

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Fallbrook Union Elementary School District
321 North Iowa Street
Fallbrook, California 92028

DLR Group Inc.
1650 Spruce Street, Suite 300
Riverside, California 92507



Fallbrook STEM Academy
405 West Fallbrook Street
Fallbrook, California 92028

PREPARED BY:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	11
Main Address	405 West Fallbrook Street, Fallbrook, California 92028
Site Developed	1954
Site Area	10.5 acres (estimated)
Parking Spaces	42 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 9, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@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

Fallbrook Street was originally constructed in 1954. Additional buildings were added over time, including the library in 2008 and portables 36-38 in 2020.

Architectural

Buildings consist of wood frame construction over a concrete slab or raised foundation with concrete footings. The campus includes multiple prefabricated modular classrooms. The roofing across the campus is aged and nearing the end of their life cycle. Majority of the exterior walls across the campus are weathered with paint peeling. Majority of the interior vinyl wall paneling have large amounts of punctures and rips found throughout the interior walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system for the campus consists of roof top packaged units and wall mounted heat pumps. Majority of the packaged units are 2003 or older. These systems are aged and nearing the end of their life cycle. No evident issues were found for the electrical system. Most switchboards and panels were replaced around 2003. No emergency power was found on campus. Emergency lighting was only found in the library. A fire suppression system was not found for this campus.

Site

The asphalt parking lot and playground black top is well maintained and was sealed recently. The wood chips for the playground play surface was replaced recently. The soccer field does have areas of dried grass. Outside of the soccer field, 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

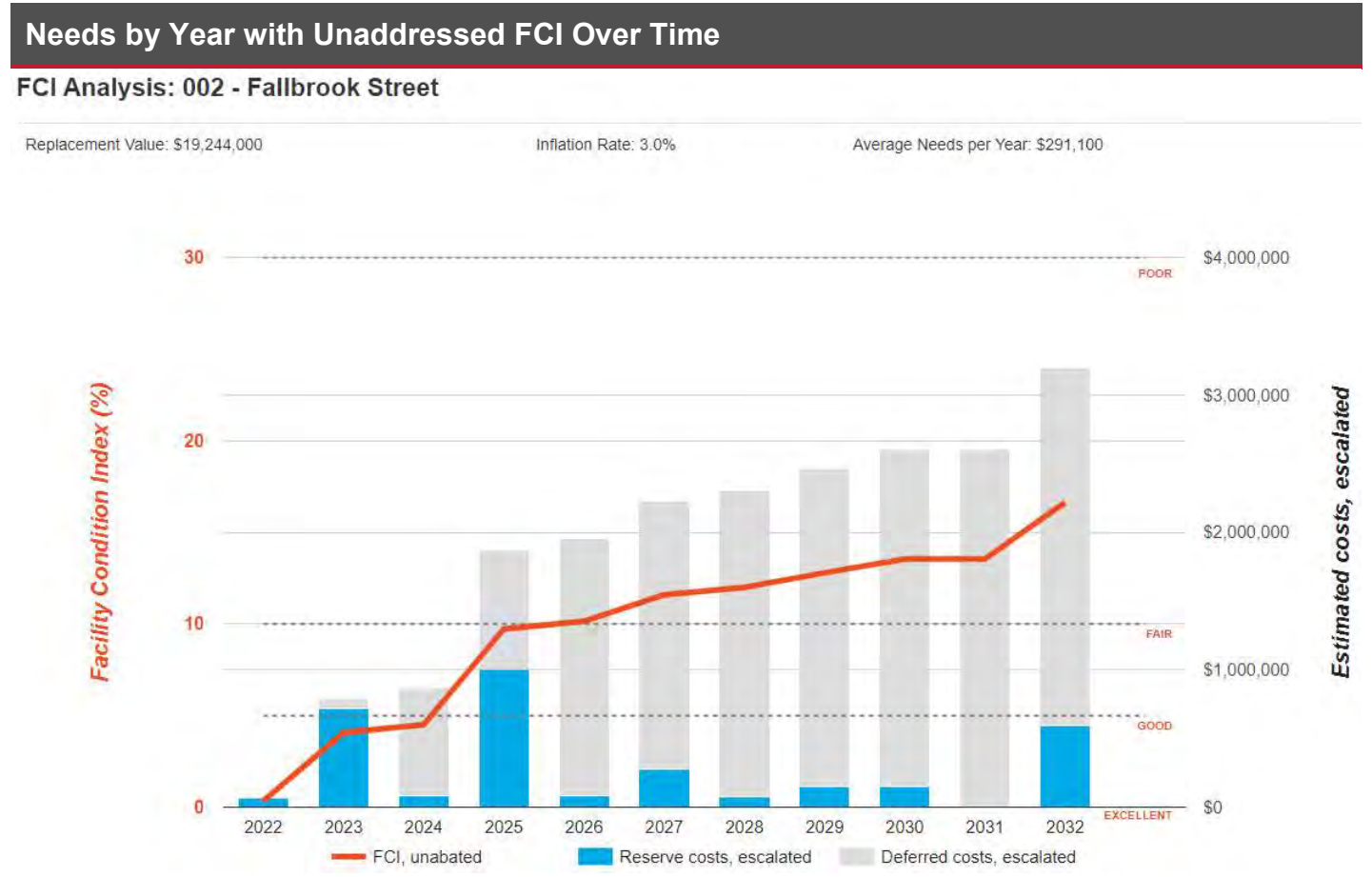
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
002 - Fallbrook Street (1953)	\$425	45,280	\$19,244,000	0.3%	9.7%	11.6%	16.6%
002 - Fallbrook Street / Building 10-13 (1954)	\$425	5,440	\$2,312,000	2.8%	11.8%	12.8%	15.1%
002 - Fallbrook Street / Building 26-29 (1954)	\$425	4,440	\$1,887,000	0.0%	13.3%	14.4%	19.2%
002 - Fallbrook Street / Building 30-35 (1954)	\$425	5,960	\$2,533,000	0.0%	7.5%	10.7%	14.8%
002 - Fallbrook Street / Building 40-45 (1954)	\$425	7,730	\$3,285,250	0.0%	15.6%	16.9%	24.6%
002 - Fallbrook Street / Building 50-56 (1954)	\$425	6,930	\$2,945,250	0.0%	11.6%	14.9%	18.6%
002 - Fallbrook Street / Building 63-64 (1954)	\$425	2,600	\$1,105,000	0.0%	9.4%	11.8%	15.5%
002 - Fallbrook Street / Library (2008)	\$425	2,100	\$892,500	0.0%	0.8%	2.0%	13.8%
002 - Fallbrook Street / Portables 305-307 (1990)	\$425	1,900	\$807,500	0.0%	4.6%	7.5%	13.2%
002 - Fallbrook Street / Portables 36-38 (2020)	\$425	3,150	\$1,338,750	0.0%	0.0%	0.8%	6.5%
002 - Fallbrook Street / Portables 60-62 (1990)	\$425	3,000	\$1,275,000	0.0%	6.0%	6.1%	10.4%
002 - Fallbrook Street / STEM Lab (1954)	\$425	2,030	\$862,750	0.0%	9.2%	11.5%	15.1%

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
002 - Fallbrook Street / Building 10-13	1	\$65,300
Total	1	\$65,300

Building 10-13

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4409542	002 - Fallbrook Street / Building 10-13	Throughout building	B1010	Structural Flooring/Decking, Wood, Repair	Poor	Performance/Integrity	\$65,300
Total (1 items)							\$65,300

Key Findings

No photo

Area inaccessible

Structural Flooring/Decking in Poor condition.

