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D6060	6901615	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	2100	SF	\$1.50	\$2.37	\$4,983		
D7030	6901622	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	2100	SF	\$2.00	\$3.16	\$6,644		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2035
D7050	6901612	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	2100	SF	\$2.00	\$3.16	\$6,644		
E2010	6901608	Casework, Countertop, Solid Surface, Replace	40	30	10	20	LF	\$110.00	\$174.01	\$3,480		
E2010	6901614	Casework, Cabinetry Economy, Replace	20	10	10	20	LF	\$175.00	\$276.84	\$5,537		
Totals, Unescalated											\$0	\$32,311
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$33,311

Glen View / Building-D

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2035
B2010	6901640	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4600	SF	\$3.00	\$4.75	\$21,831		
B2020	6901634	Window, Steel, 16-25 SF, Replace	30	20	10	14	EA	\$1,700.00	\$2,689.32	\$37,650		
B2050	6901648	Exterior Door, Steel, Standard, Replace	40	27	13	5	EA	\$600.00	\$949.17	\$4,746		
B3010	6901659	Roofing, Single-Ply Membrane, EPDM, Replace	20	12	8	3200	SF	\$11.00	\$17.40	\$55,685		
C1030	6901651	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	27	13	8	EA	\$1,500.00	\$2,372.93	\$18,983		
C1030	6901639	Interior Door, Wood, Solid-Core, Replace	40	24	16	7	EA	\$700.00	\$1,107.37	\$7,752		
C1030	6901647	Door Hardware, School, per Door, Replace	30	18	12	12	EA	\$400.00	\$632.78	\$7,593		
C1070	6901641	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2900	SF	\$3.50	\$5.54	\$16,057		
C2010	6901644	Wall Finishes, Ceramic Tile, Replace	40	20	20	250	SF	\$18.00	\$28.48	\$7,119		
C2010	6901636	Wall Finishes, any surface, Prep & Paint	10	7	3	4200	SF	\$1.50	\$2.37	\$9,966		
C2030	6901643	Flooring, Ceramic Tile, Replace	40	20	20	150	SF	\$18.00	\$28.48	\$4,271		
C2030	6901645	Flooring, Vinyl Tile (VCT), Replace	15	9	6	450	SF	\$5.00	\$7.91	\$3,559		
C2030	6901654	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2600	SF	\$7.50	\$11.86	\$30,848		
C2050	6901631	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	150	SF	\$2.00	\$3.16	\$475		
D2010	6901632	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	\$900.00	\$1,423.76	\$1,424		
D2010	6901650	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$1,500.00	\$2,372.93	\$7,119		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
D2010	6901642	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D2010	6901630	Toilet, Commercial Water Closet, Replace	30	18	12	2	EA	\$1,300.00	\$2,056.54	\$4,113		
D3030	6901638	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	\$3,500.00	\$5,536.83	\$5,537		
D3050	6901652	HVAC System, Ductwork, Low Density, Replace	30	18	12	3200	SF	\$2.00	\$3.16	\$10,124		
D3050	6901635	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$14,237.55	\$14,238		
D3060	6901627	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D5020	6901658	Switchboard, 120/208 V, Replace	40	27	13	1	EA	\$40,000.00	\$63,278.00	\$63,278		
D5020	6901656	Distribution Panel, 120/240 V, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5030	6901637	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	3200	SF	\$2.50	\$3.95	\$12,656		
D5040	6901653	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3200	SF	\$4.50	\$7.12	\$22,780		
D5040	6901628	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$600.00	\$949.17	\$5,695		
D6060	6901655	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	3200	SF	\$1.50	\$2.37	\$7,593		
D7030	6901657	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	3200	SF	\$2.00	\$3.16	\$10,124		
D7050	6901626	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	3200	SF	\$2.00	\$3.16	\$10,124		
E1040	6901629	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E2010	6901649	Casework, Cabinetry Economy, Replace	20	10	10	32	LF	\$175.00	\$276.84	\$8,859		
E2010	6901646	Casework, Countertop, Solid Surface, Replace	40	27	13	32	LF	\$110.00	\$174.01	\$5,568		
G2060	6901633	Signage, Property, Pylon Standard, Replace/Install	20	14	6	1	EA	\$9,500.00	\$15,028.53	\$15,029		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Glen View / Building-F

