



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Fallbrook Union Elementary School District

321 North Iowa Street
Fallbrook, California 92028

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507



Maie Ellis
400 West Elder Street
Fallbrook, California 92028

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Mark Surdam
Program Manager
800.733.0660 x6251
mark.surdam@bureauveritas.com*

BV PROJECT #:

156879.22R000-001.354

DATE OF REPORT:

February 7, 2023

ON SITE DATE:

August 8, 2022

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 5

 Plan Types..... 8

2. Building 109-128 10

3. Building 135-136 12

4. Building 200-202 14

5. Building 203-207 16

6. Building 208-209 18

7. Cafeteria 20

8. Library..... 22

9. Modulars 100-108..... 24

10. Modulars 300-304..... 26

11. Site Summary..... 28

12. Property Space Use and Observed Areas 30

13. ADA Accessibility 31

14. Purpose and Scope 33

15. Opinions of Probable Costs 35

16. Certification..... 37

17. Appendices 38

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	9
Main Address	400 West Elder Street, Fallbrook, California 92028
Site Developed	1950
Site Area	9.1 acres (estimated)
Parking Spaces	56 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 8, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Bryson Bickler
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	James Bryant, Technical Report Reviewer for Mark Surdam Program Manager mark.surdam@bureauveritas.com 800.733.0660 x6251
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Maie Ellis was originally constructed in 1950. Additional portable classrooms were added in the 1990's and 2005.

Architectural

Buildings consist of wood frame construction over a concrete slab. Some buildings on campus are prefabricated modular classrooms. The roofing for the various buildings on this campus is aged and nearing the end of their lifecycle. The roof sealant or patchwork is peeling and cracking on multiple roofs. Various ceiling tiles throughout the campus have water stains. There is an active leak in room 128 above the hard lid ceiling. The exterior finishes of the campus are aged and nearing the end of their life cycle. The exterior wall finishes at the rear of there 200's buildings show signs of deterioration. Paint is peeling with portions of steel rusting. Staff stated this area has standing water when it rains due to poor drainage. The flooring throughout the campus is relatively new. A project to replace all flooring was started around 2019 and still in progress.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system for the campus is composed of package RTUs, split systems, and wall mounted heat pumps. Many of the units were replaced around 2018-2019. The remaining units are nearing the end of their lifecycle. The gas line supplying the RTUs on the main 100's building is rusted. Recommendations include prepping and painting the exposed gas line. No major issues found in the electrical system. Some switchboards and panels were replaced around 2004. The visible plumbing system contained copper piping supply with cast iron drainage and venting. A fire suppression system was not found across the campus. Emergency backup power system was not found on the campus. Only a few locations have emergency lighting.

Site

The asphalt parking lot and playground area appears to be well maintained and was recently sealed. Minimal cracking was found in the asphalt and concrete pavement. Play surface wood chips were recently replaced in the playgrounds. The baseball field had some areas of dried grass, otherwise the landscaping appears to be well maintained with adequate irrigation.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

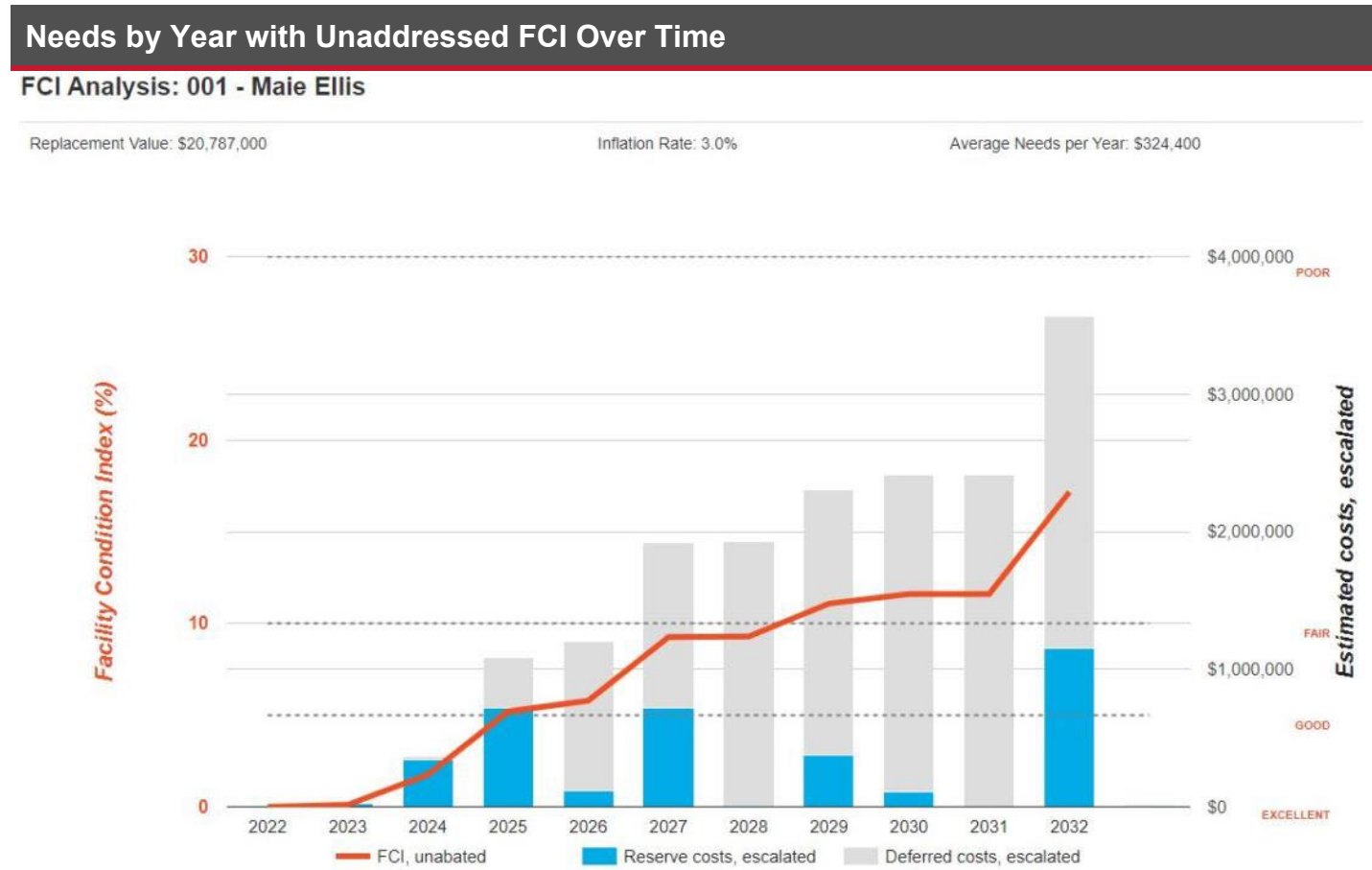
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 109-128 (1950)	\$425	9,050	\$3,846,250	0.0%	7.9%	16.0%	24.1%
Building 135-136 (1950)	\$425	3,600	\$1,530,000	0.0%	6.3%	8.0%	16.2%
Building 200-202 (1950)	\$425	3,400	\$1,445,000	0.0%	4.6%	7.7%	16.1%
Building 203-207 (1950)	\$425	5,040	\$2,142,000	0.0%	6.2%	8.7%	11.3%
Building 208-209 (1950)	\$425	2,890	\$1,228,250	0.0%	11.7%	17.3%	26.9%
Cafeteria (1950)	\$425	8,900	\$3,782,500	0.0%	1.3%	3.7%	14.0%
Library (1950)	\$425	2,030	\$862,750	0.0%	2.3%	10.0%	14.0%
Modulars 100-108 (1990)	\$425	10,190	\$4,330,750	0.0%	4.3%	6.7%	13.5%
Modulars 300-304 (1990)	\$425	10,300	\$4,377,500	0.0%	2.0%	3.4%	7.7%

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.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
001 - Maie Ellis / Building 109-128	1	\$200
Total	1	\$200

Building 109-128

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4149734	Room 128	C2050	Ceiling Finishes, any flat surface, Prep & Paint	Failed	Performance/Integrity	\$200
Total (1 items)						\$200

Key Findings



Exterior Walls in Poor condition.

any painted surface
Building 135-136 001 - Maie Ellis Building
Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2023**

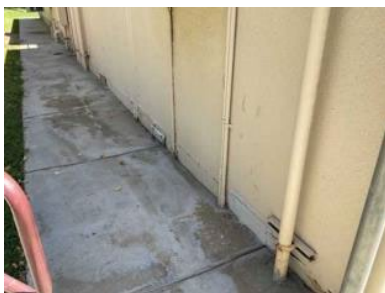
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000

\$\$\$\$

The wood fascia is deteriorating. Paint around the building is peeling. - AssetCALC ID: 4149537



Exterior Walls in Poor condition.

any painted surface
Building 203-207 001 - Maie Ellis Building
Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,200

\$\$\$\$

Paint is peeling and walls are rusting in rear of building. - AssetCALC ID: 4149776

**Exterior Walls in Poor condition.**

any painted surface
Building 109-128 001 - Maie Ellis Building
Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,900

\$\$\$\$

Some paint peeling around building. - AssetCALC ID: 4149563

**Roofing in Poor condition.**

Modified Bitumen
Building 135-136 001 - Maie Ellis Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$46,000

\$\$\$\$

Roof sealant is deteriorating. - AssetCALC ID: 4149685

**Roofing in Poor condition.**

Modified Bitumen
Building 109-128 001 - Maie Ellis Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$156,600

\$\$\$\$

Patchwork is bubbling and cracking throughout roof. - AssetCALC ID: 4149545

**Storm Drainage Components in Poor condition.**

Catch Basin, 6' Deep
Site 001 - Maie Ellis Site

Uniformat Code: G3030
Recommendation: **Replace/Install in 2023**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,500

\$\$\$\$

Drain is covered with debris behind room 102. - AssetCALC ID: 4149688



Piping & Valves in Poor condition.

