FACILITY CONDITION ASSESSMENT

prepared for

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

Quantum Academy
420 North Falconer Road
Escondido, California 92027

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BV PROJECT #:
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August 1, 2023

ON SITE DATE:
June 20, 2023

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	One permanent building One portable Three ancillaries
Main Address	420 North Falconer Road, Escondido, California 92027
Site Developed	1979 Renovated 2017- Addition
Site Area	3.85 acres (estimated)
Parking Spaces	44 total spaces all in open lots; two of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	July 20, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Roy Nakamura 760.432.2194
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 Quantum Academy was constructed in 1979. An addition was completed in 2017. Some minor renovations to the original building interiors, site, and MEP were completed in 2017 as well. The facility has been used as a school since it was originally constructed.

Architectural

The building consists of wood-framed construction on concrete slabs. The exteriors consist of stucco with aluminum windows and main entry doors and steel service doors. Roofs are primarily flat with built-up finish at the main building, and single-ply membranes at the addition and standing seam metal at the modulars.

Most of the interior finishes were replaced in 2017. Replacement of the mechanical room roofing is recommended. Exterior elements, including windows and doors, are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most mechanical systems and components were replaced in 2017 at the time of the addition. New equipment includes water-source heat pumps, a boiler, pumps, and a cooling tower. The mechanical infrastructure is generally in good working condition with no major expenditure anticipated in the short term. The electrical infrastructure is original, and an upgrade is recommended. Plumbing and appliances and equipment are anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in fair condition and appear to have been well maintained. Sidewalks are free of cracks and heaving, and asphalt pavement appears to have been maintained with seal coating and striping. New solar system panels and EV charging station were installed in 2022 at the parking lots. Pavement seals and stripe are anticipated for lifecycle replacement.

Recommended Additional Studies

The yard drainage has been problematic during heavy rain with flooding and back up. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Quantum Academy(1979)

Replacement Value	*Total SF*	*Cost/SF*
$ 18,453,500	*28,390*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 31,100	0.2 %
3-Year	$ 460,300	2.5 %
5-Year	$ 1,287,100	7.0 %
10-Year	$ 2,323,600	12.6 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Quantum Academy / Site	1	$7,600
Total	**1**	**$7,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6830862	Quantum Academy / Site	Site	P2030	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	NA	Performance/Integrity	$7,600
Total (1 items)							**$7,600**