Wood

Building 10-13 002 - Fallbrook Street
Throughout building

Unifomat Code: B1010

Recommendation: **Repair in 2022**Priority Score: **89.9**Plan Type:
Performance/Integrity

Cost Estimate: \$65,300

\$\$\$\$

Flooring in the nurses office and server room is in poor condition and infrastructure below needs replaced. It is soft and not solid anymore over crawlspace. Office could be broken out to it's own building and re-rated as it's the sites biggest need. - AssetCALC ID: 4409542

**Exterior Walls in Poor condition.**

any painted surface

Library 002 - Fallbrook Street Building Exterior

Unifomat Code: B2010

Recommendation: **Prep and Paint in 2023**Priority Score: **89.7**Plan Type:
Performance/Integrity

Cost Estimate: \$7,200

\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161073

**Exterior Walls in Poor condition.**

any painted surface

Building 10-13 002 - Fallbrook Street Building
Exterior

Unifomat Code: B2010

Recommendation: **Prep and Paint in 2023**Priority Score: **89.7**Plan Type:
Performance/Integrity

Cost Estimate: \$18,300

\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161063

**Exterior Walls in Poor condition.**

any painted surface

Building 26-29 002 - Fallbrook Street Building
Exterior

Unifomat Code: B2010

Recommendation: **Prep and Paint in 2023**Priority Score: **89.7**Plan Type:
Performance/Integrity

Cost Estimate: \$15,500

\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161055



Exterior Walls in Poor condition.

any painted surface
STEM Lab 002 - Fallbrook Street Building
Exterior

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

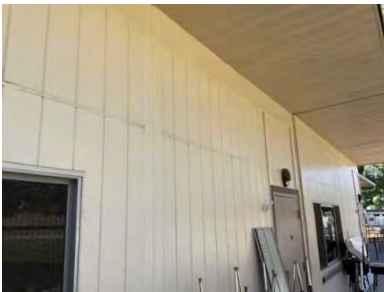
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161144



Exterior Walls in Poor condition.

any painted surface
Portables 305-307 002 - Fallbrook Street
Building Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,200

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4160854



Exterior Walls in Poor condition.

any painted surface
Portables 60-62 002 - Fallbrook Street Building
Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,900

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4160996



Exterior Walls in Poor condition.

any painted surface
Building 50-56 002 - Fallbrook Street Building
Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,400

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161049



Exterior Walls in Poor condition.

any painted surface
Building 40-45 002 - Fallbrook Street Building
Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,900

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4161146



Exterior Walls in Poor condition.

any painted surface
Building 63-64 002 - Fallbrook Street Building
Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,300

\$\$\$\$

90% of campus needs to be painted ASAP - AssetCALC ID: 4160939



Exterior Walls in Poor condition.

any painted surface
Building 30-35 002 - Fallbrook Street Building
Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,000

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90% of campus needs to be painted ASAP - AssetCALC ID: 4161138



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
STEM Lab 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,000

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4161064



Window in Poor condition.

Steel, 16-25 SF
Building 40-45 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$118,700

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4160988



Window in Poor condition.

Steel, 16-25 SF
Building 50-56 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,300

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4160958



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Building 63-64 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4160831



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Building 10-13 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,300

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4161142



Window in Poor condition.

Steel, 16-25 SF
Building 26-29 002 - Fallbrook Street Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,200

\$\$\$\$

Windows and siding on buildings 10-13, 26-29, 40-45, 50-56, 63-64 are all past their life and due for replacement. Some windows are inoperable all together. - AssetCALC ID: 4160890



Wall Finishes in Poor condition.

Vinyl
Portables 60-62 002 - Fallbrook Street
Throughout building

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

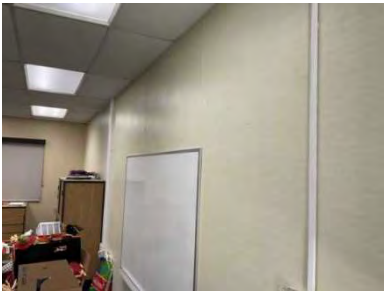
Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,300

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Paint over vinyl walls. Punctures found throughout walls. - AssetCALC ID: 4160895



Wall Finishes in Poor condition.

Vinyl
Building 10-13 002 - Fallbrook Street
Throughout building

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,300

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Paint over vinyl walls. Multiple marks and punctures. - AssetCALC ID: 4160891



Flooring in Poor condition.

Carpet, Commercial Standard
Building 10-13 002 - Fallbrook Street
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,500

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Main office building is part of 10-13 building. Flooring in the nurses office and server room is in poor condition and infrastructure below needs replaced. It is soft and not solid anymore over crawlspace. Office could be broken out to it's own building and re-rated as it's the sites biggest need. - AssetCALC ID: 4161160

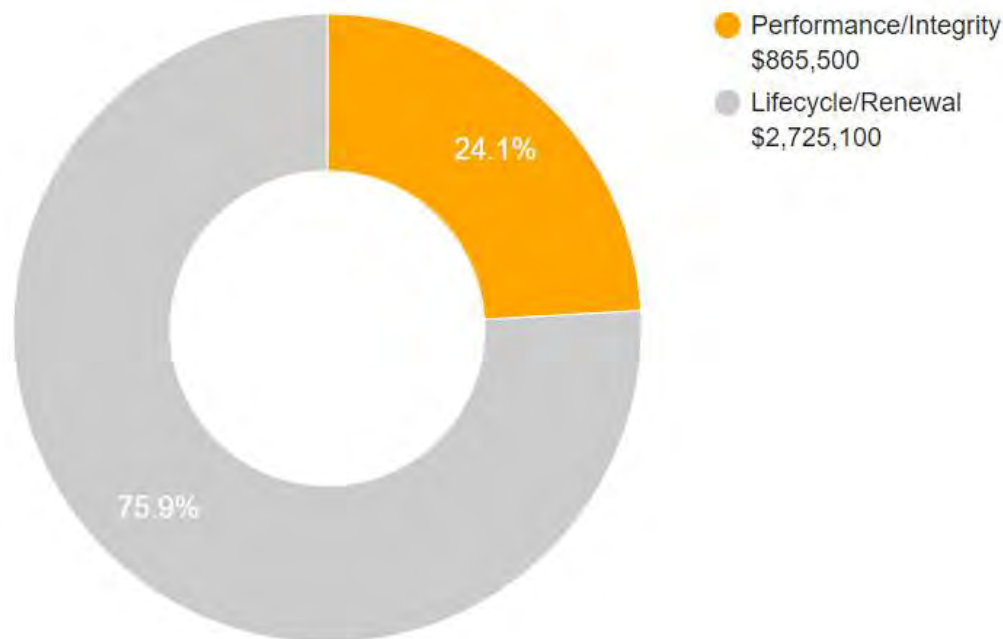
Plan Types

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: \$3,590,600

2. Building 10-13



Building 10-13: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	5,440 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings.	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: sinks in classrooms	Fair
HVAC	Non-Central System: Split-system heat pumps and Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

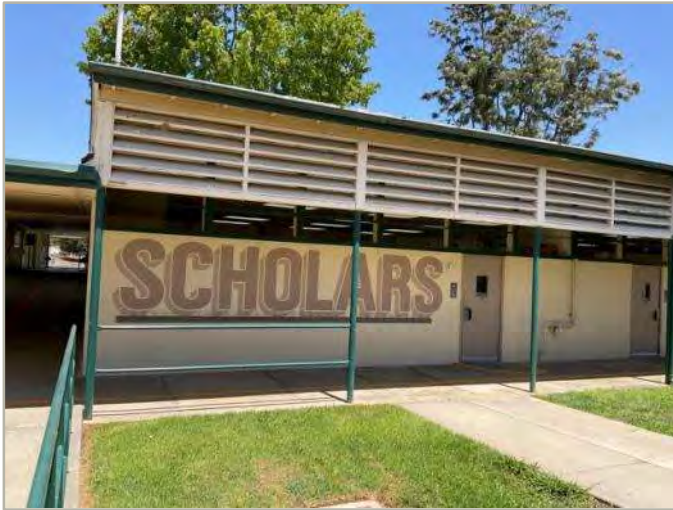
Building 10-13: Systems Summary

Electrical	Source and 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	Interior vinyl wall panels were painted over with many punctures and rips throughout the walls.	

Building 10-13: 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
Structure	\$65,285	-	-	-	-	\$65,285
Facade	-	\$40,789	-	-	\$33,527	\$74,316
Roofing	-	-	\$75,940	-	-	\$75,940
Interiors	-	\$69,458	\$24,080	-	\$98,400	\$191,938
Plumbing	-	-	-	-	\$126,068	\$126,068
HVAC	-	-	\$20,980	-	\$42,120	\$63,100
Electrical	-	-	-	\$35,891	\$23,115	\$59,006
Fire Alarm & Electronic Systems	-	-	-	\$17,491	-	\$17,491
TOTALS (3% inflation)	\$65,300	\$110,300	\$121,000	\$53,400	\$323,300	\$673,300

3. Building 26-29



Building 26-29: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	4,440 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: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 26-29: Systems Summary

Electrical	Source and 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 was found peeling around exterior of building.	

Building 26-29: 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	-	\$92,392	-	\$8,209	\$21,475	\$122,076
Roofing	-	-	\$72,244	-	-	\$72,244
Interiors	-	-	\$39,324	\$44,681	\$93,071	\$177,076
Plumbing	-	-	-	-	\$104,393	\$104,393
HVAC	-	-	\$66,868	-	\$27,625	\$94,493
Electrical	-	-	-	\$29,294	\$21,872	\$51,166
Fire Alarm & Electronic Systems	-	-	-	\$9,764	-	\$9,764
TOTALS (3% inflation)	-	\$92,400	\$178,500	\$92,000	\$268,500	\$631,400

4. Building 30-35



Building 30-35: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	5,960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Stucco over wood paneling Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 30-35: Systems Summary

Electrical	Source and 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 was found peeling around exterior of building. Interior vinyl wall paneling was painted over with punctures and rips throughout the walls.	