Flexible (Yellow), Natural Gas
Building 109-128 001 - Maie Ellis Roof

Uniformat Code: D3010
Recommendation: **Replace in 2024**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,300

\$\$\$\$

Gas line to RTU has extensive rust. - AssetCALC ID: 4149501



Wall Finishes in Poor condition.

Vinyl
Building 109-128 001 - Maie Ellis Room 112

Uniformat Code: C2010
Recommendation: **Replace in 2024**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Vinyl wall panel is detaching. - AssetCALC ID: 4149682



Evaporative Cooler in Poor condition.

up to 0.33 HP
Cafeteria 001 - Maie Ellis Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Evaporative pad is deteriorating and missing in some locations. - AssetCALC ID: 4149617



Split System in Poor condition.

Condensing Unit/Heat Pump
Building 109-128 001 - Maie Ellis Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

\$\$\$\$

Insulation on the lines to condenser is deteriorating. - AssetCALC ID: 4149618



Flooring in Poor condition.

Vinyl Sheetting
Modulars 100-108 001 - Maie Ellis Throughout building

Unifomat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

\$\$\$\$

Some cracking around drain. - AssetCALC ID: 4149672



Retaining Wall in Poor condition.

Concrete Cast-in-Place
Site 001 - Maie Ellis Site

Unifomat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$113,500

\$\$\$\$

Large cracking in lower retaining wall. - AssetCALC ID: 4149510

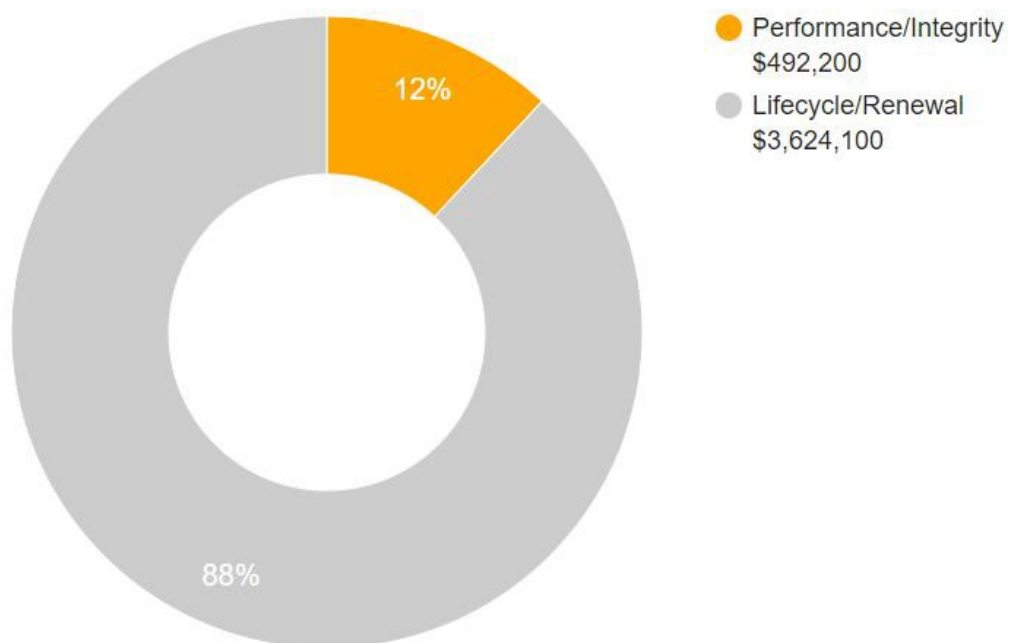
Plan Types

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: \$4,116,300

2. Building 109-128



Building 109-128: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	9,050 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath & plaster, vinyl, and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, vinyl, ceramic tile, and unfinished concrete Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	--
Plumbing	Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair

Building 109-128: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	The gas supply lines for the roof top units are extensively rusting. Recommended prepping and painting supply lines on the roof. An active water leak was found above the hard lid ceiling in room 128. The roofing patchwork and sealant is bubbling and cracking throughout the roof.	

Building 109-128: 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	-	\$43,368	\$148,735	\$12,315	\$58,283	\$262,701
Roofing	-	\$166,092	\$80,211	-	-	\$246,303
Interiors	\$218	\$144	\$69,571	\$107,412	\$166,692	\$344,037
Plumbing	-	-	\$2,782	\$16,419	\$216,555	\$235,756
HVAC	-	\$50,925	\$40,164	\$97,144	\$126,031	\$314,264
Electrical	-	-	\$6,549	\$59,710	\$50,562	\$116,821
Fire Alarm & Electronic Systems	-	-	\$5,059	\$19,903	\$7,881	\$32,843
TOTALS (3% inflation)	\$300	\$260,600	\$353,100	\$313,000	\$626,100	\$1,553,100

3. Building 135-136



Building 135-136: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	3,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Poor
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath & plaster and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair

Building 135-136: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	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	The sealant over the modified bitumen roof is deteriorating. The exterior paint is peeling thought the exterior. The wood fascia is deteriorating. The VCT tile is missing or stained in utility room. An exterior door is cracked with a large hole. Some ceiling tiles have water stains from possible roof leak.	

Building 135-136: 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	-	\$12,135	\$26,704	\$6,157	\$15,222	\$60,218
Roofing	-	\$48,843	-	-	-	\$48,843
Interiors	-	\$3,566	\$25,881	\$74,919	\$48,370	\$152,736
Plumbing	-	\$1,735	-	\$12,955	\$92,629	\$107,319
HVAC	-	-	\$3,336	-	\$50,733	\$54,069
Electrical	-	-	-	\$23,752	\$17,734	\$41,486
Fire Alarm & Electronic Systems	-	-	-	\$7,917	-	\$7,917
TOTALS (3% inflation)	-	\$66,300	\$56,000	\$125,700	\$224,700	\$472,700

4. Building 200-202



Building 200-202: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	3,400 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath & plaster and vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Building 200-202: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	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	Paint is peeling in rear of building. Staff stated area will have standing water behind building due to poor drainage.	

Building 200-202: 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	-	\$3,708	\$6,437	\$55,281	\$21,791	\$87,217
Roofing	-	-	\$54,242	-	-	\$54,242
Interiors	-	-	\$47,001	\$16,445	\$65,939	\$129,385
Plumbing	-	-	-	\$14,074	\$73,694	\$87,768
HVAC	-	-	-	\$7,164	\$41,809	\$48,973
Electrical	-	-	-	\$21,144	\$16,748	\$37,892
Fire Alarm & Electronic Systems	-	-	-	\$7,477	-	\$7,477
TOTALS (3% inflation)	-	\$3,800	\$107,700	\$121,600	\$220,000	\$453,100

5. Building 203-207



Building 203-207: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	5,040 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco over wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT, vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Building 203-207: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	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	Paint is peeling in rear of building. Staff stated area will have standing water behind building due to poor drainage.	

Building 203-207: 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	-	\$9,722	\$23,018	-	\$34,094	\$66,834
Roofing	-	-	\$71,052	-	-	\$71,052
Interiors	-	-	\$60,535	\$33,194	\$87,125	\$180,854
Plumbing	-	-	-	\$12,865	\$121,479	\$134,344
HVAC	-	-	\$19,668	-	\$70,065	\$89,733
Electrical	-	-	\$1,947	-	\$24,826	\$26,773
Fire Alarm & Electronic Systems	-	-	-	\$11,083	-	\$11,083
TOTALS (3% inflation)	-	\$9,800	\$176,300	\$57,200	\$337,600	\$580,900

6. Building 208-209



Building 208-209: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	2,890 SF	
Number of Stories	1 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath & plaster, vinyl, and ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl Ceilings: Painted lath & plaster and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

Building 208-209: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building 208-209: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$23,841	-	\$22,582	\$46,423
Roofing	-	-	\$8,169	-	-	\$8,169
Interiors	-	-	\$137,660	\$48,573	\$210,405	\$396,638
Plumbing	-	-	-	\$3,811	\$37,837	\$41,648
HVAC	-	\$7,175	\$35,285	-	\$103,967	\$146,427
Electrical	-	-	\$524	\$58,721	\$44,545	\$103,790
Fire Alarm & Electronic Systems	-	-	-	\$6,355	-	\$6,355
TOTALS (3% inflation)	-	\$7,200	\$205,500	\$117,500	\$419,400	\$749,600

7. Cafeteria



Cafeteria: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	8,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted lath & plaster and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, and Vinyl Ceilings: Painted lath & plaster	Fair
Elevators	Wheelchair lift serving Auditorium stage area	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair

Cafeteria: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	The evaporative pad for the evaporative cooling is deteriorating and missing in some sections. The hard lid ceiling has water stains in the cafeteria.	