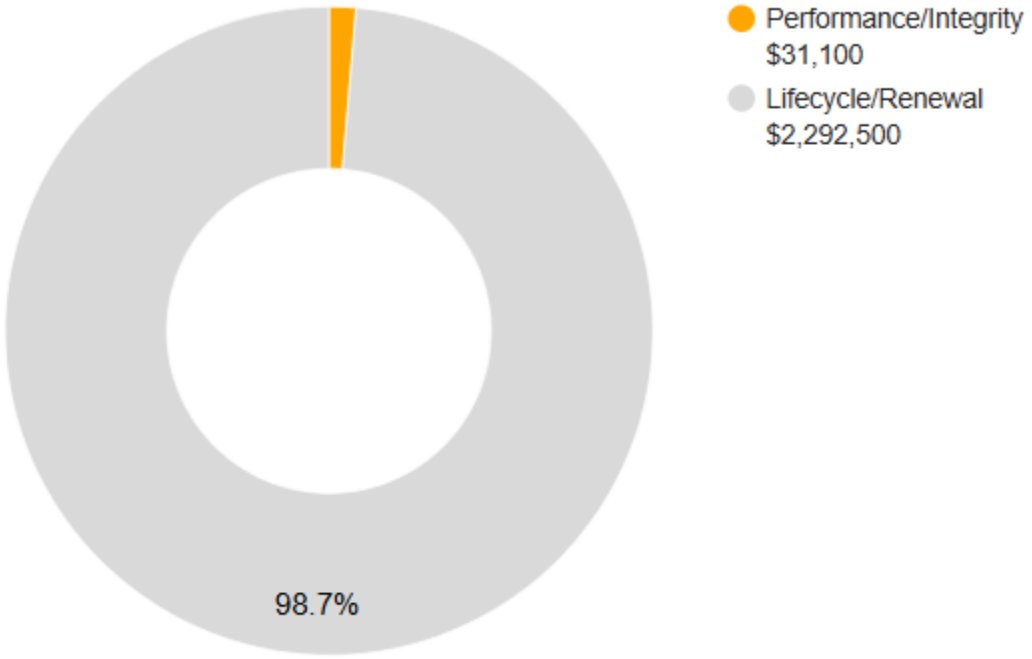
Plan Types

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: $2,323,600

1. Main Building

Main Building: Systems Summary

Address	420 North Falconer Road, Escondido, California	
Constructed/Renovated	1979/2017 addition	
Building Size	28,390 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
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 built-up finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Laminated paneling (FRP) Floors: Carpet, VCT, Vinyl sheeting, ceramic tile, epoxy and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler and cooling tower feeding fan coil and water source heat pumps. Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair

Main Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	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	Mechanical room roofing, exhaust fans, and exterior and interior doors	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

2. Modular Building

Modular Building: Systems Summary

Address	420 North Falconer Road, Escondido, California	
Constructed/Renovated	1997	
Building Size	1,300 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure *portable*	Fair
Façade	Primary Wall Finish: T1-11 siding. Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Heat pump Supplemental components: Mini ductless systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Modular Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, 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	None observed at the time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

3. Site Summary

Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing Play area. Limited Park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Limited 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	Pole-mounted: None Building-mounted: LED and incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	The yard drainage has been problematic during heavy rain with flooding and back up. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Key Issues and Findings	None observed at the time of assessment.	

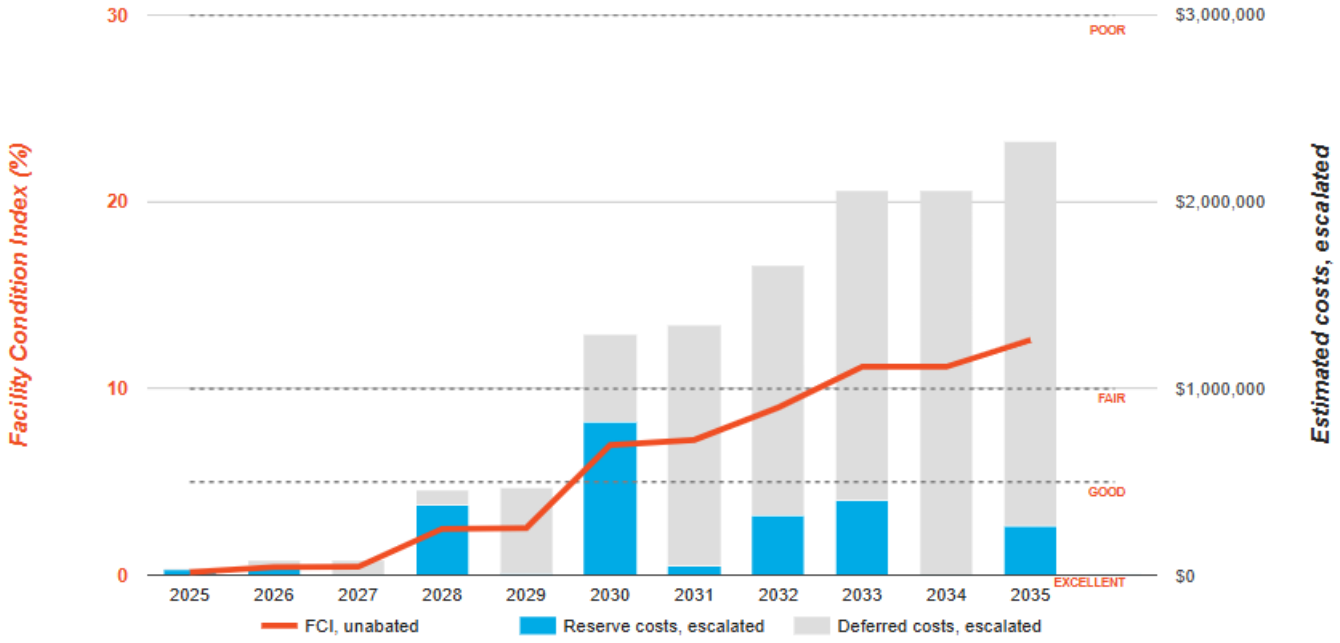
System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	$2,700	$2,300	$199,700	-	$271,400	$476,000
Roofing	$4,900	-	$564,800	-	$332,500	$902,200
Interiors	$3,000	-	$366,600	$6,600	$887,100	$1,263,300
Plumbing	-	$3,300	$11,600	-	$38,000	$52,900
HVAC	$9,500	-	-	$156,100	$343,300	$508,900
Fire Protection	-	-	-	-	$94,800	$94,800
Electrical	-	-	-	$276,000	$649,600	$925,600
Fire Alarm & Electronic Systems	-	$24,400	-	$174,700	$230,200	$429,300
Equipment & Furnishings	-	-	$61,100	-	$141,300	$202,400
Special Construction & Demo	-	-	-	$249,000	$195,900	$444,900
Site Development	-	$11,000	-	$46,300	$305,900	$363,200
Site Pavement	-	$11,300	-	$127,700	$45,600	$184,600
Follow-up Studies	$11,100	-	-	-	-	$11,100
TOTALS (3% inflation)	**$31,100**	**$52,300**	**$1,203,800**	**$1,036,500**	**$3,535,500**	**$5,859,200**