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6901720	Exterior Walls, any painted surface, Prep & Paint	10	7	3	900	SF	\$3.00	\$4.75	\$4,271		
B2050	6901710	Exterior Door, Steel, Standard, Replace	40	27	13	5	EA	\$600.00	\$949.17	\$4,746		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B3010	6901704	Roofing, Built-Up, Replace	25	13	12	600	SF	\$14.00	\$22.15	\$13,288		
C1030	6901718	Door Hardware, School, per Door, Replace	30	18	12	5	EA	\$400.00	\$632.78	\$3,164		
C1090	6901705	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6901708	Wall Finishes, Ceramic Tile, Replace	40	20	20	900	SF	\$18.00	\$28.48	\$25,628		
C2010	6901716	Wall Finishes, any surface, Prep & Paint	10	5	5	900	SF	\$1.50	\$2.37	\$2,136		
C2030	6901724	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	\$18.00	\$28.48	\$14,238		
C2050	6901717	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	600	SF	\$2.00	\$3.16	\$1,898		
D2010	6901719	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$550.00	\$870.07	\$870		
D2010	6901722	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6901715	Toilet, Commercial Water Closet, Replace	30	18	12	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6901714	Urinal, Waterless, Replace	30	18	12	3	EA	\$600.00	\$949.17	\$2,848		
D2010	6901703	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D2010	6901723	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3060	6901706	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D5020	6901713	Distribution Panel, 120/240 V, Residential Style, Replace	30	22	8	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6901709	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	600	SF	\$2.50	\$3.95	\$2,373		
D5040	6901702	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901712	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	600	SF	\$4.50	\$7.12	\$4,271		
D6060	6901707	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	600	SF	\$1.50	\$2.37	\$1,424		
D7050	6901721	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	600	SF	\$2.00	\$3.16	\$1,898		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6901741	Exterior Walls, any painted surface, Prep & Paint	10	5	5	900	SF	\$3.00	\$4.75	\$4,271		
B2050	6901733	Exterior Door, Steel, Standard, Replace	40	27	13	4	EA	\$600.00	\$949.17	\$3,797		
B3010	6901739	Roofing, Built-Up, Replace	25	13	12	600	SF	\$14.00	\$22.15	\$13,288		
C1030	6901728	Door Hardware, School, per Door, Replace	30	18	12	4	EA	\$400.00	\$632.78	\$2,531		
C1090	6901734	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6901742	Wall Finishes, Ceramic Tile, Replace	40	20	20	800	SF	\$18.00	\$28.48	\$22,780		
C2010	6901735	Wall Finishes, any surface, Prep & Paint	10	5	5	450	SF	\$1.50	\$2.37	\$1,068		
C2030	6901737	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	\$18.00	\$28.48	\$14,238		
C2050	6901743	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	500	SF	\$2.00	\$3.16	\$1,582		
D2010	6901731	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$550.00	\$870.07	\$870		
D2010	6901738	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6901725	Toilet, Commercial Water Closet, Replace	30	18	12	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6901740	Urinal, Waterless, Replace	30	18	12	3	EA	\$600.00	\$949.17	\$2,848		
D2010	6901744	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D2010	6901746	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3060	6901745	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D5020	6901732	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6901729	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	600	SF	\$2.50	\$3.95	\$2,373		
D5040	6901726	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901730	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	600	SF	\$4.50	\$7.12	\$4,271		
D7050	6901727	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	600	SF	\$2.00	\$3.16	\$1,898		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901776	Exterior Walls, any painted surface, Prep & Paint	10	5	5	9200	SF	\$3.00	\$4.75	\$43,662		
B2050	6901775	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	4	EA	\$1,300.00	\$2,056.54	\$8,226		
B2050	6901786	Exterior Door, Steel, Standard, Replace	40	28	12	12	EA	\$600.00	\$949.17	\$11,390		
B3010	6901756	Roofing, Modified Bitumen, Replace	20	12	8	6800	SF	\$10.00	\$15.82	\$107,573		
C1010	6901770	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	15	10	7800	SF	\$29.40	\$46.51	\$362,773		
C1030	6901752	Interior Door, Wood, Solid-Core, Replace	40	28	12	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6901784	Door Hardware, School, per Door, Replace	30	18	12	20	EA	\$400.00	\$632.78	\$12,656		
C1070	6901781	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	500	SF	\$3.50	\$5.54	\$2,768		
C1070	6901787	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	6100	SF	\$3.50	\$5.54	\$33,775		
C1090	6901759	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	7	EA	\$750.00	\$1,186.46	\$8,305		
C2010	6901747	Wall Finishes, Ceramic Tile, Replace	40	20	20	400	SF	\$18.00	\$28.48	\$11,390		
C2010	6901778	Wall Finishes, any surface, Prep & Paint	10	5	5	7300	SF	\$1.50	\$2.37	\$17,322		
C2030	6901755	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$18.00	\$28.48	\$8,543		
C2030	6901783	Flooring, Vinyl Tile (VCT), Replace	15	9	6	600	SF	\$5.00	\$7.91	\$4,746		
C2030	6901748	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5800	SF	\$7.50	\$11.86	\$68,815		
C2050	6901768	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949		
D2010	6901757	Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$550.00	\$870.07	\$870	\$870	
D2010	6901758	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6901769	Toilet, Commercial Water Closet, Replace	30	18	12	8	EA	\$1,300.00	\$2,056.54	\$16,452		
D2010	6901766	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	7	EA	\$1,500.00	\$2,372.93	\$16,610		
D2010	6901761	Urinal, Waterless, Replace	30	18	12	3	EA	\$600.00	\$949.17	\$2,848		
D2010	6901774	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	\$1,200.00	\$1,898.34	\$1,898		
D2010	6901779	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3050	6901763	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	\$5,500.00	\$8,700.73	\$8,701		\$8,
D3050	6901760	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	7	EA	\$9,000.00	\$14,237.55	\$99,663		\$99,