Cafeteria: 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	-	-	\$37,573	\$29,910	\$62,006	\$129,489
Roofing	-	-	-	\$149,993	-	\$149,993
Interiors	-	\$231	\$40,226	\$59,527	\$100,864	\$200,848
Conveying	-	-	-	-	\$26,443	\$26,443
Plumbing	-	-	\$3,693	\$3,225	\$212,544	\$219,462
HVAC	-	\$2,359	\$26,920	\$52,196	\$3,676	\$85,151
Electrical	-	-	\$1,573	\$58,721	\$45,955	\$106,249
Fire Alarm & Electronic Systems	-	-	-	\$19,572	-	\$19,572
Equipment & Furnishings	-	-	\$29,214	\$13,099	\$43,999	\$86,312
TOTALS (3% inflation)	-	\$2,600	\$139,200	\$386,300	\$495,500	\$1,023,600

8. Library



Library: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1950	
Building Size	2,030 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet and vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Library: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Some ceiling tiles are water stained.	

Library: 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	-	-	\$6,437	\$2,784	\$12,196	\$21,417
Roofing	-	-	\$37,322	-	-	\$37,322
Interiors	-	\$201	\$23,066	\$15,094	\$45,325	\$83,686
Plumbing	-	-	\$1,643	\$2,491	\$22,038	\$26,172
HVAC	-	-	\$13,112	-	\$13,800	\$26,912
Electrical	-	-	\$1,036	\$13,393	\$11,016	\$25,445
Fire Alarm & Electronic Systems	-	-	\$3,851	-	-	\$3,851
TOTALS (3% inflation)	-	\$300	\$86,500	\$33,800	\$104,400	\$225,000

9. Modulares 100-108



Modulars 100-108: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1990's	
Building Size	10,190 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet and vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Modulars 100-108: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations.	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	Paint is peeling in the rear of the building. The roof endcap is rusted through. The metal toilet partitions are rusting at the bottom.	

Modulars 100-108: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$4,000	\$54,114	\$30,642	\$84,513	\$173,269
Roofing	-	-	\$143,298	-	-	\$143,298
Interiors	-	\$10,763	\$48,313	\$148,799	\$224,955	\$432,830
Plumbing	-	-	-	\$27,710	\$268,119	\$295,829
HVAC	-	-	\$26,224	-	\$116,297	\$142,521
Electrical	-	-	\$2,504	\$67,232	\$50,197	\$119,933
Fire Alarm & Electronic Systems	-	-	-	\$22,409	-	\$22,409
Site Development	-	-	-	-	\$189,164	\$189,164
TOTALS (3% inflation)	-	\$14,800	\$274,500	\$296,800	\$933,300	\$1,519,400

10. Modulares 300-304



Modulars 300-304: Systems Summary

Address	400 West Elder Street; Fallbrook, California	
Constructed/Renovated	1990's	
Building Size	10,300 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet, vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Modulars 300-304: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	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	None observed at time of assessment.	

Modulars 300-304: 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	-	-	\$15,177	-	\$44,817	\$59,994
Roofing	-	-	\$79,875	-	-	\$79,875
Interiors	-	-	\$54,690	\$96,609	\$215,040	\$366,339
Plumbing	-	-	-	-	\$232,246	\$232,246
HVAC	-	-	-	-	\$117,888	\$117,888
Electrical	-	-	-	\$70,214	\$129,557	\$199,771
Fire Alarm & Electronic Systems	-	-	-	\$22,651	-	\$22,651
TOTALS (3% inflation)	-	-	\$149,800	\$189,500	\$739,600	\$1,078,900

11. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU and Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
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.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	\$9,106	\$4,398	\$14,187	\$27,691
Electrical	-	-	-	-	-	-
Site Pavement	-	-	\$44,557	\$51,654	\$1,104,550	\$1,200,761
Site Development	-	\$130,615	\$17,515	\$290,442	\$740,924	\$1,179,496
Site Utilities	-	\$13,484	-	-	\$71,389	\$84,873
TOTALS (3% inflation)	-	\$144,100	\$71,200	\$346,500	\$1,931,100	\$2,492,900

12. 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.

13. 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 1950 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1950	No	No

Campus: Accessibility Summary

Building 109-128	1950	No	No
Building 135-136	1950	No	No
Building 200-202	1950	No	No
Building 203-207	1950	No	No
Building 208-209	1950	No	No
Cafeteria	1950	No	No
Library	1950	No	No
Modulars 100-108	1950	No	No
Modulars 300-304	1950	No	No

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.

14. 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.

15. 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.

16. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Maie Ellis, 400 West Elder Street, Fallbrook CA 92028, 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.

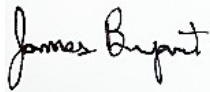
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Jarod Perkins,
Project Manager

Reviewed by: 

James Bryant,
Technical Report Reviewer for
Mark Surdam, RA
Program Manager
mark.surdam@bureauveritas.com

17. 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 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FACADE OVERVIEW



6 - PRIMARY ROOF OVERVIEW



Photographic Overview



7 - SINGLE-PLY MEMBRANE ROOFING



8 - ROOF DRAINAGE



9 - CAFETERIA



10 - LIBRARY



11 - AUDITORIUM



12 - FRONT OFFICE

Photographic Overview



13 - RESTROOMS



14 - MUSIC ROOM



15 - NURSE OFFICE



16 - CLASSROOM



17 - PLUMBING SYSTEM



18 - WATER HEATER

Photographic Overview



19 - HVAC SYSTEM



20 – ELECTRICAL EQUIPMENT



21 - LIGHTING



22 - FIRE ALARM COMPONENTS



23 - FIRE EXTINGUISHER



24 - BASKETBALL COURT

Photographic Overview



25 - BASEBALL FIELD



26 - PRIMARY PARKING AREA



27 - LANDSCAPING



28 - RETAINING WALL



29 - LANDSCAPING



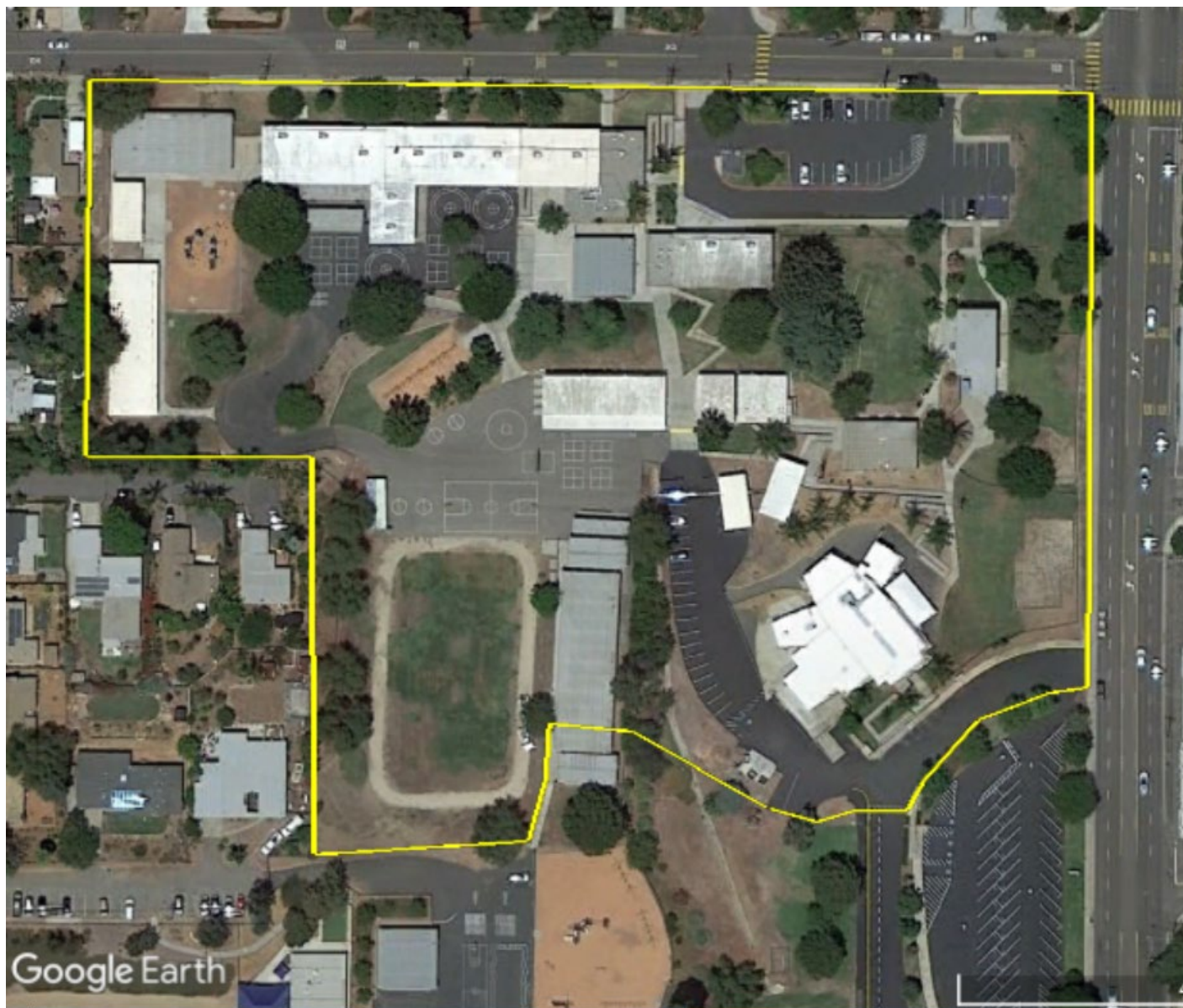
30 - PLAYGROUND



Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

156879.22R000-001.354

Project Name

Maie Ellis

Source

Google

On-Site Date

August 8, 2022



Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	Maie Ellis Elementary
Name of person completing form:	Bryson Bickler
Title / Association with property:	Director of FAC
Length of time associated w/ property:	3 years
Date Completed:	6/16/22
Phone Number:	760-731-5436
Method of Completion:	INCOMPLETE: client/POC unwilling or unable to complete

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 / renovated	Original building 1950 Modernization 2003		
2	Building size in SF	Approx 51,797		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors	X	Modernization
		HVAC		HVAC was changed out in 2018
		Electrical	X	Modernization
		Site Pavement		
		Accessibility	X	2003
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC was changed out like-for-like by maintenance dept in 2018.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Exterior of building will be painted summer of 2023.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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 or mold related complaints from occupants?					
10	Are your elevators unreliable, with frequent service calls?					
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?					
14	Is the electrical service outdated, undersized, or problematic?					
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
18	ADA: Has an accessibility study been previously performed? If so, when?					
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?					