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: Quantum Academy

Replacement Value: $18,453,500 Inflation Rate: 3.0% Average Needs per Year: $211,300



Building 1: Key Findings

Roofing in Poor condition.

Built-Up
Main Building Quantum Academy Roof-mechanical room

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $3,400

**$$**$$

Roof is deteriorated, replacement is required - AssetCALC ID: 6830850

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Quantum Academy Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,500

**$$**$$

Units are not fully operational, replacement is recommended - AssetCALC ID: 6830871

Interior Door in Poor condition.

Steel, Fire-Rated at 90 Minutes or Over
Main Building Quantum Academy Hallway

Uniformat Code: C1030
Recommendation: **Replace in 2024**

Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

The doors have been problematic with difficulty to operate, replacement is recommended - AssetCALC ID: 6830921

Recommended Follow-up Study: Plumbing, Domestic Water Supply System

Plumbing, Domestic Water Supply System
Site Quantum Academy Site

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,600

**$$**$$

The yard drainage has been problematic during heavy rain with flooding and back up. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 6830862

Exterior Door in Poor condition.

Aluminum-Framed and Glazed, Residential Slider
Main Building Quantum Academy Building exterior

Uniformat Code: B2050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

**$$**$$

Front doors are not fully operational with frequent break down and high cost maintenance, replacement is recommended. - AssetCALC ID: 6830907

4. Property Space Use and Observed Areas

Areas Observed

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.

5. 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 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 1979 and substantially renovated during the construction of the addition in 2017, during that time accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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.

6. 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.

7. 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.

8. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Quantum Academy at 420 North Falconer Road, Escondido, California 92027, 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.

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9. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
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 - RIGHT ELEVATION