Building 30-35: 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	-	\$27,761	-	\$51,022	\$37,309	\$116,092
Roofing	-	-	\$110,345	-	-	\$110,345
Interiors	-	\$25,000	\$79,754	-	\$115,089	\$219,843
Plumbing	-	-	-	-	\$145,307	\$145,307
HVAC	-	-	\$26,224	-	\$40,521	\$66,745
Electrical	-	-	\$2,504	\$39,322	\$29,358	\$71,184
Fire Alarm & Electronic Systems	-	-	-	\$13,107	-	\$13,107
TOTALS (3% inflation)	-	\$52,800	\$218,900	\$103,500	\$367,600	\$742,800

5. Building 40-45



Building 40-45: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	7,730 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: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, vinyl, ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 40-45: Systems Summary

Electrical	Source and 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	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	Paint was found peeling around exterior of building.	

Building 40-45: 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	-	\$150,982	\$16,821	\$16,445	\$38,599	\$222,847
Roofing	-	\$147,993	\$125,653	-	-	\$273,646
Interiors	-	-	\$31,427	\$143,762	\$184,920	\$360,109
Plumbing	-	-	\$2,782	\$50,025	\$226,258	\$279,065
HVAC	-	-	\$63,886	-	\$52,554	\$116,440
Electrical	-	-	\$3,060	-	\$92,481	\$95,541
Fire Alarm & Electronic Systems	-	-	-	\$17,000	-	\$17,000
Equipment & Furnishings	-	-	\$14,039	\$24,129	\$19,302	\$57,470
TOTALS (3% inflation)	-	\$299,000	\$257,700	\$251,400	\$614,200	\$1,422,300

6. Building 50-56



Building 50-56: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	6,930 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: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, vinyl, and ceramic tile Floors: Carpet and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair

Building 50-56: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and 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 was found peeling around exterior of building.	

Building 50-56: 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	-	\$140,813	\$14,165	-	\$35,202	\$190,180
Roofing	-	-	\$108,128	-	-	\$108,128
Interiors	-	-	\$87,230	\$35,562	\$169,030	\$291,822
Plumbing	-	-	\$15,682	\$14,529	\$175,311	\$205,522
HVAC	-	-	\$69,094	-	\$47,116	\$116,210
Electrical	-	-	\$2,782	\$45,722	\$43,198	\$91,702
Fire Alarm & Electronic Systems	-	-	-	\$15,240	-	\$15,240
TOTALS (3% inflation)	-	\$140,900	\$297,100	\$111,100	\$469,900	\$1,019,000

7. Building 63-64



Building 63-64: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	2,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT, ceramic tile, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 63-64: Systems Summary

Electrical	Source and 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 was found peeling around exterior walls. The interior vinyl walls were painted over with punctures and rips throughout walls.	

Building 63-64: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$20,168	\$3,540	-	\$15,629	\$39,337
Roofing	-	-	\$33,857	-	-	\$33,857
Interiors	-	\$11,284	\$34,618	\$7,462	\$49,884	\$103,248
Plumbing	-	-	-	\$10,662	\$60,432	\$71,094
HVAC	-	-	\$26,224	-	\$17,676	\$43,900
Electrical	-	-	\$1,112	\$16,169	\$12,807	\$30,088
Fire Alarm & Electronic Systems	-	-	-	\$5,717	-	\$5,717
TOTALS (3% inflation)	-	\$31,500	\$99,400	\$40,100	\$156,500	\$327,500

8. Library



Library: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	2008	
Building Size	2,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted lath and plaster, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Library: Systems Summary

Electrical	Source and 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	None observed at time of assessment.	

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	-	\$7,416	-	-	\$19,112	\$26,528
Roofing	-	-	-	\$44,029	-	\$44,029
Interiors	-	-	\$9,959	\$31,986	\$38,507	\$80,452
Plumbing	-	-	-	\$2,491	\$47,538	\$50,029
HVAC	-	-	-	\$7,600	\$14,277	\$21,877
Electrical	-	-	\$758	\$14,176	\$11,361	\$26,295
Fire Alarm & Electronic Systems	-	-	-	\$4,617	-	\$4,617
TOTALS (3% inflation)	-	\$7,500	\$10,800	\$104,900	\$130,800	\$254,000

9. Portables 305-307



Portables 305-307: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1990's	
Building Size	1,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Portables 305-307: Systems Summary

Electrical	Source and 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	Vinyl wall paneling has rips and tears in various locations throughout the building.	

Portables 305-307: 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	-	\$9,505	-	-	\$26,007	\$35,512
Roofing	-	-	\$26,704	-	-	\$26,704
Interiors	-	\$578	\$16,788	\$19,119	\$39,647	\$76,132
Plumbing	-	-	-	-	\$45,259	\$45,259
HVAC	-	-	\$6,955	\$11,142	\$9,628	\$27,725
Electrical	-	-	-	\$11,783	\$9,359	\$21,142
Fire Alarm & Electronic Systems	-	-	-	\$4,178	-	\$4,178
TOTALS (3% inflation)	-	\$10,100	\$50,500	\$46,300	\$129,900	\$236,800

10. Portables 36-38



Portables 36-38: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	2020	
Building Size	3,150 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Portables 36-38: Systems Summary

Electrical	Source and 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	None observed at time of assessment.	

Portables 36-38: 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	-	-	\$11,306	-	\$25,366	\$36,672
Roofing	-	-	-	-	\$79,546	\$79,546
Interiors	-	-	-	\$47,082	\$60,098	\$107,180
Plumbing	-	-	-	-	\$75,368	\$75,368
HVAC	-	-	-	-	\$51,166	\$51,166
Electrical	-	-	-	\$21,749	\$15,516	\$37,265
Fire Alarm & Electronic Systems	-	-	-	\$6,926	-	\$6,926
TOTALS (3% inflation)	-	-	\$11,400	\$75,800	\$307,100	\$394,300

11. Portables 60-62



Portables 60-62: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1990's	
Building Size	3,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Portables 60-62: Systems Summary

Electrical	Source and 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 vinyl wall panels were painted over with punctures and rips throughout the walls.	

Building 60-62: 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	-	\$9,135	-	-	\$25,508	\$34,643
Roofing	-	-	\$41,725	-	-	\$41,725
Interiors	-	\$13,020	\$12,517	\$29,310	\$59,675	\$114,522
Plumbing	-	-	-	-	\$71,143	\$71,143
HVAC	-	-	-	-	\$20,396	\$20,396
Electrical	-	-	\$834	\$19,793	\$14,777	\$35,404
Fire Alarm & Electronic Systems	-	-	-	\$6,597	-	\$6,597
TOTALS (3% inflation)	-	\$22,200	\$55,100	\$55,700	\$191,500	\$324,500

12. STEM Lab



STEM Lab: Systems Summary

Address	405 West Fallbrook Street, Fallbrook, California 92028	
Constructed/Renovated	1954	
Building Size	2,030 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over raised foundation with concrete footings	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl and ceramic tile Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

STEM Lab: Systems Summary

Electrical	Source and 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 exterior paint is peeling around the building. The interior vinyl wall paneling was painted over with punctures and rips throughout.	

STEM Lab: 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	-	\$25,113	-	-	\$14,271	\$39,384
Roofing	-	-	\$34,870	-	-	\$34,870
Interiors	-	\$8,795	\$18,621	\$10,416	\$49,639	\$87,471
Plumbing	-	-	\$1,137	\$2,491	\$24,077	\$27,705
HVAC	-	-	\$10,490	-	\$13,800	\$24,290
Electrical	-	-	\$556	\$13,393	\$9,998	\$23,947
Fire Alarm & Electronic Systems	-	-	-	\$4,464	-	\$4,464
TOTALS (3% inflation)	-	\$34,000	\$65,700	\$30,800	\$111,800	\$242,300

13. Site Summary



Site Information		
System	Description	Condition
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; chain-link fence dumpster enclosures 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, and bushes Irrigation present 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 shed	--
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	-	-	-	\$5,861	-	\$5,861
Special Construction & Demo	-	-	-	-	\$305,732	\$305,732
Site Development	-	\$22,013	\$107,112	\$166,082	\$215,373	\$510,580
Site Pavement	-	-	\$43,458	\$50,380	\$1,031,782	\$1,125,620
TOTALS (3% inflation)	-	\$22,100	\$150,600	\$222,400	\$1,552,900	\$1,948,000

14. 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.

15. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are 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 1954 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	1954	No	No
Building 10-13	1954	No	No
Building 26-29	1954	No	No
Building 30-35	1954	No	No
Building 40-45	1954	No	No
Building 50-56	1954	No	No
Building 63-64	1954	No	No
Library	2008	No	No
Portables 305-307	1990's	No	No
Portables 36-38	2020	No	No
Portables 60-62	1990's	No	No
STEM Lab	1954	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.

16. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

17. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

18. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fallbrook STEM Academy, 405 West Fallbrook Street, Fallbrook, California 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.

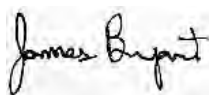
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

James Bryant,
Technical Report Reviewer for
Mark Surdam, RA
Program Manager
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19. 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



6 - PRIMARY ROOF OVERVIEW

Photographic Overview



7 - FRONT OFFICE



8 - STAFF LOUNGE



9 - CLASSROOM



10 - LIBRARY



11 - RESTROOMS



12 - PLUMBING

Photographic Overview



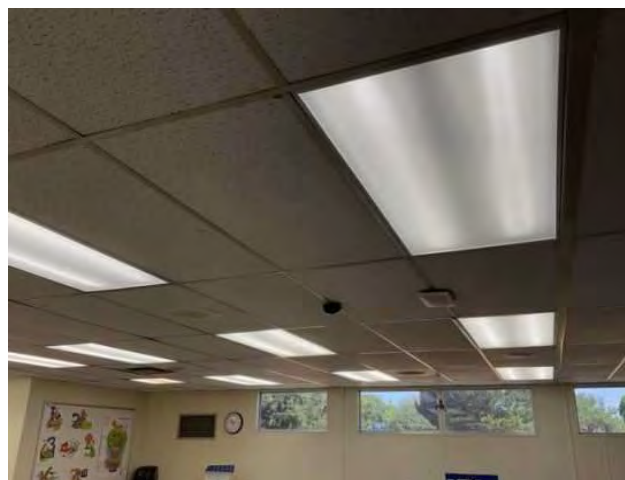
13 – GAS WATER HEATER



14 – ROOFTOP PACAKAGED UNITS



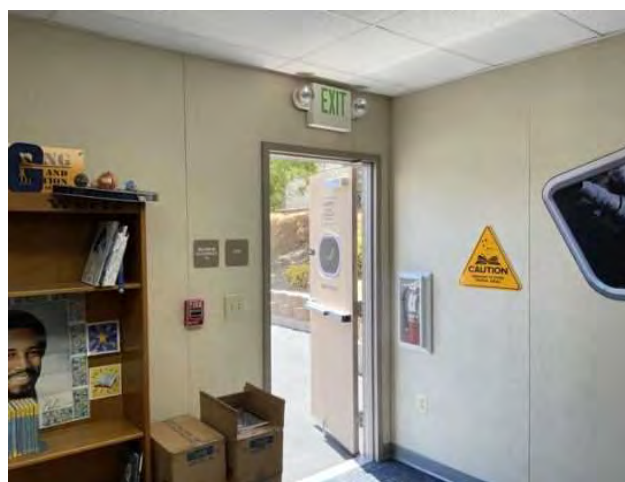
15 - ELECTRICAL SWITCHGEAR



16 - INTERIOR LIGHTING SYSTEM



17 - FIRE ALARM PANEL



18 - FIRE ALARM COMPONENTS

Photographic Overview



19 - FIRE EXTINGUISHER



20 - LUNCH SHADE STRUCTURE



21 - PRIMARY PARKING



22 - PLAYGROUND



23 - SOCCER



24 - BASKETBALL COURT

Appendix B:

Site Plan

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

156879.22R000-002.017

Project Name

Fallbrook STEM Academy

Source

Google

On-Site Date

August 9, 2022



Appendix C:

Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	Fallbrook STEM Academy
Name of person completing form:	Bryson Bickler
Title / Association with property:	Facilities Director
Length of time associated w/ property:	3 yrs
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	1954 Modernization 2003		
2	Building size in SF	Approx 42,000 sq/ft		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC	X	Most replaced in 2002 modernization
		Electrical	X	Modernization 2002
		Elevator		
		Fire & Life Safety	X	2002 --- has some periodic issues.
		Site Pavement		
		Accessibility		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Question		Response				
4	List other significant capital improvements (focus on recent years; provide approximate date).	3 Relo's added 2020: Rooms 36, 37, 38				
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?					
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	We have an immediate need for more office space for support positions. The site does not have a traditional reception or office --- instead it has two relo's that were pushed together for an office. The site needs more room for counselors, social workers, nurses, principals ect. And a traditional "main office". Pest issues and subfloor problems throughout campus.				
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			x		
8	Are there any wall, window, basement or roof leaks?	x				Roofs are due throughout campus Siding and soffits have damage Gutters have issues Façade in general is not in good condition....including covered walkways.
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?			x		
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			x		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			x		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				Units are due to be replaced.
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?	x				Parking lots are not lit.

BV Facility Condition Assessment: Pre-Survey Questionnaire

16	Is there any specialized equipment or system associated with this building? Please describe.				x	
17	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Site parking is a challenge. West parking lot is on a huge slope. Parking in front of the school is inadequate.
18	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
19	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
20	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
21	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fallbrook STEM Academy

BV Project Number: 156879.22R000 - 002.017

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

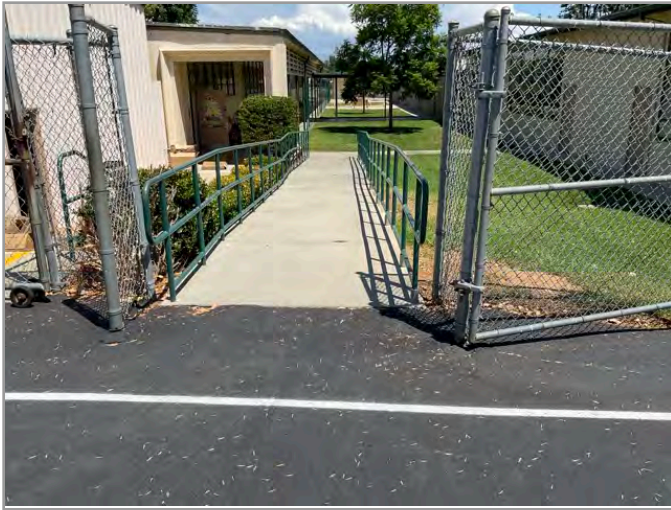


CLOSE-UP OF STALL

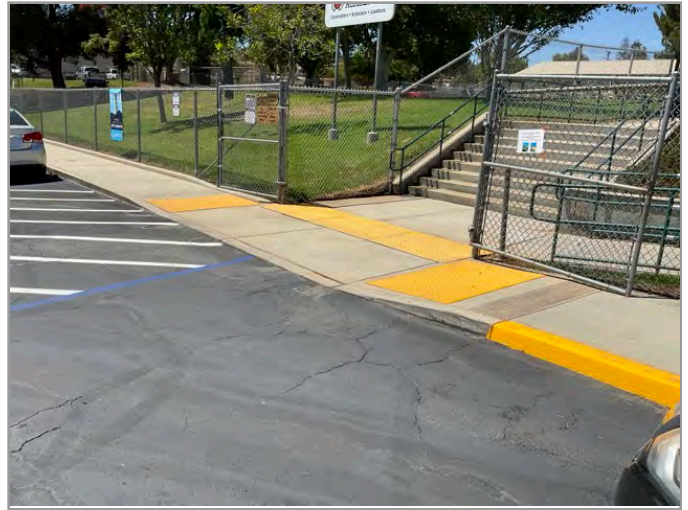
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?			✗	
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
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