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 001 - Maie Ellis

BV Project Number: 156879.22R000 - 001.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



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



CURB CUT

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

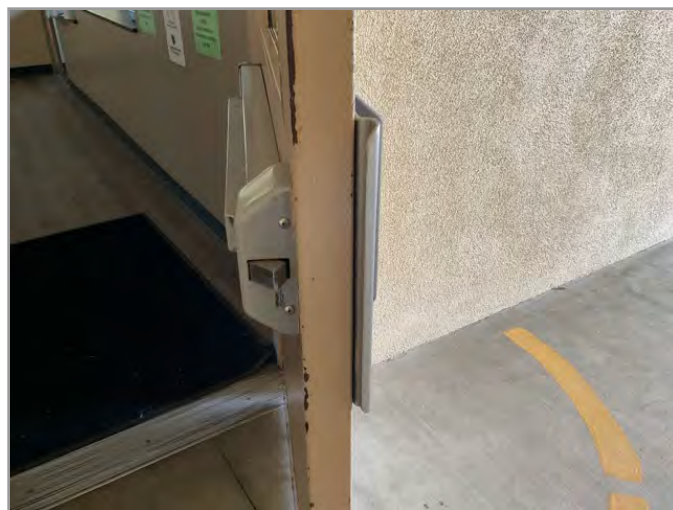
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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 ?	✗			

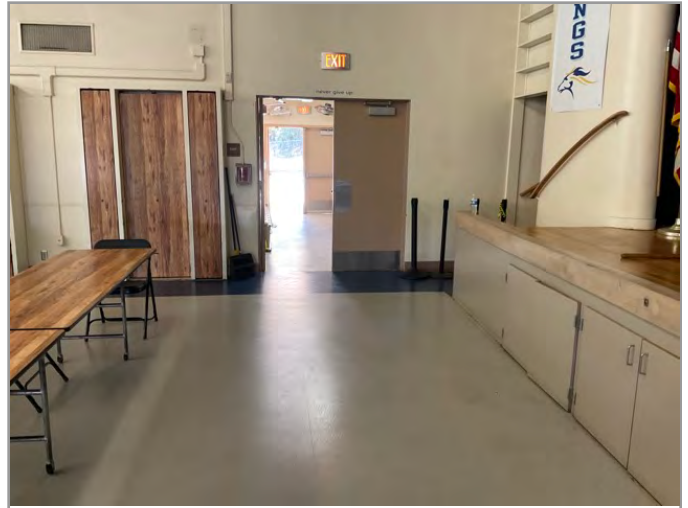
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR LIFT



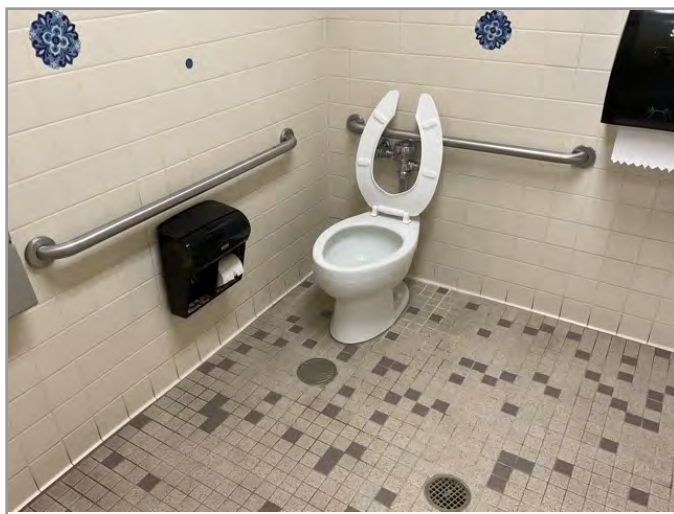
ACCESSIBLE INTERIOR PATH

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 ?	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 ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



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



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 | 001 - Maie Ellis / Building 109-128

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	12,490 SF	1	4149563
B2020	Building Exterior	Poor	Window, Wood, 28-40 SF	36	1	4149530
B2020	Building Exterior	Poor	Window, Wood, 16-25 SF	50	1	4149684
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	12	10	4149763
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	14,350 SF	2	4149545
B3010	Roof	Fair	Roofing, Built-Up	4,530 SF	5	4149607
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	4149676
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,050 SF	10	4149622
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	1,500 SF	5	4149757
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,080 SF	4	4149524
C2010	Room 112	Poor	Wall Finishes, Vinyl	50 SF	2	4149682
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,000 SF	5	4149679
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	2,000 SF	10	4149513
C2030	Throughout building	Fair	Flooring, Laminate Faux Wood	1,000 SF	12	4149725
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	7	4149500
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	5	4149693
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	20	4149587
C2030	Storage	Fair	Flooring, any surface, Sealant, Prep & Paint	800 SF	3	4149543
C2050	Room 128	Failed	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	0	4149734
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4149675
Plumbing						

Component Condition Report | 001 - Maie Ellis / Building 109-128

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	2	5	4149677
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	4149764
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vinyl	2	10	4149554
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	4149575
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,050 SF	20	4149541
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	4149746
HVAC						
D3010	Roof	Poor	Piping & Valves, Flexible (Yellow), Natural Gas	290 LF	2	4149501
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump [CU-A1]	1	2	4149618
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,050 SF	7	4149557
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,050 SF	7	4149721
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149657
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A1]	1	3	4149578
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A2]	1	12	4149612
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A4]	1	3	4149528
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-A3]	1	12	4149748
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149505
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4149654
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149697
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149518
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149531
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149600
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149724
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149692
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149670

Component Condition Report | 001 - Maie Ellis / Building 109-128

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149629
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149638
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149730
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149536
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149532
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V [No tag/plate found]	1	22	4149731
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,050 SF	20	4149782
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,050 SF	10	4149614
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	3	4149520
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	16	5	4149690
Fire Alarm & Electronic Systems						
D7050	IT Office	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	5	4149662
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,050 SF	10	4149769

Component Condition Report | 001 - Maie Ellis / Building 135-136

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	3,360 SF	1	4149537
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	14	3	4149742
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	1	2	4149695
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	6	10	4149767
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	4,220 SF	2	4149685

Component Condition Report | 001 - Maie Ellis / Building 135-136

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,600 SF	5	4149497
C1070	Room 136	Poor	Suspended Ceilings, Acoustical Tile (ACT)	50 SF	1	4149616
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	10	4149610
C2010		Fair	Wall Finishes, any surface, Prep & Paint	5,400 SF	4	4152993
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	7	4149574
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	10	4149593
C2030	Storage	Poor	Flooring, Vinyl Tile (VCT)	600 SF	1	4149704
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	4149539
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	4149597
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	4149564
D2010	Restrooms	Fair	Urinal, Standard	1	8	4149773
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	1	2	4149555
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	20	4149540
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149771
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	4149519
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,600 SF	15	4149589
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149681
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149641
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,600 SF	20	4149758
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	10	4149620
Fire Alarm & Electronic Systems						

Component Condition Report | 001 - Maie Ellis / Building 135-136

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,600 SF	10	4149628

Component Condition Report | 001 - Maie Ellis / Building 200-202

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	1	4149582
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	1	4149719
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	32	8	4149523
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	15	4149722
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,550 SF	3	4149762
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,400 SF	8	4149678
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,000 SF	3	4149498
C2010	Throughout building	Fair	Wall Finishes, Vinyl	4,100 SF	5	4149640
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,400 SF	5	4149573
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	20	4149496
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	10	4149552
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149514
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	6	4149656
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149583
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,400 SF	15	4149680
Electrical						

Component Condition Report | 001 - Maie Ellis / Building 200-202

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	20	4149526
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	8	4149732
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,400 SF	10	4149565

Component Condition Report | 001 - Maie Ellis / Building 203-207

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	1	4149776
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,900 SF	1	4149743
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	8	5	4149571
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	4149577
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,960 SF	1	4153005
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,040 SF	10	4149522
C2010	Throughout building	Fair	Wall Finishes, Vinyl	7,560 SF	3	4149642
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	500 SF	5	4149689
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,540 SF	5	4149749
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	10	4149645
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	8	4149533
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,040 SF	20	4149774
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	4149595
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	10	4149761