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D3050	6901753	HVAC System, Ductwork, Low Density, Replace	30	18	12	6800	SF	\$2.00	\$3.16	\$21,515		
D3060	6901767	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	19	1	1	EA	\$3,000.00	\$4,745.85	\$4,746		\$4,
D3060	6901765	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	10	EA	\$1,200.00	\$1,898.34	\$18,983		\$18,
D5020	6901788	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,000.00	\$11,073.65	\$11,074		
D5020	6901750	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5020	6901772	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5030	6901764	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	6800	SF	\$2.50	\$3.95	\$26,893		
D5040	6901751	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	6800	SF	\$4.50	\$7.12	\$48,408		
D5040	6901782	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	5	EA	\$600.00	\$949.17	\$4,746		
D6060	6901777	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	6800	SF	\$1.50	\$2.37	\$16,136		
D7030	6901773	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	6800	SF	\$2.00	\$3.16	\$21,515		
D7050	6901771	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6901749	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	6800	SF	\$2.00	\$3.16	\$21,515		
E1070	6901785	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	750	SF	\$15.00	\$23.73	\$17,797		
E2010	6901762	Casework, Cabinetry Economy, Replace	20	10	10	24	LF	\$175.00	\$276.84	\$6,644		
E2010	6901754	Casework, Countertop, Solid Surface, Replace	40	28	12	24	LF	\$110.00	\$174.01	\$4,176		
Totals, Unescalated											\$870	\$132,
Totals, Escalated (3.0% inflation, compounded annually)											\$870	\$136,