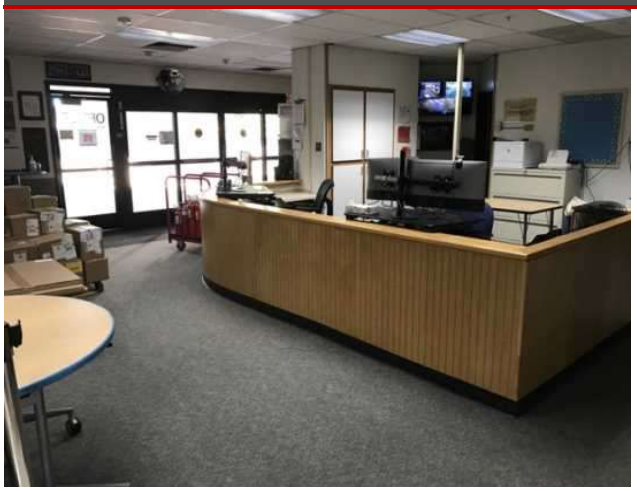
3 - LEFT ELEVATION

4 - REAR ELEVATION

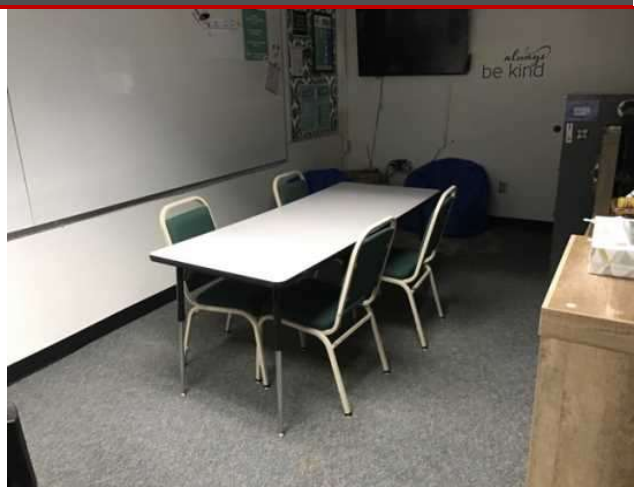
5 - PRIMARY ROOFING

6 - SECONDARY ROOFING

Photographic Overview



7 - LOBBY



8 - CONFERENCE ROOM

9 - OFFICE

10 - LIBRARY

11 - CLASSROOM

12 - ART ROOM

Photographic Overview

13 - GREAT ROOM

14 - DOMESTIC BOILER

15 - DOMESTIC WATER HEATER

16 - COOLING TOWER

17 - PACKAGED UNIT, RTU

18 - EXHAUST FAN

Photographic Overview

19 - BACKFLOW PREVENTER

20 - SWITCHBOARD

21 - DISTRIBUTION PANEL

22 - SOLAR POWER, PHOTOVOLTAIC (PV) PANEL

23 - FIRE ALARM PANEL

24 - CHARGING STATION

Photographic Overview

25 - FOODSERVICE EQUIPMENT

26 - ANCILLARY BUILDING

27 - LUNCH SHELTER

28 - PARKING LOTS

29 - PARKING LOTS

30 - SIDEWALK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
164076.23R000-019.017	Quantum Academy
Source	**On-Site Date**
Google	July 20, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Quantum Academy
Name of person completing form:	Roy Nakamura
Title / Association w/ property:	Project Manager
Length of time associated w/ property:	8 years
Date Completed:	7/20/2020
Phone Number:	760.432.2194
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: 1979	Renovated: 2017	
2	Building size in SF	28,390 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2017	
		Roof	2017	
		Interiors	2017	
		HVAC	2022	Boiler and a Chiller
		Electrical	2021	Solar
		Site Pavement	2017	
		Accessibility	2017	
4	List other significant capital improvements (focus on recent years; provide approximate date).	2019 Playground, landscaping, shades		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Fire alarm system		
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?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup problems?	X				Site drain system in the back
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, when?		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Quantum Academy

BV Project Number: 164076.23R000 - 019.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	NA	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?		X		
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		X		

Abbreviated Accessibility Checklist

Parking

Overview of accessible parking area

Close-up of stall or 2nd area of accessible parking

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

Accessible ramp

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps on an accessible route appear to have compliant handrails ?	✕			

