

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



North Broadway Elementary
2301 North Broadway
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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Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 3

 Immediate Needs..... 5

 Key Findings 6

 Plan Types..... 7

2. Main Building 8

3. Relocatable Buildings 10

4. Site Summary..... 12

5. Property Space Use and Observed Areas 13

6. ADA Accessibility 14

7. Purpose and Scope 15

8. Opinions of Probable Costs 17

 Methodology 17

 Definitions 17

9. Certification..... 19

10. Appendices 20

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	One permanent building and 15 portable classrooms
Main Address	2301 North Broadway, Escondido, California 92025
Site Developed	1982 1989-2017 Relos Buildings
Site Area	9.43 acres (estimated)
Parking Spaces	74 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 17, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Sterling Watson
Assessment and Report Prepared By	Bradley Fleming
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 North Broadway Elementary was originally constructed in 1982 and 15 relocatable classrooms were added at various times over the years. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library.

Architectural

The structure and façade of the school is in good condition. The exterior consists of stucco and aluminum framed windows. No reported structural or façade issues reported. The roof of the main building was replaced in 2023 with a TPO membrane. Most of the relocatable classroom roofs were also replaced in 2021 and are in good condition. The interior and exterior finish has been refreshed as needed over the years. Typical lifecycle replacements for all architectural elements is expected over the term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

North Broadway Elementary utilizes roof top packaged units, split systems for heating and cooling with ductless split systems provided supplementary HVAC. All equipment was installed in 2004. It was reported that the HVAC equipment is struggling and aging with inconsistent heating and cooling across each classroom. The electrical system consists of a main switchboard that serves all buildings and is in fair condition. The interior and exterior lighting has been retrofitted to LED. The plumbing system is in fair condition and no issues were reported. There was no fire sprinkler system, but all are equipped with a fire alarm system. The ageing mechanical systems should be replaced in the near term, the remaining MEPF system will require typical lifecycle replacements over the reserve term.

Site

The site has a main asphalt parking lot and an adjacent staff parking lot which are in fair condition. There is a paved basketball court and play areas including playgrounds and racquetball courts. Site lighting observed surrounding the building is in the form of building mounted and pole mounted upgraded to LED. New metal tube fencing was added in 2019 for added security. Normal lifecycle replacements for all site elements is expected over the term.

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.

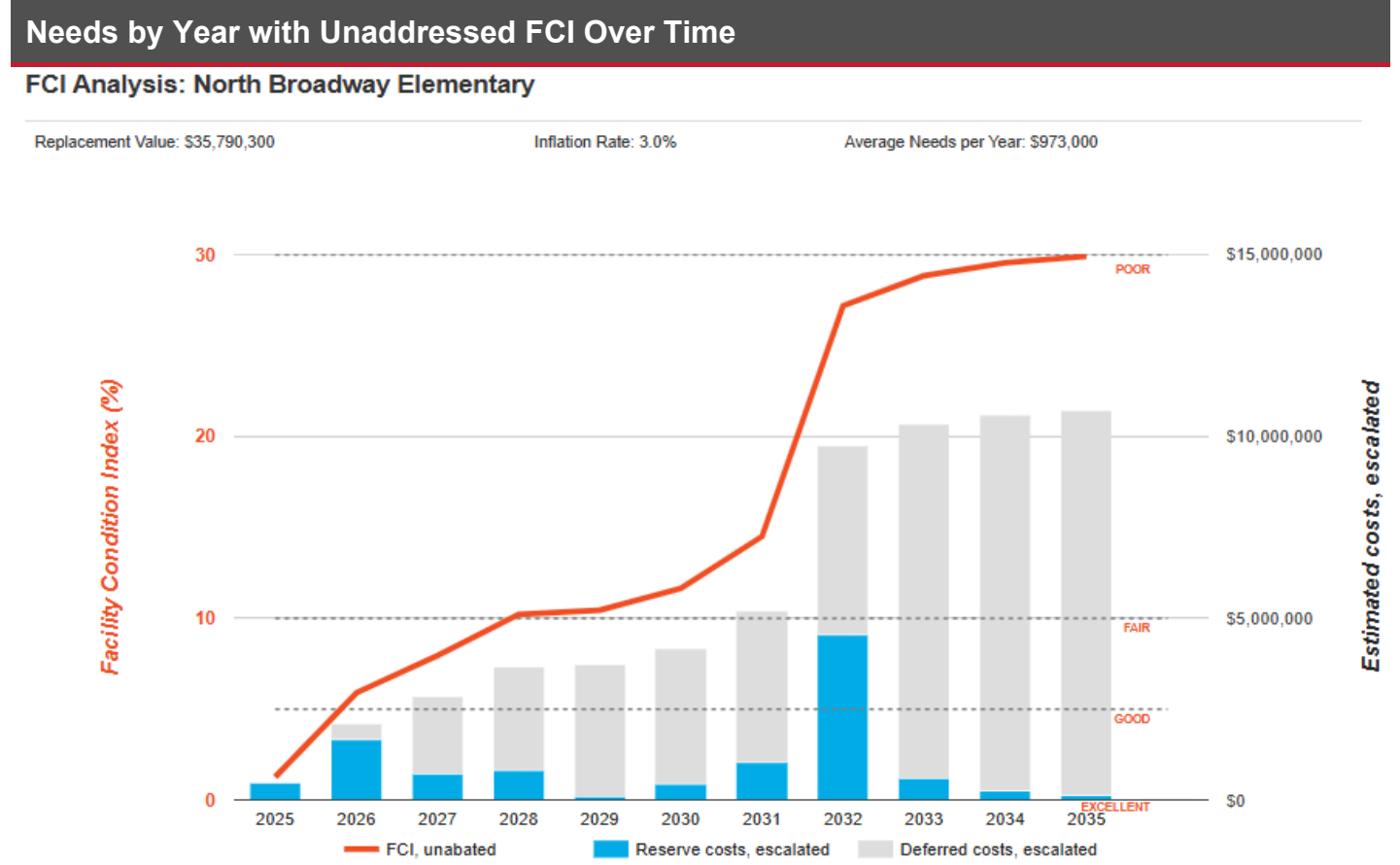
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