Glen View / Building-J

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901797	Exterior Walls, any painted surface, Prep & Paint	10	5	5	11200	SF	\$3.00	\$4.75	\$53,154		
B2020	6901819	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	18	12	10	EA	\$650.00	\$1,028.27	\$10,283		
B2050	6901806	Exterior Door, Steel, Standard, Replace	40	27	13	14	EA	\$600.00	\$949.17	\$13,288		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B3010	6901793	Roofing, Modified Bitumen, Replace	20	14	6	8600	SF	\$10.00	\$15.82	\$136,048		
C1030	6901812	Interior Door, Wood, Solid-Core, Replace	40	27	13	12	EA	\$700.00	\$1,107.37	\$13,288		
C1030	6901804	Door Hardware, School, per Door, Replace	30	18	12	26	EA	\$400.00	\$632.78	\$16,452		
C1070	6901809	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	8200	SF	\$3.50	\$5.54	\$45,402		
C2010	6901805	Wall Finishes, Ceramic Tile, Replace	40	20	20	400	SF	\$18.00	\$28.48	\$11,390		
C2010	6901794	Wall Finishes, any surface, Prep & Paint	10	5	5	9800	SF	\$1.50	\$2.37	\$23,255		
C2030	6901791	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$18.00	\$28.48	\$8,543		
C2030	6901802	Flooring, Vinyl Tile (VCT), Replace	15	9	6	800	SF	\$5.00	\$7.91	\$6,328		
C2030	6901799	Flooring, Carpet, Commercial Standard, Replace	10	8	2	7500	SF	\$7.50	\$11.86	\$88,985		
C2050	6901790	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949		
D2010	6901807	Water Heater, Gas, Tankless, Replace	15	9	6	1	EA	\$1,600.00	\$2,531.12	\$2,531		
D2010	6901813	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6901816	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	9	EA	\$1,200.00	\$1,898.34	\$17,085		
D2010	6901820	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,300.00	\$2,056.54	\$2,057		
D3030	6901808	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,800.00	\$7,593.36	\$7,593		
D3050	6901817	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	9	EA	\$9,000.00	\$14,237.55	\$128,138		\$128,138
D3050	6901789	HVAC System, Ductwork, Low Density, Replace	30	18	12	8600	SF	\$2.00	\$3.16	\$27,210		
D3060	6901801	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	12	EA	\$1,200.00	\$1,898.34	\$22,780		\$22,780
D5020	6901818	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5020	6901815	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,000.00	\$11,073.65	\$11,074		
D5030	6901796	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	8600	SF	\$2.50	\$3.95	\$34,012		
D5040	6901798	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901792	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	8600	SF	\$4.50	\$7.12	\$61,221		
D6060	6901814	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	8600	SF	\$1.50	\$2.37	\$20,407		
D7030	6901795	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	8600	SF	\$2.00	\$3.16	\$27,210		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D7050	6901800	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	8600	SF	\$2.00	\$3.16	\$27,210		
E2010	6901810	Casework, Cabinetry Economy, Replace	20	8	12	90	LF	\$175.00	\$276.84	\$24,916		
E2010	6901803	Casework, Countertop, Solid Surface, Replace	40	27	13	90	LF	\$110.00	\$174.01	\$15,661		
Totals, Unescalated											\$0	\$150,9
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$155,4

Glen View / Building-K

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901828	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3800	SF	\$3.00	\$4.75	\$18,034		
B2020	6901849	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	18	12	5	EA	\$650.00	\$1,028.27	\$5,141		
B2020	6901848	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	18	12	10	EA	\$1,250.00	\$1,977.44	\$19,774		
B2050	6901824	Exterior Door, Steel, Standard, Replace	40	27	13	5	EA	\$600.00	\$949.17	\$4,746		
B3010	6901831	Roofing, Built-Up, Replace	25	19	6	2700	SF	\$14.00	\$22.15	\$59,798		
C1030	6901834	Interior Door, Wood, Solid-Core, Replace	40	27	13	7	EA	\$700.00	\$1,107.37	\$7,752		
C1030	6901836	Door Hardware, School, per Door, Replace	30	18	12	12	EA	\$400.00	\$632.78	\$7,593		
C1070	6901847	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2400	SF	\$3.50	\$5.54	\$13,288		
C2010	6901825	Wall Finishes, Ceramic Tile, Replace	40	20	20	200	SF	\$18.00	\$28.48	\$5,695		
C2010	6901852	Wall Finishes, any surface, Prep & Paint	10	5	5	3600	SF	\$1.50	\$2.37	\$8,543		
C2030	6901853	Flooring, Ceramic Tile, Replace	40	22	18	100	SF	\$18.00	\$28.48	\$2,848		
C2030	6901826	Flooring, Vinyl Tile (VCT), Replace	15	9	6	850	SF	\$5.00	\$7.91	\$6,723		
C2030	6901851	Flooring, Vinyl Sheeting, Replace	15	5	10	250	SF	\$7.00	\$11.07	\$2,768		
C2030	6901829	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1500	SF	\$7.50	\$11.86	\$17,797		
C2050	6901841	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	100	SF	\$2.00	\$3.16	\$316		
D2010	6901827	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		