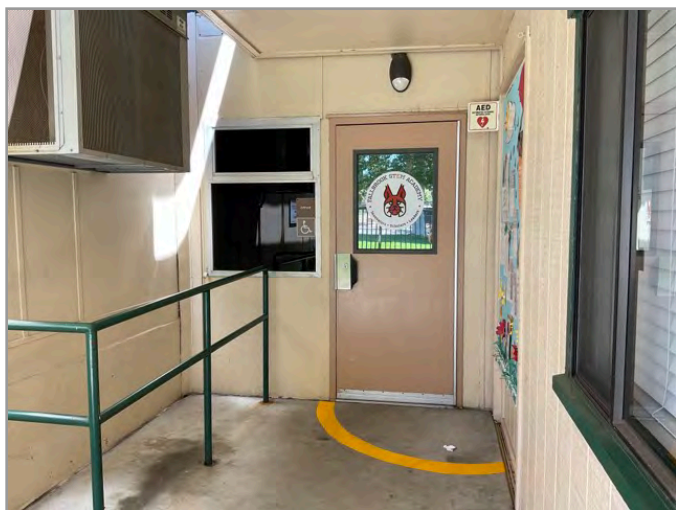
CURB CUT

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



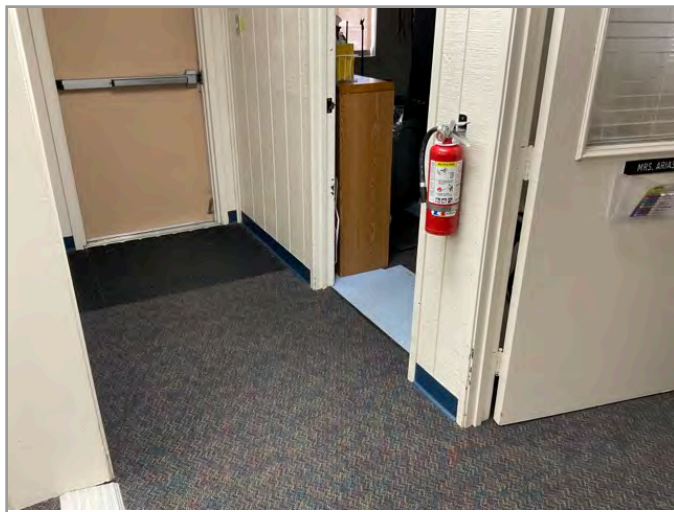
SIGNAGE

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



DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			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



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | 002 - Fallbrook STEM / Building 10-13

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout building	Poor	Structural Flooring/Decking, Wood, Repair	5,440 SF	0	4409542
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	5,600 SF	1	4161063
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	30	1	4161142
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	15	4160969
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,370 SF	3	4160871
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,440 SF	5	4161081
C2010	Throughout building	Poor	Wall Finishes, Vinyl	8,160 SF	2	4160891
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	5,440 SF	1	4161160
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4161099
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,440 SF	20	4161053
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4160834
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4160848
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161003
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON [No tag/plate found]	1	10	4161005
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161130
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,440 SF	10	4161068
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,440 SF	15	4160872
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,440 SF	10	4161123
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,440 SF	10	4161075
D7050	IT	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	8	4160974

Component Condition Report | 002 - Fallbrook STEM / Building 26-29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	4,740 SF	1	4161055
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	40	1	4160890
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	10	4161056
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,060 SF	3	4160901
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	15	4160828

Component Condition Report | 002 - Fallbrook STEM / Building 26-29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,440 SF	5	4161135
C2010	Throughout building	Fair	Wall Finishes, Vinyl	6,600 SF	3	4160942
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,440 SF	7	4161022
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,440 SF	20	4161080
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4161007
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [No tag/plate found]	1	3	4160838
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [No tag/plate found]	1	3	4161124
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,440 SF	10	4160981
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC161]	1	3	4161155
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4160957
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4161077
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4161143
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [No tag/plate found]	1	3	4160863
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161054
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160916
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160899
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161134
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,440 SF	20	4160995
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,440 SF	10	4161035
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,440 SF	10	4161167

Component Condition Report | 002 - Fallbrook STEM / Building 30-35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	8,235 SF	1	4161138
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	30	10	4160892
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	9	10	4160887
Roofing						
B3010	Roof	Fair	Roofing, Metal	7,120 SF	3	4161101
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	15	4161046
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,960 SF	5	4161095
C2010	Throughout building	Poor	Wall Finishes, Vinyl	8,640 SF	2	4160922
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	5	4161159
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,960 SF	5	4160840
Plumbing						

Component Condition Report | 002 - Fallbrook STEM / Building 30-35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,960 SF	20	4160991
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	4160866
D2010	Classrooms	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	4161168
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [HP142]	1	3	4161058
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161020
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [HP141]	1	3	4161034
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [HP151]	1	3	4161164
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,960 SF	10	4160836
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,960 SF	20	4161172
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,960 SF	10	4160846
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	5	4160858
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,960 SF	10	4160896

Component Condition Report | 002 - Fallbrook STEM / Building 40-45

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	8,520 SF	1	4161146
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	64	1	4160988
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	19	5	4160847
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	17	8	4160928
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	10,540 SF	3	4161085
B3010	Walkways	Poor	Roofing, Modified Bitumen	12,000 SF	1	4409544
B3020	Walkways	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,300 LF	1	4409545
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,730 SF	8	4160902
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	5	4160835
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	15	4161102
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	10	4161169
C2010	Throughout building	Fair	Wall Finishes, Vinyl	7,090 SF	3	4160912
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,030 SF	7	4161170
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	3	4160953
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	15	4160993
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	10	4161032
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4161042
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	4160964

Component Condition Report | 002 - Fallbrook STEM / Building 40-45

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,730 SF	20	4161094
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	4160929
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	10	10	4160923
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4161047
D2010	Restrooms	Fair	Urinal, Standard	8	10	4161158
D2010	Restrooms	Fair	Urinal, Standard	2	5	4160903
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	4161106
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vinyl	4	10	4160956
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	9	4160918
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	4160960
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	8	4161114
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC221]	1	3	4161067
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,730 SF	10	4160946
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC222]	1	3	4160951
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4161109
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4160877
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4160894
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4161015
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161087
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF22]	1	3	4161090
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161140
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161120
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161150
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF221]	1	3	4161050
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160862
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	3	4160850
Electrical						
D5020	Mechanical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	21	4160966
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,790 SF	20	4160910
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,730 SF	10	4161097
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	11	5	4161141
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,730 SF	10	4160945
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	4160842
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	4161026
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	4161079
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	4160841
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	4160845

Component Condition Report | 002 - Fallbrook STEM / Building 40-45

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	8	4160950
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	4160913

Component Condition Report | 002 - Fallbrook STEM / Building 50-56

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	7,770 SF	1	4161049
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	60	1	4160958
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	16	5	4160856
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,070 SF	3	4160927
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	1	15	4160949
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,930 SF	10	4161165
C2010	Throughout building	Fair	Wall Finishes, Vinyl	7,400 SF	3	4161036
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	3	4161157
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	15	4160937
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	15	4161139
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,330 SF	4	4160924
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4160985
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	4161151
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	4161093
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	5	4160867
D2010	Restrooms	Fair	Urinal, Standard	3	8	4161136
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vinyl	2	10	4160853
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	4161009
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,930 SF	20	4161038
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC131]	1	3	4161118
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,930 SF	10	4161086
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC134]	1	3	4161154
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC132]	1	3	4160883
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC232]	1	3	4160829
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC231]	1	3	4160932
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC133]	1	3	4161076
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161149
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160944
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	3	4161105
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160832

Component Condition Report | 002 - Fallbrook STEM / Building 50-56

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	5	4161127
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161111
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	3	4160954
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4161098
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	4160911
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	3	4161113
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	5	4160843
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	9	4161116
D5020	Mechanical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	21	4161129
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,930 SF	20	4160914
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	5	4160851
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,930 SF	10	4161065
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,930 SF	10	4161173

Component Condition Report | 002 - Fallbrook STEM / Building 63-64

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	3,450 SF	1	4160939
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	8	1	4160831
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4	5	4160837
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,840 SF	3	4160839
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	3	4160874
C2010	Throughout building	Poor	Wall Finishes, Vinyl	3,900 SF	2	4161088
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	8	4160898
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	3	4161163
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	4	4160921
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4160935
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	8	4160864
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	10	4160882
D2010	Restrooms	Fair	Toilet, Child-Sized	2	10	4161166
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,600 SF	20	4161082
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4160977
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4160886
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161000

Component Condition Report | 002 - Fallbrook STEM / Building 63-64

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161122
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,600 SF	10	4160849
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,600 SF	20	4160909
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	5	4160940
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,600 SF	8	4161119
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,600 SF	10	4160865

Component Condition Report | 002 - Fallbrook STEM / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	1	4161073
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	4	15	4161060
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	4160889
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,310 SF	10	4160876
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	10	4161115
C2010	Throughout building	Fair	Wall Finishes, Vinyl	3,150 SF	5	4161145
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,700 SF	7	4160982
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	400 SF	10	4161089
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,100 SF	20	4160869
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	4161148
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	4161107
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	8	4160931
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,100 SF	10	4161011
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,100 SF	20	4161084
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	10	4160973
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	2	5	4161072
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	4161171
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,100 SF	10	4160947

Component Condition Report | 002 - Fallbrook STEM / Portables 305-307

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

Component Condition Report | 002 - Fallbrook STEM / Portables 305-307

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,820 SF	1	4160854
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	15	4161110
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	4160861
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,240 SF	3	4166046
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,900 SF	5	4160961
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,650 SF	5	4161028
C2010	Throughout building	Poor	Wall Finishes, Vinyl	200 SF	2	4161048
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	7	4161092
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4161108
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,900 SF	20	4160875
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	16	4160938
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	5	4161059
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,900 SF	10	4160979
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,900 SF	20	4160870
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,900 SF	6	4160917
D5040	Throughout building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	10	4161066
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,900 SF	10	4160998