FCI Analysis North Broadway Elementary(1982)			
Replacement Value	Total SF	Cost/SF	
\$ 35,790,300	55,062	\$ 800	
	Est Reserve Cost		FCI
Current	\$ 455,000		1.3 %
3-Year	\$ 3,654,300		10.2 %
5-Year	\$ 4,163,000		11.6 %
10-Year	\$ 10,702,300		29.9 %

Campus Level FCI:

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



The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	\$311,400	\$154,000	\$3,800	\$162,600	\$631,800
Roofing	-	\$72,000	\$59,600	-	\$1,854,200	\$1,985,900
Interiors	-	\$705,600	\$236,200	\$142,300	\$1,165,600	\$2,249,700
Conveying	-	\$27,700	-	-	-	\$27,700
Plumbing	\$2,100	\$732,400	\$34,400	\$28,100	\$23,200	\$820,100
HVAC	\$387,400	\$286,100	-	-	\$726,800	\$1,400,400
Electrical	-	\$238,300	\$14,200	\$34,900	\$416,200	\$703,500
Fire Alarm & Electronic Systems	-	-	\$148,500	\$405,300	\$231,400	\$785,300
Equipment & Furnishings	-	\$5,200	\$203,100	\$671,000	\$320,300	\$1,199,600
Special Construction & Demo	-	-	\$331,900	\$4,124,000	\$978,100	\$5,433,900
Site Development	\$22,800	\$8,400	\$89,300	\$675,900	\$76,600	\$873,100
Site Utilities	-	-	-	-	\$108,300	\$108,300
Site Pavement	\$42,700	-	\$49,500	\$454,100	\$143,700	\$690,000
TOTALS (3% inflation)	\$455,000	\$2,387,200	\$1,320,800	\$6,539,300	\$6,207,000	\$16,909,300

Immediate Needs

Facility/Building	Total Items	Total Cost
North Broadway Elementary / Main Building	2	\$11,900
Total	2	\$11,900

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6929397	North Broadway Elementary / Main Building	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/Integrity	\$5,200
6929407	North Broadway Elementary / Main Building	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/Integrity	\$6,700
Total (2 items)							\$11,900

Key Findings



Split System Ductless in Poor condition.

Single Zone
Main Building North Broadway Elementary
Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

HVAC equipment is aged and inconsistent between classrooms - AssetCALC ID: 6929397



Split System Ductless in Poor condition.