Abbreviated Accessibility Checklist

Building Entrances

Main/accessible entrance

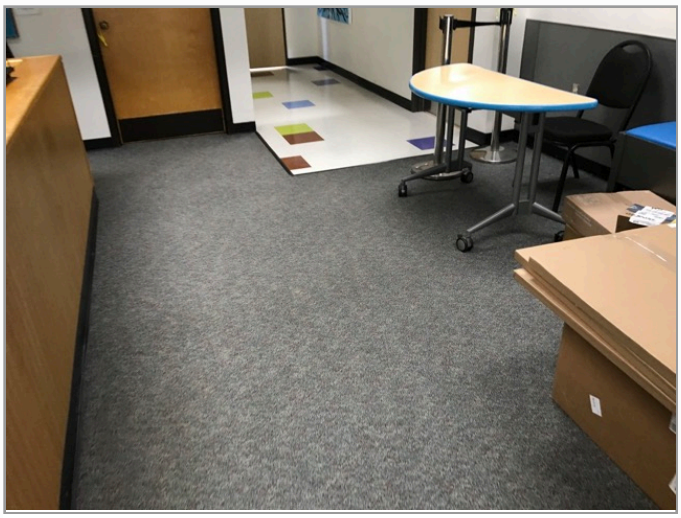
Additional entrance

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

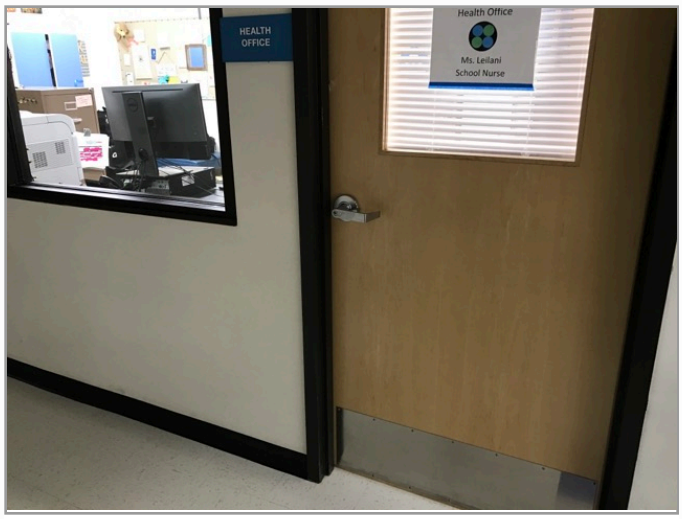
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



Door hardware

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

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

Abbreviated Accessibility Checklist

Elevators

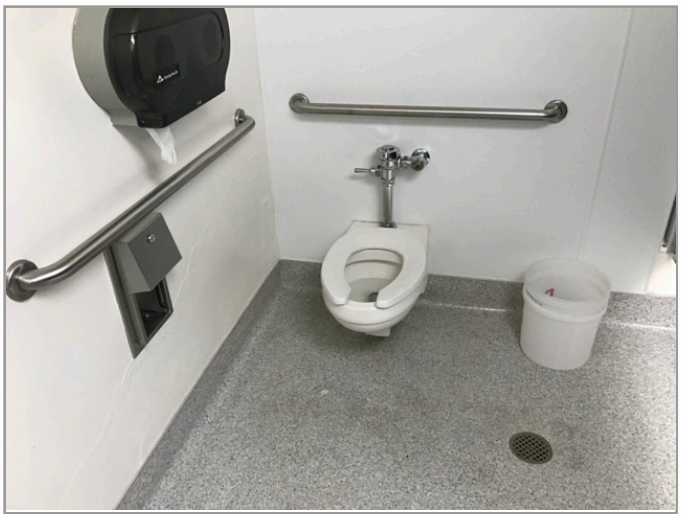
NA	**NA**

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

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

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview

Sink, faucet handles and/or accessories

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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 ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

Overview of playground

Accessible route to playground

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

Appendix E:
Component Condition Report

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1010	Great room	Good	Structural Framing	5,500	SF	53	6830914
Facade							
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	38,500	SF	3	6830853
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	36		22	6830875
B2050	Building exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	2		0	6830907
B2050	Building exterior	Good	Exterior Door, Steel, Standard	10		32	6830870
B2050	Building exterior	Fair	Overhead/Dock Door, any type, by SF, Refinish	3		2	6830916
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4		22	6830882
Roofing							
B3010	Roof-mechanical room	Poor	Roofing, Built-Up	220	SF	0	6830850

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	22,000	SF	5	6830898
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	5,000	SF	12	6830857
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	48		12	6830923
Interiors							
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8		14	6830890
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2		32	6830874
C1030	Hallway	Poor	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2		0	6830921
C1030	Throughout building	Good	Door Hardware, School, per Door	58		22	6830911
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	30		14	6830920
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,700	SF	11	6830883
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	14		12	6830856
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,500	SF	3	6830915