Component Condition Report | 001 - Maie Ellis / Building 203-207

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149709
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149579
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149698
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149632
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149671
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149538
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4149667
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,040 SF	15	4149572
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,040 SF	20	4149703
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	5	4149553
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,040 SF	10	4149739

Component Condition Report | 001 - Maie Ellis / Building 208-209

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	1	4149516
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	8	3	4149705
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	15	4149495
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,700 SF	5	4149586
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,900 SF	10	4149745

Component Condition Report | 001 - Maie Ellis / Building 208-209

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,600 SF	5	4149781
C2010	Throughout building	Fair	Wall Finishes, Vinyl	6,700 SF	5	4149666
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	20	4149646
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	3	4149549
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	300 SF	8	4149634
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,400 SF	3	4149659
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	5	4149633
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,900 SF	5	4149546
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,890 SF	20	4149601
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	12	4149544
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	4149599
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4149665
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	2	4149550
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	3	4149718
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX [No tag/plate found]	1	3	4149590
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX [No tag/plate found]	1	3	4149580
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	4149741
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	4149652
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,900 SF	15	4149561
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,900 SF	20	4149611
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,900 SF	10	4149591
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	3	4149508

Component Condition Report | 001 - Maie Ellis / Building 208-209

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,890 SF	10	4149559

Component Condition Report | 001 - Maie Ellis / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	10,200 SF	1	4149647
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	20	10	4149644
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	4149515
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	10	4149527
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	4149765
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	9,300 SF	10	4149627
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	4149608
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	300 SF	20	4153130
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,350 SF	5	4149728
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	3	4149766
C2030	Restroom	Fair	Flooring, Ceramic Tile	200 SF	15	4153132
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	3	4149621
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	5,800 SF	10	4149598
C2030	Throughout building	Fair	Flooring, Wood, Strip	900 SF	15	4149660
C2050	Cafeteria	Poor	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	2	4149626
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	12	4149542

Component Condition Report | 001 - Maie Ellis / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	4	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,900 SF	20	4149740
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	4149604
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4149639
D2010	Mechanical room	Fair	Water Heater, Gas, Tankless [No tag/plate found]	1	3	4149503
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	4149651
D2010	Restrooms	Fair	Urinal, Standard	2	10	4149715
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	4149499
HVAC						
D3030	Roof	Poor	Evaporative Cooler, up to 0.33 HP [No tag/plate found]	1	1	4149617
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4149699
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4149775
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,900 SF	10	4149687
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4149710
D3060	4	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	5	4149700
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	4149784
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,900 SF	20	4149504
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	3	4149637
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,900 SF	10	4149736
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,900 SF	10	4149560
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding [No tag/plate found]	1	5	4149653

Component Condition Report | 001 - Maie Ellis / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	10	4149548
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [No tag/plate found]	1	5	4149720
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	4149562
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	4149686
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	4149738
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	4149609

Component Condition Report | 001 - Maie Ellis / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	1	4149744
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	10	4149701
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	4149567
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,270 SF	5	4149778
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	20	4149755
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	50 SF	2	4149507
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,980 SF	5	4149768
C2010	Throughout	Fair	Wall Finishes, Vinyl	3,040 SF	5	4153223
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	530 SF	5	4149511
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	7	4149547
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,030 SF	20	4149613
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	4149556

Component Condition Report | 001 - Maie Ellis / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	5	4149723
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4149535
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149529
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149706
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,030 SF	15	4149584
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,030 SF	20	4149729
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	5	4149596
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,030 SF	10	4149696
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	2	5	4149534
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,030 SF	5	4149674

Component Condition Report | 001 - Maie Ellis / Modulars 100-108

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	500 SF	1	4149780
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	14,690 SF	1	4149603
B2010	Building Exterior	Poor	Exterior Walls, Metal end cap	200 SF	1	4149726
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	22	10	4149760
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	1	2	4149568
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	4149630
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	12,020 SF	3	4149592

Component Condition Report | 001 - Maie Ellis / Modulars 100-108

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	4149770
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,190 SF	10	4149588
C1090	Restrooms	Poor	Toilet Partitions, Metal	6	2	4149506
C2010	Throughout building	Fair	Wall Finishes, Vinyl	15,280 SF	5	4149777
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,590 SF	7	4149683
C2030	Throughout building	Poor	Flooring, Vinyl Sheeting	600 SF	2	4149672
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	10	15	4149512
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	15	4149753
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,190 SF	20	4149737
D2010	Restrooms	Fair	Urinal, Standard	3	10	4149759
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	12	10	4149655
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149502
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149625
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149636
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149702
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149602
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4149783
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4149708
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149661
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4149605
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,190 SF	15	4149569
Electrical						

Component Condition Report | 001 - Maie Ellis / Modulares 100-108

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,190 SF	20	4149712
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	5	4149635
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,190 SF	10	4149649
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	10,190 SF	10	4149673
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	1,600 SF	20	4149785

Component Condition Report | 001 - Maie Ellis / Modulares 300-304

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	1	4149714
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	15	4149615
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	20	4149752
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,700 SF	3	4149694
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Vinyl	15,450 SF	5	4149691
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	700 SF	3	4149643
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,600 SF	7	4149521
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,300 SF	15	4149570
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	12	4149727
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	4149669
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	15	4149733

Component Condition Report | 001 - Maie Ellis / Modulares 300-304

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4160971
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4161147
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	15	4161100
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4161153
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4160900
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,300 SF	15	4149658
Electrical						
D5020	Building exterior	Fair	Switchboard, 120/208 V [Inaccessible]	1	20	4149779
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,300 SF	20	4149581
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	10	4149558
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,300 SF	10	4149750
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	10,300 SF	10	4149772

Component Condition Report | 001 - Maie Ellis / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	2	5	4149717
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	2	10	4149606
Electrical						
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	22	4149648
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	24,800 SF	20	4149754
G2020	Playground	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	39,460 SF	3	4149619

Component Condition Report | 001 - Maie Ellis / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	43,600 SF	3	4149668
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	43,600 SF	20	4149735
G2020	Playground	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	39,460 SF	15	4149566
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Play Structure, Swing Set	6	10	4149716
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	4149594
G2050	Playground	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	4149585
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	15	4149509
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	8,850 SF	2	4149623
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	4149663
Sitework						
G2060	Site	Poor	Retaining Wall, Concrete Cast-in-Place	800 SF	2	4149510
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	3,200 LF	1	4149576
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	2,330 SF	15	4149517
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	131,750 SF	10	4149711
Utilities						
G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	1	1	4149688
G3030	Site	Fair	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	7	15	4149525
G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	1	1	4149751

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/7/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate			
D3060	Roof		4149638	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																			\$1,527		
D3060	Roof		4149730	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																			\$1,527		
D3060	Roof		4149536	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																			\$1,527		
D3060	Roof		4149532	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																			\$1,527		
D5030	Throughout building		4149782	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	9050	SF	\$2.73	\$24,684																					\$24,684		\$24,684		
D5040	Building exterior		4149520	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$240.02	\$1,920				\$1,920																			\$1,920		
D5040	Throughout building		4149690	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	16	EA	\$240.02	\$3,840						\$3,840										\$3,840							\$7,681		
D5040	Throughout building		4149614	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9050	SF	\$4.91	\$44,431											\$44,431												\$44,431		
D7050	IT Office		4149662	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	\$4,364.00	\$4,364						\$4,364															\$4,364		\$8,728		
D7050	Throughout building		4149769	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	9050	SF	\$1.64	\$14,810											\$14,810												\$14,810		
Totals, Unescalated													\$218	\$169,181	\$204,699	\$39,996	\$16,496	\$122,563		\$0	\$115,810	\$0	\$0	\$126,856	\$40,880	\$27,275	\$1,309	\$16,496	\$18,242	\$57,278	\$40,667	\$0	\$0	\$174,096		\$1,172,061
Totals, Escalated (3.0% inflation, compounded annually)													\$218	\$174,257	\$217,165	\$43,705	\$18,566	\$142,084		\$0	\$142,431	\$0	\$0	\$170,484	\$56,587	\$38,888	\$1,923	\$24,952	\$28,420	\$91,914	\$67,216	\$0	\$0	\$314,437		\$1,533,246