Single Zone
Main Building North Broadway Elementary
Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$\$

HVAC equipment is aged and inconsistent between classrooms - AssetCALC ID: 6929407



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building North Broadway Elementary
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$255,300

\$\$\$\$

HVAC equipment is aged and inconsistent between classrooms - AssetCALC ID: 6929392

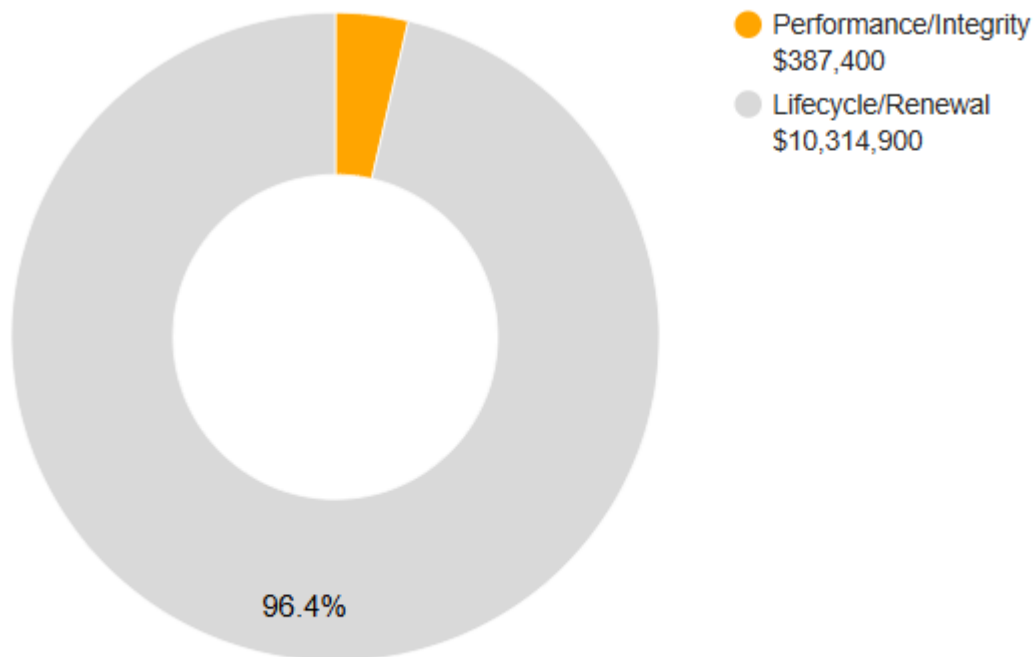
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$10,702,300

2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1982	
Building/Group Size	40,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO finish Secondary: Barrel vault construction with metal finish	Excellent
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile, quarry tile, LVT Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good

Main Building: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment, inconsistent heating and cooling	

3. Relocatable Buildings



Relocatable Buildings: Systems Summary

Constructed/Renovated	1989, 1997, 2004, 2017	
Building Size	14,515 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood-framed structure on steel frame with raised floor	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with TPO finish	Good
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: PVC supply and ABS waste and venting (assumed) Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Individual panels with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Relocatable Buildings: Systems Summary

Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key findings at this time	

4. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and metal tube fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout Significant slopes along North Broadway Street frontage	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1982.

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

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

7. 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.

8. 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.

9. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of North Broadway Elementary, 2301 North Broadway, 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: Bradley Fleming,
Project Manager

Reviewed by:



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

10. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - ROOFTOP MECHANICAL EQUIPMENT

Photographic Overview



7 - CLASSROOM



8 - COPY ROOM



9 - HALLWAY



10 - KINDERGARTEN



11 - TEACHERS LOUNGE



12 - LIBRARY

Photographic Overview



13 – SWITCHBOARD



14 - SECONDARY TRANSFORMER



15 – PACKAGED UNIT



16 - FIRE ALARM PANEL



17 - WHEELCHAIR LIFT



18 - WATER HEATER

Photographic Overview



19 - PLAYGROUND



20 - PARKING LOT



21 - COURTYARD



22 - RELOS



23 - BASKETBALL COURT



24 - CAFETERIA

Appendix B:

Site and Floor Plans

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-015.017

Source

Google

Project Name

North Broadway Elementary

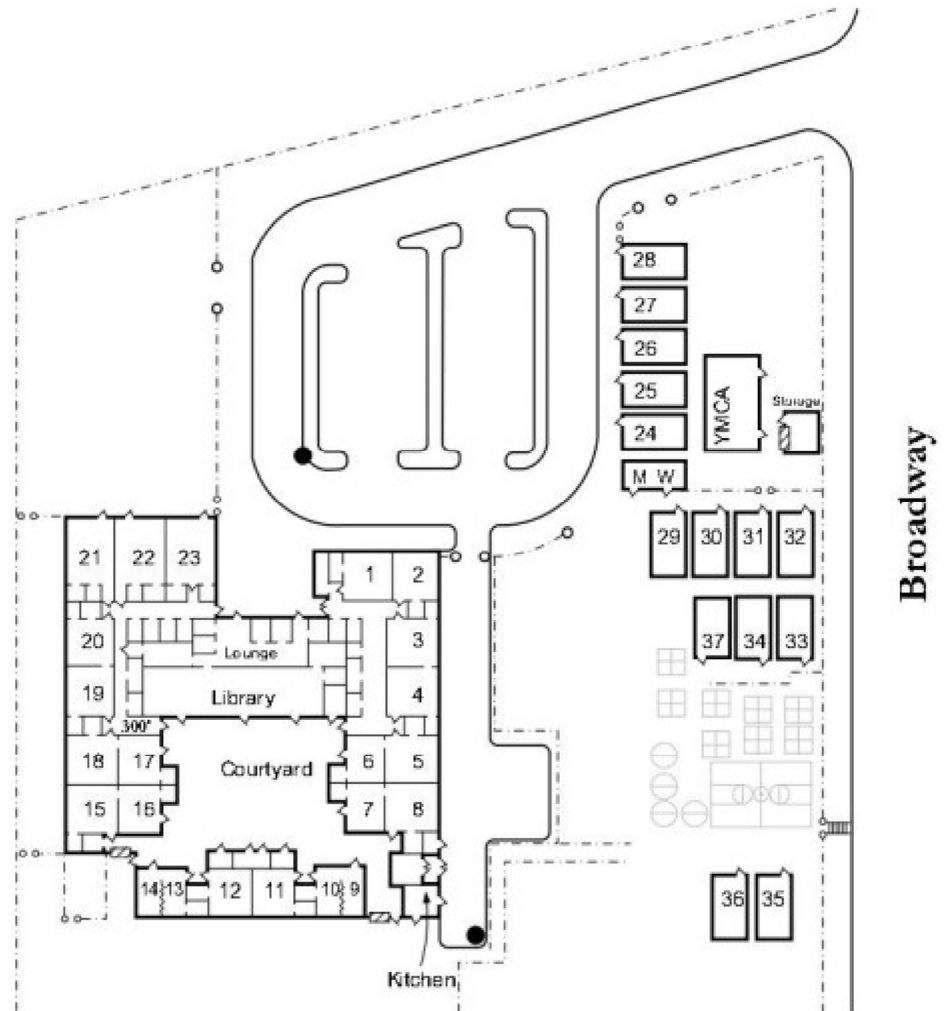
On-Site Date

August 17, 2023



North Broadway

2301 N. Broadway
Ph 760.432.2479



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: North Broadway Elementary

Name of person completing form: Sterling Watson

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: 8/17/2023

Phone Number:

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 1982	Renovated 0	
2	Building size in SF	55,062 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2023	New roof this year on main building
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	All of relos roofs replaced in 2021 except for 34, 35, and 36		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Hvac equipment is aged		

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.			✗		Fencing and gates added according to ADA regulations
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 D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: North Broadway Elementary

BV Project Number: 164076.23R000-015.017

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.	×			Fencing and gates added according to ADA regulations
3	Has building management reported any accessibility-based complaints or litigation?		×		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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 RAMP