Component Condition Report | 002 - Fallbrook STEM / Portables 36-38

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,980 SF	5	4160859
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	6	15	4160906
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	4160827
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,600 SF	15	4160987
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,150 SF	15	4161137
C2010	Throughout building	Fair	Wall Finishes, Vinyl	4,720 SF	8	4160948
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,150 SF	6	4161062
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,150 SF	20	4160826
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	4160959
HVAC						

Component Condition Report | 002 - Fallbrook STEM / Portables 36-38

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	17	4160833
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	17	4160888
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	17	4161078
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,150 SF	10	4160897
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,150 SF	20	4161162
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	10	4161117
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,150 SF	10	4161152
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,150 SF	10	4160955

Component Condition Report | 002 - Fallbrook STEM / Portables 60-62

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,710 SF	1	4160996
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	15	4161083
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	4160963
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,500 SF	3	4160884
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	3	4161112
C2010	Throughout building	Poor	Wall Finishes, Vinyl	4,500 SF	2	4160895
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	6	4161132
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	4160926
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,000 SF	20	4161070
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	10	4160868
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	4161104
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	10	4161133
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	5	4160952
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,000 SF	10	4160934

Component Condition Report | 002 - Fallbrook STEM / STEM Lab

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,250 SF	1	4161144
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	24	1	4161064

Component Condition Report | 002 - Fallbrook STEM / STEM Lab

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	15	4160844
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,250 SF	3	4161030
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,030 SF	10	4160905
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	20	4160943
C2010	Throughout building	Poor	Wall Finishes, Vinyl	3,040 SF	2	4161131
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	4160855
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	1,830 SF	5	4160879
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4161103
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,030 SF	20	4161074
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	4161044
D2010	Restrooms	Fair	Toilet, Child-Sized	1	5	4160941
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4160919
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4161156
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,030 SF	10	4161121
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,030 SF	20	4161018
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	4161128
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,030 SF	10	4160857
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,030 SF	10	4161091

Component Condition Report | 002 - Fallbrook STEM

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	120	3	4578631

Component Condition Report | 002 - Fallbrook STEM / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	3	6	4161071
Special Construction & Demo						
F1020	Site	Fair	Shed, Metal-Framed, Standard	800 SF	20	4160852
F1020	Site	Fair	Shade Structure, Metal-Framed, Standard	2,670 SF	10	4160930
Pedestrian Plazas & Walkways						
G2020	Playground	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,580 SF	3	4161040
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,430 SF	3	4160907

Component Condition Report | 002 - Fallbrook STEM / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Concrete	26,200 SF	20	4160915
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,430 SF	10	4160873
G2020	Playground	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	38,580 SF	10	4161126
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	4160983
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	4160936
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	4161052
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	4160878
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	8	4161002
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	4161061
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	4160830
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	10	4160893
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	8	4160904
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	19,020 SF	2	4161051
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	5	4161096
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	4161125
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,890 LF	3	4160933

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/2/2023

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
002 - Fallbrook STEM	\$0	\$0	\$0	\$329,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,038
002 - Fallbrook STEM / Building 10-13	\$65,285	\$86,640	\$23,612	\$96,923	\$0	\$24,081	\$0	\$0	\$5,528	\$0	\$88,706	\$86,987	\$0	\$0	\$0	\$39,434	\$0	\$36,786	\$0	\$0	\$117,913	\$671,896
002 - Fallbrook STEM / Building 26-29	\$0	\$92,393	\$0	\$188,899	\$0	\$19,654	\$0	\$44,682	\$0	\$0	\$73,311	\$21,475	\$0	\$0	\$0	\$10,538	\$0	\$60,048	\$30,646	\$0	\$118,110	\$659,757
002 - Fallbrook STEM / Building 30-35	\$0	\$27,762	\$25,001	\$136,574	\$0	\$82,261	\$0	\$0	\$0	\$0	\$142,076	\$37,309	\$0	\$0	\$0	\$78,528	\$0	\$38,950	\$0	\$0	\$168,396	\$736,858
002 - Fallbrook STEM / Building 40-45	\$0	\$298,980	\$0	\$239,536	\$0	\$43,786	\$0	\$70,746	\$85,486	\$17,651	\$210,548	\$38,601	\$0	\$0	\$0	\$90,426	\$0	\$95,077	\$37,936	\$0	\$205,924	\$1,434,698
002 - Fallbrook STEM / Building 50-56	\$0	\$140,815	\$0	\$226,750	\$58,296	\$37,690	\$0	\$0	\$4,561	\$8,541	\$156,672	\$35,203	\$0	\$7,210	\$78,345	\$61,361	\$0	\$0	\$34,361	\$0	\$187,106	\$1,036,909
002 - Fallbrook STEM / Building 63-64	\$0	\$20,171	\$11,285	\$72,603	\$22,103	\$4,654	\$0	\$0	\$26,673	\$0	\$28,591	\$15,631	\$0	\$0	\$29,704	\$4,079	\$0	\$17,582	\$2,600	\$0	\$69,163	\$324,840
002 - Fallbrook STEM / Library	\$0	\$7,417	\$0	\$0	\$0	\$10,719	\$0	\$17,108	\$7,601	\$0	\$94,424	\$9,967	\$0	\$0	\$0	\$5,439	\$0	\$22,992	\$0	\$0	\$76,109	\$251,776
002 - Fallbrook STEM / Portables 305-307	\$0	\$9,507	\$579	\$26,704	\$0	\$23,746	\$11,138	\$19,121	\$0	\$0	\$15,967	\$12,776	\$0	\$0	\$0	\$13,768	\$9,629	\$26,598	\$0	\$0	\$67,144	\$236,677
002 - Fallbrook STEM / Portables 36-38	\$0	\$0	\$0	\$0	\$0	\$11,307	\$30,777	\$0	\$16,308	\$0	\$47,153	\$0	\$0	\$0	\$0	\$120,112	\$41,361	\$29,754	\$0	\$0	\$94,435	\$391,207
002 - Fallbrook STEM / Portables 60-62	\$0	\$9,136	\$13,021	\$54,244	\$0	\$835	\$29,311	\$0	\$0	\$0	\$43,986	\$12,278	\$0	\$0	\$0	\$15,808	\$39,392	\$20,287	\$0	\$0	\$83,351	\$321,647
002 - Fallbrook STEM / Site	\$0	\$0	\$33,022	\$124,754	\$0	\$37,855	\$5,862	\$0	\$141,638	\$0	\$769,080	\$43,086	\$0	\$58,406	\$47,081	\$0	\$0	\$51,447	\$67,709	\$0	\$602,431	\$1,982,371
002 - Fallbrook STEM / STEM Lab	\$0	\$25,115	\$8,797	\$45,362	\$0	\$20,318	\$0	\$0	\$0	\$0	\$42,674	\$10,194	\$0	\$0	\$0	\$31,488	\$0	\$13,705	\$0	\$0	\$42,611	\$240,264
Grand Total	\$65,285	\$717,934	\$115,316	\$1,541,386	\$80,399	\$316,907	\$77,088	\$151,656	\$287,797	\$26,193	\$1,713,189	\$323,507	\$0	\$65,616	\$155,130	\$470,982	\$90,382	\$413,225	\$173,253	\$0	\$1,832,692	\$8,617,936

002 - Fallbrook STEM

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
B2020	Building Exterior	4578631	Window, Steel, 28-40 SF, Replace	30	27	3	120	EA		\$2,509.30	\$301,116				\$301,116																		\$301,116
Totals, Unescalated												\$0	\$0	\$0	\$301,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$301,116
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$329,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,038