001 - Maie Ellis / Building 135-136

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	Subtotal 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate									
B2010	Building Exterior	4149537	Exterior Walls, any painted surface, Prep & Paint		10	9	1	3360	SF	\$3.27	\$10,997		\$10,997									\$10,997											\$21,995									
B2020	Building Exterior	4149742	Window, Wood, 28-40 SF, Replace		30	27	3	14	EA	\$1,745.60	\$24,438				\$24,438																			\$24,438								
B2050	Building Exterior	4149695	Exterior Door, Wood, Solid-Core, Replace		25	23	2	1	EA	\$763.70	\$764			\$764																				\$764								
B2050	Building Exterior	4149767	Exterior Door, Wood, Solid-Core, Replace		25	15	10	6	EA	\$763.70	\$4,582											\$4,582												\$4,582								
B3010	Roof	4149685	Roofing, Modified Bitumen, Replace		20	18	2	4220	SF	\$10.91	\$46,040			\$46,040																				\$46,040								
C1070	Room 136	4149616	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	24	1	50	SF	\$3.82	\$191		\$191																					\$191								
C1070	Throughout building	4149497	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	3600	SF	\$3.82	\$13,747						\$13,747																	\$13,747								
C2010	Restrooms	4149610	Wall Finishes, Ceramic Tile, Replace		40	30	10	1200	SF	\$19.64	\$23,566										\$23,566													\$23,566								
C2010	Building 135-136	4152993	Wall Finishes, any surface, Prep & Paint		10	6	4	5400	SF	\$1.64	\$8,837					\$8,837											\$8,837								\$17,674							
C2030	Restrooms	4149593	Flooring, Ceramic Tile, Replace		40	30	10	800	SF	\$19.64	\$15,710											\$15,710													\$15,710							
C2030	Storage	4149704	Flooring, Vinyl Tile (VCT), Replace		15	14	1	600	SF	\$5.46	\$3,273		\$3,273																	\$3,273					\$6,546							
C2030	Throughout building	4149574	Flooring, Carpet, Commercial Standard, Replace		10	3	7	2200	SF	\$8.18	\$18,002								\$18,002											\$18,002					\$36,003							
D2010	Throughout building	4149540	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	3600	SF	\$12.00	\$43,204																					\$43,204			\$43,204							
D2010	Building exterior	4149555	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	13	2	1	EA	\$1,636.50	\$1,637			\$1,637																\$1,637					\$3,273							
D2010	Restrooms	4149773	Urinal, Standard, Replace		30	22	8	1	EA	\$1,200.10	\$1,200									\$1,200															\$1,200							
D2010	Restrooms	4149597	Toilet, Commercial Water Closet, Replace		30	20	10	6	EA	\$1,418.30	\$8,510											\$8,510													\$8,510							
D2010	Restrooms	4149539	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	2	EA	\$1,854.70	\$3,709																	\$3,709								\$3,709						
D2010	Throughout building	4149564	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	3	EA	\$1,309.20	\$3,928																	\$3,928								\$3,928						
D3050	Throughout building	4149589	HVAC System, Ductwork, Medium Density, Replace		30	15	15	3600	SF	\$4.36	\$15,710																		\$15,710							\$15,710						
D3050	Roof	4149771	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$8,182.50	\$8,183																		\$8,183							\$8,183						
D3050	Roof	4149519	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$8,182.50	\$8,183																		\$8,183							\$8,183						
D3060	Roof	4149681	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																					\$1,527						
D3060	Roof	4149641	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																					\$1,527						
D5030	Throughout building	4149758	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	3600	SF	\$2.73	\$9,819																						\$9,819			\$9,819						
D5040	Throughout building	4149620	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	3600	SF	\$4.91	\$17,674											\$17,674														\$17,674						
D7050	Throughout building	4149628	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	3600	SF	\$1.64	\$5,891												\$5,891													\$5,891						
Totals, Unescalated													\$0	\$14,461	\$48,440	\$27,493	\$8,837	\$13,747	\$0	\$18,002	\$1,200	\$0	\$75,934	\$10,997	\$0	\$0	\$8,837	\$23,347	\$19,638	\$19,638	\$0	\$0	\$53,023						\$343,594			
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$14,895	\$51,390	\$30,043	\$9,946	\$15,936	\$0	\$22,140	\$1,520	\$0	\$102,048	\$15,223	\$0	\$0	\$13,367	\$36,374	\$31,513	\$32,459	\$0	\$0	\$95,765									\$472,619

001 - Maie Ellis / Building 200-202

[illegible]

Replacement Reserves Report



2/7/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D7050	Throughout building	4149565	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3400	SF	\$1.64	\$5,564												\$5,564											\$5,564
Totals, Unescalated												\$0	\$9,492	\$0	\$51,277	\$0	\$39,003	\$6,001	\$0	\$73,315	\$0	\$16,038	\$9,492	\$0	\$1,637	\$0	\$59,896	\$0	\$0	\$0	\$0	\$61,260	\$327,409
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$9,776	\$0	\$56,032	\$0	\$45,215	\$7,165	\$0	\$92,874	\$0	\$21,553	\$13,139	\$0	\$2,403	\$0	\$93,316	\$0	\$0	\$0	\$0	\$110,642	\$452,115

001 - Maie Ellis / Building 203-207

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4149776	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2800	SF	\$3.27	\$9,164		\$9,164											\$9,164										\$18,329
B2010	Building Exterior	4149743	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2900	SF	\$3.27	\$9,492		\$9,492										\$9,492											\$18,983
B2020	Building Exterior	4149571	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	8	EA	\$1,363.75	\$10,910						\$10,910																	\$10,910
B2050	Building Exterior	4149577	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$654.80	\$3,928																					\$3,928		\$3,928
B3010	Roof	4153005	Roofing, Modified Bitumen, Replace	20	19	1	5960	SF	\$10.91	\$65,024		\$65,024																					\$65,024
C1070	Throughout building	4149522	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5040	SF	\$3.82	\$19,245											\$19,245												\$19,245
C2010	Throughout building	4149642	Wall Finishes, Vinyl, Replace	15	12	3	7560	SF	\$2.73	\$20,620				\$20,620															\$20,620				\$41,240
C2030	Restrooms	4149689	Flooring, Vinyl Sheetting, Replace	15	10	5	500	SF	\$7.64	\$3,819						\$3,819															\$3,819		\$7,637
C2030	Throughout building	4149645	Flooring, Vinyl Tile (VCT), Replace	15	5	10	1000	SF	\$5.46	\$5,455											\$5,455												\$5,455
C2030	Throughout building	4149749	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3540	SF	\$8.18	\$28,966						\$28,966										\$28,966							\$57,932
D2010	Throughout building	4149774	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5040	SF	\$12.00	\$60,485																					\$60,485		\$60,485
D2010	Restrooms	4149533	Toilet, Commercial Water Closet, Replace	30	22	8	3	EA	\$1,418.30	\$4,255										\$4,255													\$4,255
D2010	Restrooms	4149761	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	3	EA	\$1,854.70	\$5,564											\$5,564												\$5,564
D2010	Throughout building	4149595	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	6	EA	\$1,309.20	\$7,855																\$7,855							\$7,855
D3030	Building exterior	4149579	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3030	Building exterior	4149698	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3030	Building exterior	4149632	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																			\$6,001
D3030	Building exterior	4149709	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$4,800.40	\$4,800																\$4,800							\$4,800
D3030	Building exterior	4149671	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$6,000.50	\$6,001																\$6,001							\$6,001
D3030	Building exterior	4149538	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$6,000.50	\$6,001																\$6,001							\$6,001
D3030	Building exterior	4149667	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001						\$6,001
D3050	Throughout building	4149572	HVAC System, Ductwork, Medium Density, Replace	30	15	15	5040	SF	\$4.36	\$21,995																\$21,995							\$21,995
D5030	Throughout building	4149703	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5040	SF	\$2.73	\$13,747																					\$13,747		\$13,747
D5040	Building exterior	4149553	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	7	EA	\$240.02	\$1,680					\$1,680																		\$1,680
D7050	Throughout building	4149739	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5040	SF	\$1.64	\$8,248												\$8,248											\$8,248
Totals, Unescalated												\$0	\$83,680	\$0	\$38,621	\$0	\$45,375	\$0	\$0	\$4,255	\$0	\$38,512	\$18,656	\$0	\$0	\$0	\$75,617	\$6,001	\$0	\$20,620	\$0	\$81,978	\$413,314
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$86,190	\$0	\$42,203	\$0	\$52,602	\$0	\$0	\$5,390	\$0	\$51,757	\$25,824	\$0	\$0	\$0	\$117,809	\$9,629	\$0	\$35,104	\$0	\$148,061	\$574,569