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Commercial kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	750 SF	22	6830863
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	6830924
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	500 SF	6	6830851
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	6830878
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	500 SF	3	6830902
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,290 SF	3	6830860
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	21,500 SF	5	6830873
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6830903
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	2	27	6830909
D2010	Mechanical room	Fair	Water Heater, Gas, Tankless	1	1	6830901
D2010	Restrooms	Good	Toilet, Commercial Water Closet	16	22	6830884
D2010	Restrooms	Good	Urinal, Waterless	2	22	6830854
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	4	6830906

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	28,390 SF	32	6830891
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	11	22	6830908
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	12	22	6830904
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 251 to 500 MBH	1	19	6830887
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	6830897
D3030	Mechanical room	Good	Cooling Tower, Closed Circuit (Fluid Cooler)	1	17	6830867
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	6830858
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	12	7	6830926
D3030	Roof	Fair	Split System Ductless, Single Zone	3	7	6830917
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	12	6830910
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	2	17	6830881
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	28,390 SF	22	6830919

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	7	6830896
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	7	12	6830893
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	12	6830879
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	8	12	6830877
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper	2	0	6830871
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	8	6830885
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	28,390 SF	17	6830927
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	6830872
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	6830864
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	6830905
D5020	Electrical room	Good	Distribution Panel, 120/240 V	1	22	6830880
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V	1	6	6830861

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	3	12	6830855
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	28,390 SF	20	6830886
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	28,390 SF	8	6830866
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	8	6830869
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	8	6830922
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	28,390 SF	7	6830865
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	1	6830889
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	28,390 SF	12	6830913
Equipment & Furnishings						
E1030	Commercial kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	6830895

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	6830925
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	6830912
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	6830900
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	6830852
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	6830899
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	5	6830876
E1030	Commercial kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	22	6830888
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6830892
E2010		Good	Casework, Countertop, Solid Surface	38 LF	32	6830868
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	38 LF	12	6830894

Athletic, Recreational & Playfield Areas

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Building exterior	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	11	6830859

Component Condition Report | Quantum Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water, 2 IN	2	13	6835717
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	6830961
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	13	6830963
Electrical						
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	60	17	6830954
Equipment & Furnishings						
E1010	Parking lot	Good	Charging Station, Electric Vehicle, Dual Connection	1	12	6830953
Special Construction & Demo						
F1020	Office	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	700 SF	10	6830967

Component Condition Report | Quantum Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Office	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	500 SF	8	6830968
F1020	Site	Fair	Ancillary Building, Wood-Framed, Basic	280 SF	16	6830969
F1020	Training room	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	700 SF	11	6830971
F1020	Lunch shelter	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	24	6830965
Pedestrian Plazas & Walkways						
G2010	Lunch shelter	Good	Roadways, Pavement, Concrete	750 SF	44	6830966
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,400 SF	10	6830955
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,400 SF	1	6830964
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	500 SF	20	6830956
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	1	6830959
G2050	Playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	15,000 SF	17	6830962
Sitework						

Component Condition Report | Quantum Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6		6	6830970
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	220	LF	18	6830957
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4		8	6830958
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	10,000	SF	8	6830960
Follow-up Studies							
P2030	Site	NA	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1		0	6830862

Appendix F:
Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Quantum Academy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Quantum Academy / Main Building	$20,059	$27,700	$2,266	$371,701	$6,410	$820,493	$17,000	$318,825	$277,660	$0
Quantum Academy / Site	$11,074	$22,290	$0	$5,186	$0	$0	$33,774	$0	$125,849	$0
Grand Total	**$31,133**	**$49,990**	**$2,266**	**$376,887**	**$6,410**	**$820,493**	**$50,774**	**$318,825**	**$403,509**	**$0**