ACCESSIBLE PATH

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



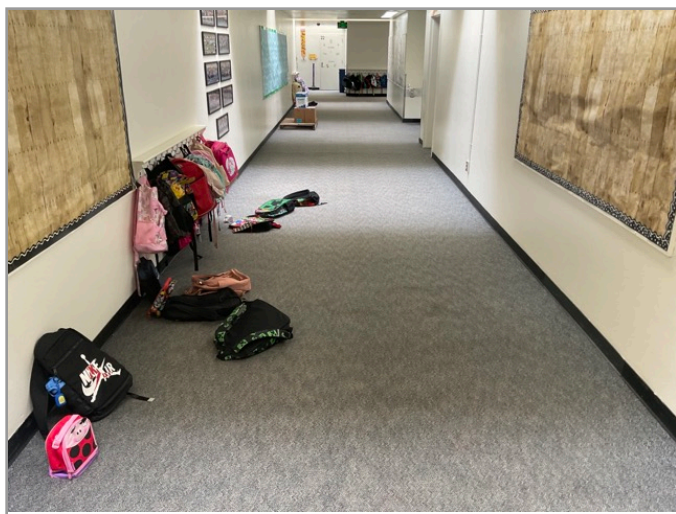
ADDITIONAL ENTRANCE

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



DOOR HARDWARE

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

Elevators



WHEELCHAIR LIFT



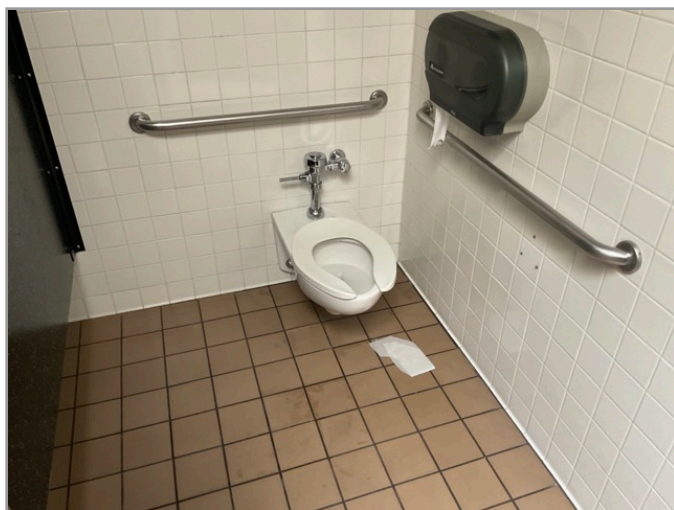
WHEELCHAIR LIFT CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			✗	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✗	
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			X	
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			X	

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

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 ?	✗			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | North Broadway Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	22,000 SF	3	6929433
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	6	6929416
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	135	1	6929420
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	856 SF	1	6929405
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	1	6929437
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	2	6929394
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	30	5	6929410
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,500 SF	5	6929429
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	40,500 SF	18	6929443
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	34	1	6929418

Component Condition Report | North Broadway Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1010	Throughout building	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	342 SF	2	6929384
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	20	14	6929402
C1030	Throughout building	Fair	Door Hardware, School, per Door	59	2	6929440
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	59	2	6929387
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,000 SF	3	6929430
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	23	11	6929432
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	14	6929435
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	57,000 SF	2	6929396
C2010	Throughout building	Fair	Wall Finishes, Vinyl	15,000 SF	4	6929414
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,000 SF	8	6929382
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	28,000 SF	2	6929413
C2030	Administration	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	2	6929445

Component Condition Report | North Broadway Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms	Good	Flooring, Luxury Vinyl Tile (LVT)	4,000 SF	11	6929411
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	8	6929442
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,500 SF	2	6929438
Conveying						
D1010	Courtyard	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	1	6929390
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	1	2	6929427
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	4	6929406
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	40,500 SF	1	6929383
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	2	6929389
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	5	6929434
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	4	6929431
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	2	6929441
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	0	6929428
D2030	Roof	Excellent	Supplemental Components, Drains, Roof	24	38	6929419
HVAC						

Component Condition Report | North Broadway Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Utility closet	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	1	1	6929408
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6929407
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6929397
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	26	0	6929392
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	40,500 SF	1	6929395
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	6929446
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	6929412
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	1	6929393
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	1	6929403
Electrical						
D5020	Utility closet	Good	Secondary Transformer, Dry, Stepdown	1	27	6929401
D5020	Utility closet	Good	Secondary Transformer, Dry, Stepdown	1	27	6929400
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	1	6929417
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	6929409