Replacement Reserves Report

8/21/2025

Unif format Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6901840	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D2010	6901830	Toilet, Commercial Water Closet, Replace	30	18	12	2	EA	\$1,300.00	\$2,056.54	\$4,113		
D3050	6901845	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	2	EA	\$11,000.00	\$17,401.45	\$34,803		\$34
D3050	6901850	HVAC System, Ductwork, Low Density, Replace	30	18	12	2700	SF	\$2.00	\$3.16	\$8,543		
D3060	6901846	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D5020	6901837	Distribution Panel, 120/240 V, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5030	6901835	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	2700	SF	\$2.50	\$3.95	\$10,678		
D5040	6901842	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901832	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2700	SF	\$4.50	\$7.12	\$19,221		
D6060	6901839	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	2700	SF	\$1.50	\$2.37	\$6,407		
D7050	6901833	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	12	8	2700	SF	\$2.00	\$3.16	\$8,543		
E2010	6901843	Casework, Cabinetry Economy, Replace	20	10	10	20	LF	\$175.00	\$276.84	\$5,537		
E2010	6901844	Casework, Countertop, Solid Surface, Replace	40	30	10	20	LF	\$110.00	\$174.01	\$3,480		
Totals, Unescalated											\$0	\$34
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$35

Glen View / Building-T

Unif format Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6901868	Exterior Walls, any painted surface, Prep & Paint	10	5	5	750	SF	\$3.00	\$4.75	\$3,559		
B3010	6901863	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	500	SF	\$17.00	\$26.89	\$13,447		
C1090	6901860	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	6	EA	\$750.00	\$1,186.46	\$7,119		
C2050	6901855	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.00	\$3.16	\$1,582		
D2010	6901869	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D5040	6901857	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	500	SF	\$4.50	\$7.12	\$3,559		
D5040	6901856	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	4	EA	\$600.00	\$949.17	\$3,797		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D7050	6901865	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	9	11	500	SF	\$2.00	\$3.16	\$1,582		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Glen View / Kitchen

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6901902	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1600	SF	\$3.00	\$4.75	\$7,593		
B3010	6901907	Roofing, Modified Bitumen, Replace	20	14	6	1100	SF	\$10.00	\$15.82	\$17,401		
C1070	6901871	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	900	SF	\$3.50	\$5.54	\$4,983		
C2010	6901886	Wall Finishes, any surface, Prep & Paint	10	5	5	1000	SF	\$1.50	\$2.37	\$2,373		
C2050	6901897	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	200	SF	\$2.00	\$3.16	\$633		
D2010	6901873	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$900.00	\$1,423.76	\$1,424		
D3050	6901895	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	\$11,000.00	\$17,401.45	\$17,401		\$17
D3060	6901889	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	9	11	1	EA	\$4,000.00	\$6,327.80	\$6,328		
D3060	6901903	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	14	6	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D5040	6901905	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	2	EA	\$600.00	\$949.17	\$1,898		
D5040	6901900	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	1100	SF	\$4.50	\$7.12	\$7,831		
D6060	6901881	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	9	11	1100	SF	\$1.50	\$2.37	\$2,610		
D7050	6901878	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	9	11	1100	SF	\$2.00	\$3.16	\$3,480		
E1030	6901888	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$13,098.55	\$13,099		
E1030	6901875	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$3,300.00	\$5,220.44	\$5,220		
E1030	6901899	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	2	EA	\$5,700.00	\$9,017.12	\$18,034		
E1030	6901906	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$4,271.27	\$4,271		
E1030	6901892	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	2	EA	\$2,700.00	\$4,271.27	\$8,543		
E1030	6901882	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	2	EA	\$4,600.00	\$7,276.97	\$14,554		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
E1030	6901887	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$3,800.00	\$6,011.41	\$6,011		
E1030	6901872	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$2,689.32	\$2,689		
E1030	6901896	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	9	11	1	EA	\$35,000.00	\$55,368.25	\$55,368		
E1030	6901894	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	2	EA	\$6,300.00	\$9,966.29	\$19,933		
E1030	6901908	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955		
Totals, Unescalated											\$0	\$17
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$17