Quantum Academy

Quantum Academy / Main Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
B2010	6830853	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	38500	SF	$3.00	$4.75	$182,715		
B2050	6830907	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	25	0	2	EA	$850.00	$1,344.66	$2,689	$2,689	
B2050	6830916	Overhead/Dock Door, any type, by SF, Refinish	10	8	2	3	EA	$450.00	$711.88	$2,136		
B3010	6830850	Roofing, Built-Up, Replace	25	25	0	220	SF	$14.00	$22.15	$4,872	$4,872	
B3010	6830898	Roofing, Built-Up, Replace	25	20	5	22000	SF	$14.00	$22.15	$487,241		
B3010	6830857	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	5000	SF	$17.00	$26.89	$134,466		
B3060	6830923	Roof Skylight, per unit, up to 20 SF, Replace	30	18	12	48	EA	$1,300.00	$2,056.54	$98,714		
C1030	6830921	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	40	0	2	EA	$950.00	$1,502.85	$3,006	$3,006	
C1030	6830890	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	26	14	8	EA	$2,100.00	$3,322.10	$26,577		
C1030	6830920	Interior Door, Wood, Solid-Core, Replace	40	26	14	30	EA	$700.00	$1,107.37	$33,221		
C1070	6830883	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	25700	SF	$3.50	$5.54	$142,296		
C1090	6830856	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	14	EA	$750.00	$1,186.46	$16,610		
C2010	6830924	Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$28.48	$14,238		
C2010	6830915	Wall Finishes, any surface, Prep & Paint	10	7	3	34500	SF	$1.50	$2.37	$81,866		
C2030	6830902	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	500	SF	$12.00	$18.98	$9,492		
C2030	6830878	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	$18.00	$28.48	$8,543		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
C2030	6830873	Flooring, Vinyl Tile (VCT), Replace	15	10	5	21500	SF	$5.00	$7.91	$170,060		
C2030	6830851	Flooring, Vinyl Sheeting, Replace	15	9	6	500	SF	$7.00	$11.07	$5,537		
C2030	6830860	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5290	SF	$7.50	$11.86	$62,764		
C2050	6830903	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	$2.00	$3.16	$949		
D2010	6830901	Water Heater, Gas, Tankless, Replace	15	14	1	1	EA	$2,000.00	$3,163.90	$3,164		$3,16
D2010	6830906	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	3	EA	$1,200.00	$1,898.34	$5,695		
D3020	6830887	Boiler, Gas, HVAC, 251 to 500 MBH, Replace	30	11	19	1	EA	$20,000.00	$31,639.00	$31,639		
D3030	6830867	Cooling Tower, Closed Circuit (Fluid Cooler), Replace	25	8	17	1	EA	$16,600.00	$26,260.37	$26,260		
D3030	6830858	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	$5,200.00	$8,226.14	$8,226		
D3030	6830926	Split System, Fan Coil Unit, DX, Replace	15	8	7	12	EA	$4,600.00	$7,276.97	$87,324		
D3030	6830917	Split System Ductless, Single Zone, Replace	15	8	7	3	EA	$4,800.00	$7,593.36	$22,780		
D3050	6830896	Supplemental Components, Air Separator, HVAC, Replace	15	8	7	1	EA	$3,900.00	$6,169.61	$6,170		
D3050	6830881	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	2	EA	$6,500.00	$10,282.68	$20,565		
D3050	6830910	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	3	EA	$5,500.00	$8,700.73	$26,102		
D3050	6830893	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	7	EA	$9,000.00	$14,237.55	$99,663		
D3060	6830871	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	25	0	2	EA	$3,000.00	$4,745.85	$9,492	$9,492	
D3060	6830879	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	3	EA	$1,400.00	$2,214.73	$6,644		
D3060	6830877	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	8	EA	$1,200.00	$1,898.34	$15,187		
D3060	6830885	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	12	8	1	EA	$1,500.00	$2,372.93	$2,373		
D4010	6830927	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	28390	SF	$1.07	$1.69	$48,055		
D5020	6830864	Switchboard, 120/208 V, Replace	40	20	20	1	EA	$45,000.00	$71,187.75	$71,188		
D5020	6830861	Distribution Panel, 120/240 V, Replace	30	24	6	1	EA	$5,500.00	$8,700.73	$8,701		
D5030	6830886	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	28390	SF	$2.50	$3.95	$112,279		
D5030	6830855	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	3	EA	$5,300.00	$8,384.34	$25,153		
D5040	6830866	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	28390	SF	$4.50	$7.12	$202,102		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
D5040	6830869	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	12	EA	$400.00	$632.78	$7,593		
D6060	6830922	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	12	8	1	EA	$4,500.00	$7,118.78	$7,119		
D7030	6830865	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	8	7	28390	SF	$3.00	$4.75	$134,735		
D7050	6830889	Fire Alarm Panel, Fully Addressable, Replace	15	14	1	1	EA	$15,000.00	$23,729.25	$23,729		$23,7
D7050	6830913	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	28390	SF	$3.00	$4.75	$134,735		
E1030	6830925	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$4,700.00	$7,435.17	$7,435		
E1030	6830912	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$8,067.95	$8,068		
E1030	6830900	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	10	5	1	EA	$6,800.00	$10,757.26	$10,757		
E1030	6830852	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$4,271.27	$4,271		
E1030	6830899	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	2	EA	$1,700.00	$2,689.32	$5,379		
E1030	6830876	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	2	EA	$4,600.00	$7,276.97	$14,554		
E1040	6830892	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$1,500.00	$2,372.93	$2,373		
E2010	6830894	Casework, Cabinetry, Standard, Replace	20	8	12	38	LF	$300.00	$474.59	$18,034		
G2050	6830859	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	14	11	1	EA	$3,000.00	$4,745.85	$4,746		
Totals, Unescalated											**$20,059**	**$26,8**
Totals, Escalated (3.0% inflation, compounded annually)											**$20,059**	**$27,7**