001 - Maie Ellis / Building 208-209

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	4149516	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2400	SF	\$3.27	\$7,855		\$7,855											\$7,855										\$15,710	
B2020	Building Exterior	4149705	Window, Wood, 28-40 SF, Replace	30	27	3	8	EA	\$1,745.60	\$13,965				\$13,965																				\$13,965
B2050	Building Exterior	4149495	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	5	EA	\$1,418.30	\$7,092																	\$7,092							\$7,092
B3010	Roof	4149586	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	1700	SF	\$4.15	\$7,048							\$7,048																	\$7,048
C1070	Throughout building	4149745	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	8900	SF	\$3.82	\$33,985												\$33,985												\$33,985
C2010	Restrooms	4149646	Wall Finishes, Ceramic Tile, Replace	40	20	20	750	SF	\$19.64	\$14,729																						\$14,729		\$14,729
C2010	Throughout building	4149666	Wall Finishes, Vinyl, Replace	15	10	5	6700	SF	\$2.73	\$18,274							\$18,274																\$18,274	\$36,549
C2010	Throughout building	4149781	Wall Finishes, any surface, Prep & Paint	10	5	5	6600	SF	\$1.64	\$10,801							\$10,801										\$10,801							\$21,602
C2030	Restrooms	4149633	Flooring, Ceramic Tile, Replace	40	35	5	200	SF	\$19.64	\$3,928							\$3,928																	\$3,928
C2030	Throughout building	4149549	Flooring, Vinyl Tile (VCT), Replace	15	12	3	300	SF	\$5.46	\$1,637				\$1,637																	\$1,637			\$3,273
C2030	Throughout building	4149634	Flooring, Vinyl Sheetting, Replace	15	7	8	300	SF	\$7.64	\$2,291																								\$2,291
C2030	Throughout building	4149659	Flooring, Carpet, Commercial Standard, Replace	10	7	3	8400	SF	\$8.18	\$68,733				\$68,733												\$68,733								\$137,466
C2050	Throughout building	4149546	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8900	SF	\$2.18	\$19,420							\$19,420										\$19,420							\$38,840
D2010	Throughout building	4149601	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	2890	SF	\$5.46	\$15,765																						\$15,765		\$15,765
D2010	Restrooms	4149599	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,418.30	\$2,837												\$2,837												\$2,837
D2010	Restrooms	4149544	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	18	12	2	EA	\$1,854.70	\$3,709														\$3,709										\$3,709
D2010	Classrooms	4149665	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,309.20	\$2,618																	\$2,618							\$2,618
D3020	Mechanical room	4149550	Furnace, Gas, Replace	20	18	2	1	EA	\$6,764.20	\$6,764				\$6,764																				\$6,764
D3020	Mechanical room	4149718	Furnace, Gas, Replace	20	17	3	1	EA	\$6,764.20	\$6,764				\$6,764																				\$6,764
D3030	Mechanical room	4149590	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$5,018.60	\$5,019				\$5,019																		\$5,019		\$10,037
D3030	Mechanical room	4149580	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$5,018.60	\$5,019				\$5,019																		\$5,019		\$10,037
D3030	Building exterior	4149741	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,746.10	\$7,746				\$7,746																		\$7,746		\$15,492
D3030	Building exterior	4149652	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,746.10	\$7,746				\$7,746																		\$7,746		\$15,492
D3050	Throughout building	4149561	HVAC System, Ductwork, Medium Density, Replace	30	15	15	8900	SF	\$4.36	\$38,840																	\$38,840							\$38,840
D5030	Throughout building	4149611	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	8900	SF	\$2.73	\$24,275																						\$24,275		\$24,275
D5040	Throughout building	4149508	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	2	EA	\$240.02	\$480				\$480												\$480								\$480
D5040	Throughout building	4149591	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8900	SF	\$4.91	\$43,695												\$43,695												\$43,695

Replacement Reserves Report

2/7/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D7050	Throughout building	4149559	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	2890	SF	\$1.64	\$4,729											\$4,729											\$4,729
Totals, Unescalated												\$0	\$7,855	\$6,764	\$117,108	\$0	\$59,470	\$0	\$0	\$2,291	\$0	\$85,245	\$7,855	\$3,709	\$69,213	\$0	\$78,770	\$0	\$0	\$27,166	\$0	\$73,042	\$538,490
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$8,091	\$7,176	\$127,967	\$0	\$68,943	\$0	\$0	\$2,902	\$0	\$114,563	\$10,873	\$5,289	\$101,642	\$0	\$122,721	\$0	\$0	\$46,248	\$0	\$131,923	\$748,337

001 - Maie Ellis / Cafeteria

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4149647	Exterior Walls, any painted surface, Prep & Paint		10	9	1	10200	SF	\$3.27	\$33,385		\$33,385										\$33,385									\$66,769	
B2020	Building Exterior	4149644	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	20	10	20	EA	\$1,036.45	\$20,729											\$20,729										\$20,729	
B2050	Building Exterior	4149527	Exterior Door, Wood, Solid-Core, Replace		25	15	10	2	EA	\$763.70	\$1,527											\$1,527										\$1,527	
B2050	Building Exterior	4149515	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	15	15	2	EA	\$1,418.30	\$2,837															\$2,837						\$2,837	
B2050	Building Exterior	4149765	Exterior Door, Steel, Standard, Replace		40	20	20	6	EA	\$654.60	\$3,928																			\$3,928	\$3,928	\$3,928	
B3010	Roof	4149627	Roofing, Single-Ply Membrane, EPDM, Replace		20	10	10	9300	SF	\$12.00	\$111,609											\$111,609										\$111,609	
C1030	Throughout building	4149608	Interior Door, Wood, Solid-Core, Replace		40	20	20	4	EA	\$763.70	\$3,055																			\$3,055	\$3,055	\$3,055	
C2010	Restroom	4153130	Wall Finishes, Ceramic Tile, Replace		40	20	20	300	SF	\$19.64	\$5,891																			\$5,891	\$5,891	\$5,891	
C2010	Throughout building	4149728	Wall Finishes, any surface, Prep & Paint		10	5	5	13350	SF	\$1.64	\$21,847					\$21,847										\$21,847						\$43,695	
C2030	Restroom	4153132	Flooring, Ceramic Tile, Replace		40	25	15	200	SF	\$19.64	\$3,928																\$3,928						\$3,928
C2030	Throughout building	4149660	Flooring, Wood, Strip, Replace		30	15	15	900	SF	\$16.37	\$14,729															\$14,729							\$14,729
C2030	Throughout building	4149621	Flooring, Vinyl Tile (VCT), Replace		15	12	3	1000	SF	\$5.46	\$5,455				\$5,455															\$5,455			\$10,910
C2030	Throughout building	4149598	Flooring, Vinyl Sheeting, Replace		15	5	10	5800	SF	\$7.64	\$44,295											\$44,295											\$44,295
C2030	Throughout building	4149766	Flooring, Carpet, Commercial Standard, Replace		10	7	3	1000	SF	\$8.18	\$8,183				\$8,183									\$8,183									\$16,365
C2050	Cafeteria	4149626	Ceiling Finishes, any flat surface, Prep & Paint		10	8	2	100	SF	\$2.18	\$218			\$218									\$218										\$436
D1010	Auditorium	4149542	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	13	12	1	EA	\$18,547.00	\$18,547												\$18,547										\$18,547
D2010	Mechanical room	4149503	Water Heater, Gas, Tankless, Replace		15	12	3	1	EA	\$1,745.60	\$1,746				\$1,746															\$1,746		\$3,491	
D2010	4	4149740	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	8900	SF	\$12.00	\$106,809																				\$106,809		\$106,809
D2010	Building exterior	4149651	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	12	3	1	EA	\$1,636.50	\$1,637				\$1,637															\$1,637			\$3,273
D2010	Restrooms	4149715	Urinal, Standard, Replace		30	20	10	2	EA	\$1,200.10	\$2,400											\$2,400											\$2,400
D2010	Restrooms	4149604	Toilet, Commercial Water Closet, Replace		30	18	12	3	EA	\$1,418.30	\$4,255												\$4,255										\$4,255
D2010	Throughout building	4149639	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	1	EA	\$1,309.20	\$1,309															\$1,309							\$1,309
D2010	Restrooms	4149499	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	2	EA	\$1,854.70	\$3,709																\$3,709						\$3,709
D3030	Roof	4149617	Evaporative Cooler, up to 0.33 HP, Replace		15	14	1	1	EA	\$2,291.10	\$2,291		\$2,291															\$2,291					\$4,582
D3050	Roof	4149699	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,819.00	\$9,819				\$9,819																		\$9,819
D3050	Roof	4149775	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,819.00	\$9,819				\$9,819																		\$9,819
D3050	Throughout building	4149687	HVAC System, Ductwork, Medium Density, Replace		30	20	10	8900	SF	\$4.36	\$38,840											\$38,840											\$38,840
D3060	Roof	4149710	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,527.40	\$1,527				\$1,527																		\$1,527
D3060	4	4149700	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace		20	15	5	1	EA	\$3,273.00	\$3,273						\$3,273																\$3,273
D4030	Throughout building	4149784	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	3	EA	\$327.30	\$982						\$982										\$982						\$1,964
D5030	Throughout building	4149504	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	8900	SF	\$2.73	\$24,275																				\$24,275		\$24,275
D5040	Throughout building	4149637	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	7	3	6	EA	\$240.02	\$1,440				\$1,440									\$1,440									\$2,880
D5040	Throughout building	4149736	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	8900	SF	\$4.91	\$43,695						</																

Replacement Reserves Report

2/7/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Restrooms	4149723	Toilet, Commercial Water Closet, Replace		30	25	5	1	EA	\$1,418.30	\$1,418						\$1,418																\$1,418
D2010	Restrooms	4149556	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	20	10	1	EA	\$1,854.70	\$1,855											\$1,855											\$1,855
D2010	Throughout building	4149535	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	1	EA	\$1,309.20	\$1,309																\$1,309						\$1,309
D3030	Building exterior	4149529	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																		\$6,001
D3030	Building exterior	4149706	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																		\$6,001
D3050	Throughout building	4149584	HVAC System, Ductwork, Medium Density, Replace		30	15	15	2030	SF	\$4.36	\$8,859																\$8,859						\$8,859
D5030	Throughout building	4149729	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	2030	SF	\$2.73	\$5,537																				\$5,537		\$5,537
D5040	Building exterior	4149596	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	1	EA	\$240.02	\$240						\$240																\$240
D5040	Throughout building	4149534	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace		10	5	5	2	EA	\$327.30	\$655						\$655										\$655						\$1,309
D5040	Throughout building	4149696	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	2030	SF	\$4.91	\$9,966											\$9,966											\$9,966
D7050	Throughout building	4149674	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	15	5	2030	SF	\$1.64	\$3,322						\$3,322																\$3,322
Totals, Unescalated												\$0	\$5,891	\$191	\$12,001	\$0	\$57,730	\$0	\$12,274	\$0	\$0	\$13,894	\$5,891	\$0	\$0	\$0	\$10,823	\$0	\$12,274	\$0	\$0	\$32,441	\$163,410
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$6,068	\$203	\$13,114	\$0	\$66,925	\$0	\$15,095	\$0	\$0	\$18,672	\$8,155	\$0	\$0	\$0	\$16,861	\$0	\$20,287	\$0	\$0	\$58,592	\$223,972