Glen View / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D2010	6901920	Backflow Preventer, Domestic Water, Replace	30	17	13	1	EA	\$5,200.00	\$8,226.14	\$8,226		
D2010	6901918	Backflow Preventer, Domestic Water, Replace	30	17	13	1	EA	\$6,600.00	\$10,440.87	\$10,441		
D5020	6901936	Switchboard, 277/480 V, Replace	40	21	19	1	EA	\$75,000.00	\$118,646.25	\$118,646		
D5020	6901924	Switchboard, 120/208 V, Replace	40	21	19	3	EA	\$40,000.00	\$63,278.00	\$189,834		
F1020	6901921	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	13500	SF	\$60.00	\$94.92	\$1,281,380		
G2010	6901933	Roadways, Pavement, Asphalt, Mill & Overlay	25	5	20	15500	SF	\$3.50	\$5.54	\$85,821		
G2020	6901922	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	40000	SF	\$0.45	\$0.71	\$28,475		\$28,475
G2020	6901919	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	40000	SF	\$3.50	\$5.54	\$221,473		
G2030	6901925	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA	\$1,000.00	\$1,581.95	\$4,746	\$4,746	
G2030	6901929	Sidewalk, Concrete, Large Areas, Replace	50	32	18	17500	SF	\$9.00	\$14.24	\$249,157		
G2050	6901926	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	32000	SF	\$0.45	\$0.71	\$22,780		\$22,780
G2050	6901931	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$4,750.00	\$7,514.26	\$45,086		
G2050	6901928	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	5	20	32000	SF	\$3.50	\$5.54	\$177,178		
G2050	6901912	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	3	0	2800	SF	\$1.00	\$3.76	\$10,539	\$10,539	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
G2050	6901913	Playfield Surfaces, Sand, 6" Depth, Replace	20	12	8	25000	SF	\$1.60	\$2.53	\$63,278		
G2050	6901937	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$10,000.00	\$48,549.50	\$48,550		
G2050	6901911	Play Structure, Multipurpose, Very Small, Replace	20	12	8	1	EA	\$6,000.00	\$12,764.70	\$12,765		
G2050	6901917	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	8	EA	\$2,500.00	\$3,954.88	\$31,639		
G2050	6901932	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$48,549.50	\$48,550		
G2060	6901934	Park Bench, Metal Powder-Coated, Replace	20	12	8	3	EA	\$700.00	\$1,107.37	\$3,322		
G2060	6901930	Fences & Gates, Fence, Chain Link 8', Replace	40	27	13	1200	LF	\$25.00	\$39.55	\$47,459		
G2060	6901915	Fences & Gates, Fence, Metal Tube 6', Replace	40	20	20	420	LF	\$40.00	\$63.28	\$26,577		
G2060	6901927	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	12	8	2	EA	\$1,700.00	\$2,689.32	\$5,379		
G2080	6901914	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	125000	SF	\$1.00	\$1.58	\$197,744		
G2080	6901938	Landscaping, Sod at Eroded Areas, Repair	0	0	0	2200	SF	\$1.00	\$1.58	\$3,473	\$3,473	
Totals, Unescalated											\$18,758	\$51,250
Totals, Escalated (3.0% inflation, compounded annually)											\$18,758	\$52,790

* Markup has been included in unit costs.