Quantum Academy / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	202
D2010	6835717	Backflow Preventer, Domestic Water, 2 IN, Replace	30	17	13	2	EA	$3,200.00	$5,062.24	$10,124		
D2010	6830961	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	$1,500.00	$2,372.93	$4,746		
D4010	6830963	Backflow Preventer, Fire Suppression, Replace	30	17	13	1	EA	$6,600.00	$10,440.87	$10,441		
D5010	6830954	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	3	17	60	EA	$1,800.00	$2,847.51	$170,851		
E1010	6830953	Charging Station, Electric Vehicle, Dual Connection, Replace	15	3	12	1	EA	$9,300.00	$14,712.14	$14,712		
F1020	6830968	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	17	8	500	SF	$100.00	$158.20	$79,098		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	202
F1020	6830967	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	15	10	700	SF	$100.00	$158.20	$110,737		
F1020	6830971	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	14	11	700	SF	$100.00	$158.20	$110,737		
F1020	6830969	Ancillary Building, Wood-Framed, Basic, Replace	35	19	16	280	SF	$60.00	$94.92	$26,577		
G2020	6830964	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	15400	SF	$0.45	$0.71	$10,963		$10,96
G2020	6830955	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	15400	SF	$3.50	$5.54	$85,267		
G2030	6830956	Sidewalk, Concrete, Large Areas, Replace	50	30	20	500	SF	$9.00	$14.24	$7,119		
G2050	6830959	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	15000	SF	$0.45	$0.71	$10,678		$10,67
G2050	6830962	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	8	17	15000	SF	$6.50	$10.28	$154,240		
G2060	6830970	Park Bench, Metal Powder-Coated, Replace	20	14	6	6	EA	$700.00	$1,107.37	$6,644		
G2060	6830958	Picnic Table, Metal Powder-Coated, Replace	20	12	8	4	EA	$700.00	$1,107.37	$4,429		
G2060	6830957	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	220	LF	$21.00	$33.22	$7,309		
G2080	6830960	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	10000	SF	$1.00	$1.58	$15,820		
P2030	6830862	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	0	0	0	1	EA	$7,000.00	$11,073.65	$11,074	$11,074	
Totals, Unescalated											**$11,074**	**$21,64**
Totals, Escalated (3.0% inflation, compounded annually)											**$11,074**	**$22,29**

* Markup has been included in unit costs.