Component Condition Report | North Broadway Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,500 SF	1	6929424
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	40,500 SF	12	6929426
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	3	6929386
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	29	8	6929425
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	40,500 SF	6	6929388
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	40,500 SF	5	6929421
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	40,500 SF	9	6929422
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	6	6929399
Equipment & Furnishings						
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	2 LS	6	6929391
E1030	Kitchen	Fair	Refrigeration Line, Commercial Kitchen	2 LS	3	6929398

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Dishwashing Line, Commercial Kitchen	2 LS	3	6929385
E1030	Kitchen	Fair	Cooking Line - Primary, Commercial Kitchen	3 LS	7	6929404
E1030	Kitchen	Fair	Food Preparation Line, Commercial Kitchen	2 LS	6	6929444
E1040	Administration	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	6929381
E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	1	6929436
E1070	Library	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	3	6929423
E2010	Throughout building	Fair	Casework, Cabinetry Economy	400 LF	7	6929380
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	300 LF	5	6929439

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Fabric, per SF of awning	500 SF	3	6929376
Plumbing						

Component Condition Report | North Broadway Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	10	6929340
Electrical						
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	27	6929364
Equipment & Furnishings						
E1030	Site	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	8	6929345
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	3	6929375
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	29	6929360
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	14	6929350
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929378
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929371
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929354

Component Condition Report | North Broadway Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929365
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	14	6929341
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929372
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	3	6929352
F1020	Relos	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,075 SF	27	6929366
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	14	6929343
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	200 SF	10	6929339
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929351
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929342
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929362

Component Condition Report | North Broadway Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929358
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929373
F1020	Relos	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	960 SF	7	6929370
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	625 SF	14	6929359
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	29	6929368
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	6	6929367
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	0	6929361
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	32,000 SF	8	6929374
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	2	6929347
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	6	6929356
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	10	5	6929357
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	32,000 SF	0	6929369

Component Condition Report | North Broadway Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	6929355
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	60	6	6929346
G2060	Site	Fair	Park Bench, Metal Powder-Coated	16	6	6929349
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,000 LF	6	6929348
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	10	6	6929353
G2060	Site	Fair	Flagpole, Metal	2	5	6929377
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	675 LF	34	6929363
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	700 LF	6	6929379
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	12	6929344

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
North Broadway Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Broadway Elementary / Main Building	\$389,476	\$1,651,389	\$727,463	\$451,521	\$81,013	\$288,841	\$331,177	\$428,032	\$177,151
North Broadway Elementary / Site	\$65,493	\$0	\$8,391	\$360,594	\$0	\$138,846	\$694,560	\$4,109,105	\$417,585
Grand Total	\$454,969	\$1,651,389	\$735,855	\$812,115	\$81,013	\$427,688	\$1,025,737	\$4,537,137	\$594,736