002 - Fallbrook STEM / Building 10-13

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		
B1010	Throughout building	4409542	Structural Flooring/Decking, Wood, Repair		0	0	0	5440	SF	\$12.00	\$65,285	\$65,285																					\$65,285		
B2010	Building Exterior	4161063	Exterior Walls, any painted surface, Prep & Paint		10	9	1	5600	SF	\$3.27	\$18,329		\$18,329									\$18,329											\$36,658		
B2020	Building Exterior	4161142	Window, Aluminum Double-Glazed, up to 15 SF, Replace		30	29	1	30	EA	\$709.15	\$21,275		\$21,275																				\$21,275		
B2050	Building Exterior	4160969	Exterior Door, Steel, Standard, Replace		40	25	15	8	EA	\$654.60	\$5,237																\$5,237						\$5,237		
B3010	Roof	4160871	Roofing, Modified Bitumen, Replace		20	17	3	6370	SF	\$10.91	\$69,497			\$69,497																			\$69,497		
C1070	Throughout building	4161081	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	5440	SF	\$3.82	\$20,773						\$20,773																\$20,773		
C2010	Throughout building	4160891	Wall Finishes, Vinyl, Replace		15	13	2	8160	SF	\$2.73	\$22,256			\$22,256															\$22,256				\$44,513		
C2030	Throughout building	4161160	Flooring, Carpet, Commercial Standard, Replace		10	9	1	5440	SF	\$8.18	\$44,513		\$44,513									\$44,513											\$89,026		
D2010	Throughout building	4161053	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	5440	SF	\$12.00	\$65,285																				\$65,285		\$65,285		
D2010	Classrooms	4161099	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	4	EA	\$1,309.20	\$5,237																\$5,237						\$5,237		
D3030	Building exterior	4160834	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																		\$4,800		
D3030	Building exterior	4160848	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																		\$4,800		
D3030	Building exterior	4161003	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																		\$4,800		
D3030	Building exterior	4161130	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																		\$4,800		
D3030	Roof	4161005	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace		15	5	10	1	EA	\$6,655.10	\$6,655											\$6,655											\$6,655		
D3050	Throughout building	4161068	HVAC System, Ductwork, Medium Density, Replace		30	20	10	5440	SF	\$4.36	\$23,740												\$23,740										\$23,740		
D5030	Throughout building	4160872	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	25	15	5440	SF	\$2.73	\$14,838																\$14,838						\$14,838		
D5040	Throughout building	4161123	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	5440	SF	\$4.91	\$26,708											\$26,708											\$26,708		
D7050	IT	4160974	Fire Alarm Panel, Multiplex, Replace		15	7	8	1	EA	\$4,364.00	\$4,364									\$4,364													\$4,364		
D7050	Throughout building	4161075	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	5440	SF	\$1.64	\$8,903											\$8,903											\$8,903		
Totals, Unescalated												\$65,285	\$84,116	\$22,256	\$88,698		\$0	\$20,773	\$0	\$0	\$0	\$4,364	\$0	\$66,006	\$62,842	\$0	\$0	\$0	\$25,311	\$0	\$22,256	\$0	\$0	\$65,285	\$527,193
Totals, Escalated (3.0% inflation, compounded annually)												\$65,285	\$86,640	\$23,612	\$96,923		\$0	\$24,081	\$0	\$0	\$0	\$5,528	\$0	\$88,706	\$86,987	\$0	\$0	\$0	\$39,434	\$0	\$36,786	\$0	\$0	\$117,913	\$671,896

002 - Fallbrook STEM / Building 26-29

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	4161055	Exterior Walls, any painted surface, Prep & Paint		10	9	1	4740	SF	\$3.27	\$15,514		\$15,514										\$15,514										\$31,028		
B2020	Building Exterior	4160890	Window, Steel, 16-25 SF, Replace		30	29	1	40	EA	\$1,854.70	\$74,188		\$74,188																					\$74,188	
B2050	Building Exterior	4161056	Exterior Door, Wood, Solid-Core, Replace		25	15	10	8	EA	\$763.70	\$6,110											\$6,110												\$6,110	
B3010	Roof	4160901	Roofing, Modified Bitumen, Replace		20	17	3	6060	SF	\$10.91	\$66,115				\$66,115																			\$66,115	
C1030	Classrooms	4160828	Interior Door, Wood, Solid-Core, Replace		40	25	15	2	EA	\$763.70	\$1,527																\$1,527							\$1,527	
C1070	Throughout building	4161135	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	4440	SF	\$3.82	\$16,954						\$16,954																	\$16,954	
C2010	Throughout building	4160942	Wall Finishes, Vinyl, Replace		15	12	3	6600	SF	\$2.73	\$18,002				\$18,002																\$18,002			\$36,003	
C2030	Throughout building	4161022	Flooring, Carpet, Commercial Standard, Replace		10	3	7	4440	SF	\$8.18	\$36,330								\$36,330										\$36,330					\$72,661	
D2010	Throughout building	4161080	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	4440	SF	\$12.00	\$53,284																					\$53,284			\$53,284
D2010	Throughout building	4161007	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	4	EA	\$1,309.20	\$5,237																\$5,237								\$5,237

Replacement Reserves Report



2/2/2023

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
D3050	Roof	4160838	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4161124	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4161155	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4160957	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4161077	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.75	\$9,001					\$9,001																		\$9,001
D3050	Roof	4161143	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4160863	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Throughout building	4160981	HVAC System, Ductwork, Medium Density, Replace		30	20	10	4440	SF	\$4.36	\$19,376											\$19,376												\$19,376
D3060	Roof	4161054	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	4160916	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	4160899	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	4161134	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	4160995	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	4440	SF	\$2.73	\$12,110																					\$12,110		\$12,110
D5040	Throughout building	4161035	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	4440	SF	\$4.91	\$21,798											\$21,798												\$21,798
D7050	Throughout building	4161167	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	4440	SF	\$1.64	\$7,266											\$7,266												\$7,266
Totals, Unescalated													\$0	\$89,702	\$0	\$172,869	\$0	\$16,954	\$0	\$36,330	\$0	\$0	\$54,550	\$15,514	\$0	\$0	\$0	\$6,764	\$0	\$36,330	\$18,002	\$0	\$65,395	\$512,410
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$92,393	\$0	\$188,899	\$0	\$19,654	\$0	\$44,682	\$0	\$0	\$73,311	\$21,475	\$0	\$0	\$0	\$10,538	\$0	\$60,048	\$30,646	\$0	\$118,110	\$659,757

002 - Fallbrook STEM / Building 30-35

Form	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	4161138			Exterior Walls, any painted surface, Prep & Paint	10	9	1	8235	SF	\$3.27	\$26,953		\$26,953										\$26,953										\$53,906
B2020		Building Exterior	4160892			Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	30	EA	\$1,036.45	\$31,094											\$31,094											\$31,094
B2050		Building Exterior	4160887			Exterior Door, Wood, Solid-Core, Replace	25	15	10	9	EA	\$763.70	\$6,873											\$6,873											\$6,873
B3010		Roof	4161101			Roofing, Metal, Replace	40	37	3	7120	SF	\$14.18	\$100,983			\$100,983																			\$100,983
C1030		Throughout building	4161046			Interior Door, Steel, Standard, Replace	40	25	15	3	EA	\$654.60	\$1,964																\$1,964						\$1,964
C1070		Throughout building	4161095			Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	5960	SF	\$3.82	\$22,758						\$22,758																\$22,758
C2010		Throughout building	4160922			Wall Finishes, Vinyl, Replace	15	13	2	8640	SF	\$2.73	\$23,566			\$23,566															\$23,566				\$47,131
C2030		Throughout building	4161159			Flooring, Vinyl Tile (VCT), Replace	15	10	5	1000	SF	\$5.46	\$5,455						\$5,455														\$5,455		\$10,910
C2030		Throughout building	4160840			Flooring, Carpet, Commercial Standard, Replace	10	5	5	4960	SF	\$8.18	\$40,585						\$40,585									\$40,585							\$81,170
D2010		Throughout building	4160991			Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5960	SF	\$12.00	\$71,526																				\$71,526		\$71,526
D2010		Classrooms	4161168			Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,727.50	\$2,728											\$2,728											\$2,728
D2010		Throughout building	4160866			Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	6	EA	\$1,309.20	\$7,855															\$7,855							\$7,855
D3030		Building exterior	4161058			Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001						\$6,001																\$6,001
D3030		Building exterior	4161020			Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001						\$6,001																\$6,001
D3030		Building exterior	4161034			Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001						\$6,001																\$6,001
D3030		Building exterior	4161164			Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,000.50	\$6,001						\$6,001																\$6,001
D3050		Throughout building	4160836			HVAC System, Ductwork, Medium Density, Replace	30	20	10	5960	SF	\$4.36	\$26,009											\$26,009											\$26,009
D5030		Throughout building	4161172			Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5960	SF	\$2.73	\$16,256																				\$16,256		\$16,256
D5040		Building exterior	4160858			Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	9	EA	\$240.02	\$2,160						\$2,160																\$2,160
D5040		Throughout building	4160846			Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5960	SF	\$4.91	\$29,261											\$29,261											\$29,261
D7050		Throughout building	4160896			Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5960	SF	\$1.64	\$9,754											\$9,754											\$9,754
Totals, Unescalated														\$0	\$26,953	\$23,566	\$124,985	\$0	\$70,959	\$0	\$0	\$0	\$0	\$105,718	\$26,953	\$0	\$0	\$0	\$50,404	\$0	\$23,566	\$0	\$0	\$93,237	\$546,340
Totals, Escalated (3,0% inflation, compounded annually)														\$0	\$27,762	\$25,001	\$136,574	\$0	\$82,261	\$0	\$0	\$0	\$0	\$142,076	\$37,309	\$0	\$0	\$0	\$78,528	\$0	\$38,950	\$0	\$0	\$168,396	\$736,858