001 - Maie Ellis / Modulars 100-108

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4149780	Exterior Walls, any painted surface, Prep & Paint		10	9	1	500	SF	\$3.27	\$1,637		\$1,637										\$1,637										\$3,273
B2010	Building Exterior	4149603	Exterior Walls, any painted surface, Prep & Paint		10	9	1	14690	SF	\$3.27	\$48,080		\$48,080										\$48,080										\$96,161
B2010	Building Exterior	4149726	Exterior Walls, Metal end cap, Replace		40	39	1	200	SF	\$7.64	\$1,527		\$1,527																				\$1,527
B2020	Building Exterior	4149760	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	20	10	22	EA	\$1,036.45	\$22,802											\$22,802											\$22,802
B2050	Building Exterior	4149568	Exterior Door, Steel, Standard, Replace		40	38	2	1	EA	\$654.60	\$655			\$655																			\$655
B2050	Building Exterior	4149630	Exterior Door, Steel, Standard, Replace		40	20	20	8	EA	\$654.60	\$5,237																				\$5,237		\$5,237
B3010	Roof	4149592	Roofing, Modified Bitumen, Replace		20	17	3	12020	SF	\$10.91	\$131,138				\$131,138																		\$131,138
C1030	Throughout building	4149770	Interior Door, Wood, Solid-Core, Replace		40	20	20	9	EA	\$763.70	\$6,873																				\$6,873		\$6,873
C1070	Throughout building	4149588	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	10190	SF	\$3.82	\$38,911											\$38,911											\$38,911
C1090	Restrooms	4149506	Toilet Partitions, Metal, Replace		20	18	2	6	EA	\$927.35	\$5,564			\$5,564																			\$5,564
C2010	Throughout building	4149777	Wall Finishes, Vinyl, Replace		15	10	5	15280	SF	\$2.73	\$41,676						\$41,676														\$41,676		\$83,352
C2030	Throughout building	4149672	Flooring, Vinyl Sheeting, Replace		15	13	2	600	SF	\$7.64	\$4,582			\$4,582																\$4,582			\$9,164
C2030	Throughout building	4149683	Flooring, Carpet, Commercial Standard, Replace		10	3	7	9590	SF	\$8.18	\$78,470								\$78,470										\$78,470				\$156,940
D2010	Throughout building	4149737	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	10190	SF	\$12.00	\$122,290																				\$122,290		\$122,290
D2010	Restrooms	4149759	Urinal, Standard, Replace		30	20	10	3	EA	\$1,200.10	\$3,600											\$3,600											\$3,600
D2010	Throughout building	4149655	Toilet, Commercial Water Closet, Replace		30	20	10	12	EA	\$1,418.30	\$17,020											\$17,020											\$17,020
D2010	Throughout building	4149512	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	10	EA	\$1,854.70	\$18,547																\$18,547						\$18,547
D2010	Throughout building	4149753	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	9	EA	\$1,309.20	\$11,783																\$11,783						\$11,783
D3030	Building exterior	4149502	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																		\$6,001
D3030	Building exterior	4149625	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																		\$6,001
D3030	Building exterior	4149702	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				\$6,001																		\$6,001
D3030	Building exterior	4149783	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$6,000.50	\$6,001				</																		

Replacement Reserves Report

2/7/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate						
D2010	Classrooms	4149669	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	5	EA	\$1,309.20	\$6,546																\$6,546							\$6,546					
D2010	Restrooms	4149733	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	15	15	6	EA	\$1,854.70	\$11,128																\$11,128							\$11,128					
D3030	Building exterior	4161100	Heat Pump, Packaged & Wall-Mounted, Replace		20	5	15	1	EA	\$6,000.50	\$6,001																\$6,001							\$6,001					
D3030	Building exterior	4160971	Heat Pump, Packaged & Wall-Mounted, Replace		20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001							\$6,001				
D3030	Building exterior	4161147	Heat Pump, Packaged & Wall-Mounted, Replace		20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001							\$6,001				
D3030	Building exterior	4161153	Heat Pump, Packaged & Wall-Mounted, Replace		20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001							\$6,001				
D3030	Building exterior	4160900	Heat Pump, Packaged & Wall-Mounted, Replace		20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001							\$6,001				
D3050	Throughout building	4149658	HVAC System, Ductwork, Medium Density, Replace		30	15	15	10300	SF	\$4.36	\$44,949																\$44,949							\$44,949					
D5020	Building exterior	4149779	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$43,640.00	\$43,640																					\$43,640			\$43,640				
D5030	Throughout building	4149581	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	10300	SF	\$2.73	\$28,093																					\$28,093			\$28,093				
D5040	Building exterior	4149558	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	7	EA	\$240.02	\$1,680											\$1,680												\$1,680					
D5040	Throughout building	4149750	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	10300	SF	\$4.91	\$50,568											\$50,568													\$50,568				
D7050	Throughout building	4149772	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	10300	SF	\$1.64	\$16,856											\$16,856													\$16,856				
Totals, Unescalated													\$0	\$13,092		\$0	\$78,443		\$0	\$42,140		\$0	\$78,552		\$0	\$0	\$69,104	\$13,092	\$8,510		\$0	\$0	\$202,599	\$24,002	\$78,552	\$5,346	\$0	\$118,455	\$731,886
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$13,485		\$0	\$85,717		\$0	\$48,852		\$0	\$96,609		\$0	\$0	\$92,870	\$18,122	\$12,133		\$0	\$0	\$315,642	\$38,516	\$129,834	\$9,101	\$0	\$213,943	\$1,074,825

001 - Maie Ellis / Site

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate						
D2010	Site	4149717	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace		15	10	5	2	EA	\$3,927.60	\$7,855						\$7,855															\$7,855			\$15,710				
D2010	Site	4149606	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace		15	5	10	2	EA	\$1,636.50	\$3,273											\$3,273													\$3,273				
G2020	Playground	4149619	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	2	3	39460	SF	\$0.49	\$19,373				\$19,373					\$19,373										\$19,373					\$77,492				
G2020	Site	4149668	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	2	3	43600	SF	\$0.49	\$21,405				\$21,405					\$21,405										\$21,405					\$85,622				
G2020	Playground	4149566	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	10	15	39460	SF	\$3.82	\$150,678															\$150,678									\$150,678				
G2020	Site	4149754	Parking Lots, Pavement, Concrete, Replace		50	30	20	24800	SF	\$9.82	\$243,511																				\$243,511				\$243,511				
G2020	Site	4149735	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	5	20	43600	SF	\$3.82	\$166,487																				\$166,487				\$166,487				
G2050	Playground	4149585	Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	15	5	1	EA	\$5,455.00	\$5,455						\$5,455																		\$5,455				
G2050	Playground	4149509	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	10	15	2	EA	\$10,364.50	\$20,729																\$20,729								\$20,729				
G2050	Site	4149623	Playfield Surfaces, Chips Wood, 3" Depth, Replace		3	1	2	8850	SF	\$1.09	\$9,655				\$9,655			\$9,655				\$9,655				\$9,655			\$9,655			\$9,655			\$67,587				
G2050	Playground	4149716	Play Structure, Swing Set, Replace		20	10	10	6	EA	\$3,273.00	\$19,638											\$19,638													\$19,638				
G2050	Site	4149594	Play Structure, Multipurpose, Medium, Replace		20	10	10	1	EA	\$21,820.00	\$21,820											\$21,820													\$21,820				
G2050	Site	4149663	Play Structure, Multipurpose, Medium, Replace		20	10	10	1	EA	\$21,820.00	\$21,820											\$21,820													\$21,820				
G2060	Site	4149576	Fences & Gates, Fence, Chain Link 6', Replace		40	39	1	3200	LF	\$22.91	\$73,315		\$73,315																						\$73,315				
G2060	Site	4149510	Retaining Wall, Concrete Cast-in-Place, Replace		50	48	2	800	SF	\$141.83	\$113,464			\$113,464																					\$113,464				
G2060	Site	4149517	Retaining Wall, Concrete Cast-in-Place, Replace		50	35	15	2330	SF	\$141.83	\$330,464															\$330,464									\$330,464				
G2080	Site	4149711	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install		20	10	10	131750	SF	\$1.09	\$143,739											\$143,739													\$143,739				
G3030	Site	4149688	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install		40	39	1	1	EA	\$6,546.00	\$6,546		\$6,546																						\$6,546				
G3030	Site	4149751	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install		40	39	1	1	EA	\$6,546.00	\$6,546		\$6,546																						\$6,546				
G3030	Site	4149525	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install		40	25	15	7	EA	\$6,546.00	\$45,822																\$45,822									\$45,822			
Totals, Unescalated													\$0	\$86,407	\$123,119	\$40,778		\$0	\$22,966		\$0	\$0	\$50,434		\$0	\$210,290	\$9,655		\$0	\$40,778	\$9,655	\$547,693		\$0	\$9,655	\$40,778	\$0	\$427,508	\$1,619,718
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$88,999	\$130,617	\$44,560		\$0	\$26,623		\$0	\$0	\$63,888		\$0	\$282,613	\$13,365		\$0	\$59,884	\$14,605	\$853,288		\$0	\$15,959	\$69,422	\$0	\$772,128	\$2,435,951