North Broadway Elementary

North Broadway Elementary / Main Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6929433	Exterior Walls, any painted surface, Prep & Paint	10	7	3	22000	SF	\$3.00	\$4.75	\$104,409	
B2020	6929420	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	135	EA	\$950.00	\$1,502.85	\$202,885	\$
B2020	6929405	Storefront, Glazing & Framing, Replace	30	29	1	856	SF	\$55.00	\$87.01	\$74,478	
B2020	6929416	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	14	6	1	EA	\$2,000.00	\$3,163.90	\$3,164	
B2050	6929394	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	7	EA	\$1,300.00	\$2,056.54	\$14,396	
B2050	6929410	Exterior Door, Steel, Standard, Replace	40	35	5	30	EA	\$600.00	\$949.17	\$28,475	
B2050	6929437	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	29	1	2	EA	\$3,200.00	\$5,062.24	\$10,124	
B3010	6929429	Roofing, Metal, Replace	40	35	5	2500	SF	\$13.00	\$20.57	\$51,413	
B3010	6929443	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	40500	SF	\$17.00	\$26.89	\$1,089,173	
B3060	6929418	Roof Skylight, per unit, up to 20 SF, Replace	30	29	1	34	EA	\$1,300.00	\$2,056.54	\$69,922	
C1010	6929384	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	23	2	342	SF	\$29.40	\$46.51	\$15,906	
C1020	6929402	Interior Window, Fixed, 24 SF, Replace	40	26	14	20	EA	\$850.00	\$1,344.66	\$26,893	
C1030	6929387	Interior Door, Wood, Solid-Core, Replace	40	38	2	59	EA	\$700.00	\$1,107.37	\$65,335	
C1030	6929440	Door Hardware, School, per Door, Replace	30	28	2	59	EA	\$400.00	\$632.78	\$37,334	
C1070	6929430	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	28000	SF	\$3.50	\$5.54	\$155,031	
C1090	6929432	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	23	EA	\$750.00	\$1,186.46	\$27,289	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2010	6929435	Wall Finishes, Ceramic Tile, Replace	40	26	14	3000	SF	\$18.00	\$28.48	\$85,425	
C2010	6929414	Wall Finishes, Vinyl, Replace	15	11	4	15000	SF	\$2.50	\$3.95	\$59,323	
C2010	6929396	Wall Finishes, any surface, Prep & Paint	10	8	2	57000	SF	\$1.50	\$2.37	\$135,257	
C2030	6929382	Flooring, Quarry Tile, Replace	50	42	8	1000	SF	\$26.00	\$41.13	\$41,131	
C2030	6929442	Flooring, Ceramic Tile, Replace	40	32	8	2500	SF	\$18.00	\$28.48	\$71,188	
C2030	6929445	Flooring, Vinyl Tile (VCT), Replace	15	13	2	5000	SF	\$5.00	\$7.91	\$39,549	
C2030	6929411	Flooring, Luxury Vinyl Tile (LVT), Replace	15	4	11	4000	SF	\$7.50	\$11.86	\$47,459	
C2030	6929413	Flooring, Carpet, Commercial Standard, Replace	10	8	2	28000	SF	\$7.50	\$11.86	\$332,210	
C2050	6929438	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	12500	SF	\$2.00	\$3.16	\$39,549	
D1010	6929390	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	24	1	1	EA	\$17,000.00	\$26,893.15	\$26,893	
D2010	6929428	Water Heater, Gas, Residential, Replace	15	15	0	1	EA	\$1,300.00	\$2,056.54	\$2,057	\$2,057
D2010	6929383	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	39	1	40500	SF	\$11.00	\$17.40	\$704,759	\$
D2010	6929427	Urinal, Standard, Replace	30	28	2	1	EA	\$1,100.00	\$1,740.15	\$1,740	
D2010	6929389	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6929441	Toilet, Commercial Water Closet, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057	
D2010	6929406	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	1	EA	\$800.00	\$1,265.56	\$1,266	
D2010	6929431	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	6	EA	\$1,200.00	\$1,898.34	\$11,390	
D2010	6929434	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	10	EA	\$1,100.00	\$1,740.15	\$17,401	
D3030	6929407	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$6,100.00	\$9,649.90	\$9,650	\$9,650
D3030	6929397	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593
D3030	6929408	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	14	1	1	EA	\$2,810.00	\$4,445.28	\$4,445	
D3050	6929392	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	26	EA	\$9,000.00	\$14,237.55	\$370,176	\$370,176
D3050	6929395	HVAC System, Ductwork, Medium Density, Replace	30	29	1	40500	SF	\$4.00	\$6.33	\$256,276	\$
D3050	6929446	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$9,000.00	\$14,237.55	\$14,238	
D3060	6929412	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	19	1	1	EA	\$3,000.00	\$4,745.85	\$4,746	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D3060	6929403	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	19	1	2	EA	\$2,400.00	\$3,796.68	\$7,593		
D3060	6929393	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	19	1	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D5020	6929417	Switchboard, 277/480 V, Replace	40	39	1	1	EA	\$45,000.00	\$71,187.75	\$71,188		
D5020	6929409	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5030	6929424	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	39	1	40500	SF	\$2.50	\$3.95	\$160,172	\$	
D5040	6929386	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	10	EA	\$220.00	\$348.03	\$3,480		
D5040	6929425	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	29	EA	\$600.00	\$949.17	\$27,526		
D5040	6929426	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	40500	SF	\$4.50	\$7.12	\$288,310		
D6060	6929388	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	40500	SF	\$1.65	\$2.61	\$105,714		
D7030	6929421	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	40500	SF	\$2.00	\$3.16	\$128,138		
D7050	6929399	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6929422	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	40500	SF	\$3.00	\$4.75	\$192,207		
E1030	6929398	Refrigeration Line, Commercial Kitchen, Replace	15	12	3	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1030	6929385	Dishwashing Line, Commercial Kitchen, Replace	15	12	3	2	LS	\$25,000.00	\$39,548.75	\$79,098		
E1030	6929391	Service Line, Commercial Kitchen, Replace	15	9	6	2	LS	\$25,000.00	\$39,548.75	\$79,098		
E1030	6929444	Food Preparation Line, Commercial Kitchen, Replace	15	9	6	2	LS	\$20,000.00	\$31,639.00	\$63,278		
E1030	6929404	Cooking Line - Primary, Commercial Kitchen, Replace	15	8	7	3	LS	\$50,000.00	\$79,097.50	\$237,293		
E1040	6929436	Ceramics Equipment, Kiln, Replace	20	19	1	1	EA	\$3,200.00	\$5,062.24	\$5,062		
E1040	6929381	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E1070	6929423	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	600	SF	\$15.00	\$23.73	\$14,238		
E2010	6929439	Casework, Countertop, Plastic Laminate, Replace	15	10	5	300	LF	\$50.00	\$79.10	\$23,729		
E2010	6929380	Casework, Cabinetry Economy, Replace	20	13	7	400	LF	\$175.00	\$276.84	\$110,737		
Totals, Unescalated											\$389,476	\$1,
Totals, Escalated (3.0% inflation, compounded annually)											\$389,476	\$1,

Replacement Reserves Report

8/22/2025

North Broadway Elementary / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2080	6929376	Awning, Fabric, per SF of awning, Replace	10	7	3	500	SF	\$8.00	\$12.66	\$6,328	
D2010	6929340	Backflow Preventer, Domestic Water, Replace	30	20	10	2	EA	\$6,600.00	\$10,440.87	\$20,882	
E1030	6929375	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$6,300.00	\$9,966.29	\$19,933	
E1030	6929345	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	12	8	1	EA	\$35,000.00	\$55,368.25	\$55,368	
F1020	6929352	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	32	3	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929378	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929371	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929354	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929365	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929372	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929351	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929342	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929362	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929358	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929373	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929370	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929339	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	20	10	200	SF	\$35.00	\$55.37	\$11,074	
F1020	6929350	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929341	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	960	SF	\$200.00	\$316.39	\$303,734	
F1020	6929343	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	21	14	100	SF	\$60.00	\$94.92	\$9,492	
F1020	6929359	Ancillary Building, Steel, Pre-Engineered, Replace	35	21	14	625	SF	\$30.00	\$47.46	\$29,662	
G2020	6929361	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	60000	SF	\$0.45	\$0.71	\$42,713	\$42,713
G2020	6929367	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	60000	SF	\$3.50	\$5.54	\$332,210	
G2050	6929369	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	32000	SF	\$0.45	\$0.71	\$22,780	\$22,780
G2050	6929347	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	1	EA	\$5,000.00	\$7,909.75	\$7,910	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
G2050	6929356	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	8	EA	\$4,750.00	\$7,514.26	\$60,114	
G2050	6929374	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	32000	SF	\$3.50	\$5.54	\$177,178	
G2050	6929357	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	10	EA	\$2,500.00	\$4,636.75	\$46,368	
G2050	6929355	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$97,099.00	\$97,099	
G2060	6929346	Picnic Table, Metal Powder-Coated, Replace	20	14	6	60	EA	\$700.00	\$1,107.37	\$66,442	
G2060	6929349	Park Bench, Metal Powder-Coated, Replace	20	14	6	16	EA	\$700.00	\$1,107.37	\$17,718	
G2060	6929348	Fences & Gates, Fence, Chain Link 6', Replace	40	34	6	2000	LF	\$21.00	\$33.22	\$66,442	
G2060	6929353	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	10	EA	\$700.00	\$1,107.37	\$11,074	
G2060	6929379	Fences & Gates, Fence, Chain Link 8', Replace	40	34	6	700	LF	\$25.00	\$39.55	\$27,684	
G2060	6929377	Flagpole, Metal, Replace	30	25	5	2	EA	\$2,500.00	\$3,954.88	\$7,910	
G4050	6929344	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	12	EA	\$4,000.00	\$6,327.80	\$75,934	
Totals, Unescalated										\$65,493	
Totals, Escalated (3.0% inflation, compounded annually)										\$65,493	

* Markup has been included in unit costs.