002 - Fallbrook STEM / Building 40-45

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	4161146	Exterior Walls, any painted surface, Prep & Paint		10	9	1	8520	SF	\$3.27	\$27,886		\$27,886										\$27,886										\$55,772
B2020	Building Exterior	4160988	Window, Steel, 16-25 SF, Replace		30	29	1	64	EA	\$1,854.70	\$118,701		\$118,701																				\$118,701
B2050	Building Exterior	4160847	Exterior Door, Wood, Solid-Core, Replace		25	20	5	19	EA	\$763.70	\$14,510					\$14,510																	\$14,510
B2050	Building Exterior	4160928	Exterior Door, Wood, Solid-Core, Replace		25	17	8	17	EA	\$763.70	\$12,983									\$12,983													\$12,983
B3010	Walkways	4409544	Roofing, Modified Bitumen, Replace		20	19	1	12000	SF	\$10.91	\$130,920		\$130,920																				\$130,920
B3010	Roof	4161085	Roofing, Modified Bitumen, Replace		20	17	3	10540	SF	\$10.91	\$114,991				\$114,991																		\$114,991
B3020	Walkways	4409545	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	19	1	1300	LF	\$9.82	\$12,765		\$12,765																				\$12,765
C1070	Throughout building	4160902	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	17	8	7730	SF	\$3.82	\$29,517									\$29,517													\$29,517
C2010	Restrooms	4161169	Wall Finishes, Ceramic Tile, Replace		40	30	10	750	SF	\$19.64	\$14,729											\$14,729											\$14,729
C2010	Restrooms	4161102	Wall Finishes, Ceramic Tile, Replace		40	25	15	900	SF	\$19.64	\$17,674															\$17,674							\$17,674
C2010	Throughout building	4160912	Wall Finishes, Vinyl, Replace		15	12	3	7090	SF	\$2.73	\$19,338				\$19,338																\$19,338		\$38,676
C2010	Throughout building	4160835	Wall Finishes, any surface, Prep & Paint		10	5	5	4000	SF	\$1.64	\$6,546						\$6,546									\$6,546							\$13,092

Replacement Reserves Report



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Unif	mat 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	
C2030		Restrooms		4161032	Flooring, Ceramic Tile, Replace		40	30	10	600	SF	\$19.64	\$11,783										\$11,783												\$11,783	
C2030		Restrooms		4160993	Flooring, Ceramic Tile, Replace		40	25	15	500	SF	\$19.64	\$9,819																\$9,819							\$9,819
C2030		Throughout building		4160953	Flooring, Vinyl Tile (VCT), Replace		15	12	3	200	SF	\$5.46	\$1,091				\$1,091															\$1,091				\$2,182
C2030		Throughout building		4161170	Flooring, Carpet, Commercial Standard, Replace		10	3	7	7030	SF	\$8.18	\$57,523								\$57,523										\$57,523					\$115,046
C2050		Restrooms		4161042	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	600	SF	\$2.18	\$1,309						\$1,309										\$1,309							\$2,618
D2010		Mechanical room		4160918	Water Heater, Gas, Commercial (125 MBH), Replace		20	11	9	1	EA	\$13,528.40	\$13,528									\$13,528														\$13,528
D2010		Throughout building		4161094	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	7730	SF	\$12.00	\$92,768																				\$92,768			\$92,768
D2010		Restrooms		4160903	Urinal, Standard, Replace		30	25	5	2	EA	\$1,200.10	\$2,400						\$2,400																	\$2,400
D2010		Building exterior		4161047	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	7	8	1	EA	\$1,636.50	\$1,637									\$1,637														\$1,637
D2010		Restrooms		4161114	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	22	8	4	EA	\$1,854.70	\$7,419									\$7,419														\$7,419
D2010		Throughout building		4160923	Toilet, Commercial Water Closet, Replace		30	20	10	10	EA	\$1,418.30	\$14,183										\$14,183													\$14,183
D2010		Restrooms		4161158	Urinal, Standard, Replace		30	20	10	8	EA	\$1,200.10	\$9,601										\$9,601													\$9,601
D2010		Restrooms		4160956	Sink/Lavatory, Wall-Hung, Vinyl, Replace		30	20	10	4	EA	\$3,709.40	\$14,838										\$14,838													\$14,838
D2010		Restrooms		4160960	Toilet, Commercial Water Closet, Replace		30	20	10	3	EA	\$1,418.30	\$4,255										\$4,255													\$4,255
D2010		Kitchen		4160964	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace		30	15	15	1	EA	\$1,745.60	\$1,746																\$1,746							\$1,746
D2010		Throughout building		4160929	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	6	EA	\$1,309.20	\$7,855																\$7,855							\$7,855
D2010		Kitchen		4161106	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace		30	15	15	1	EA	\$2,727.50	\$2,728																\$2,728							\$2,728
D3050		Roof		4161067	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274				\$12,274																			\$12,274
D3050		Roof		4160951	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274				\$12,274																			\$12,274
D3050		Roof		4161109	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274				\$12,274																			\$12,274
D3050		Roof		4160877	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.75	\$9,001				\$9,001																			\$9,001
D3050		Roof		4160894	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274				\$12,274																			\$12,274
D3050		Roof		4161015	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274				\$12,274																			\$12,274
D3050		Throughout building		4160946	HVAC System, Ductwork, Medium Density, Replace		30	20	10	7730	SF	\$4.36	\$33,734										\$33,734													\$33,734
D3060		Roof		4161087	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		4161090	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309				\$1,309																			\$1,309
D3060		Roof		4161140	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		4161120	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		4161150	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		4161050	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309				\$1,309																			\$1,309
D3060		Roof		4160862	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		4160850	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309				\$1,309																			\$1,309
D5030		Throughout building		4160910	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	7790	SF	\$2.73	\$21,247																				\$21,247			\$21,247
D5040		Building exterior		4161141	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	11	EA	\$240.02	\$2,640						\$2,640																	\$2,640
D5040		Throughout building		4161097	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	1																												

Replacement Reserves Report

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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	
C2030	Throughout building	4160924	Flooring, Carpet, Commercial Standard, Replace		10	6	4	6330	SF	\$8.18	\$51,795					\$51,795										\$51,795							\$103,590	
C2050	Restrooms	4160985	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	600	SF	\$2.18	\$1,309						\$1,309										\$1,309						\$2,618	
D2010	Utility closet	4160867	Water Heater, Electric, Commercial (12 kW), Replace		20	15	5	1	EA	\$13,528.40	\$13,528						\$13,528																\$13,528	
D2010	Throughout building	4161038	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	6930	SF	\$12.00	\$83,167																				\$83,167		\$83,167	
D2010	Restrooms	4161136	Urinal, Standard, Replace		30	22	8	3	EA	\$1,200.10	\$3,600									\$3,600													\$3,600	
D2010	Restrooms	4161151	Toilet, Commercial Water Closet, Replace		30	20	10	5	EA	\$1,418.30	\$7,092											\$7,092											\$7,092	
D2010	Restrooms	4160853	Sink/Lavatory, Wall-Hung, Vinyl, Replace		30	20	10	2	EA	\$3,709.40	\$7,419											\$7,419											\$7,419	
D2010	Throughout building	4161009	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	6	EA	\$1,309.20	\$7,855																\$7,855							\$7,855
D2010	Utility closet	4161093	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	15	20	1	EA	\$1,527.40	\$1,527																				\$1,527		\$1,527	
D3050	Roof	4161118	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.75	\$9,001					\$9,001																		\$9,001
D3050	Roof	4161154	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4160883	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4160829	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4160932	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Roof	4161076	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$12,273.75	\$12,274					\$12,274																		\$12,274
D3050	Throughout building	4161086	HVAC System, Ductwork, Medium Density, Replace		30	20	10	6930	SF	\$4.36	\$30,243											\$30,243												\$30,243
D3060	Roof	4161149	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	4160944	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	4161105	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309					\$1,309																		\$1,309
D3060	Roof	4160832	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	4161111	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	4160954	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309					\$1,309																		\$1,309
D3060	Roof	4161098	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	4160911	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	4161113	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,309.20	\$1,309					\$1,309																		\$1,309
D3060	Roof	4161127	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	15	5	1	EA	\$1,527.40	\$1,527						\$1,527																	\$1,527
D3060	Roof	4160843	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	15	5	1	EA	\$1,527.40	\$1,527						\$1,527																	\$1,527
D5020	Mechanical room	4161116	Distribution Panel, 120/208 V, Replace		30	21	9	1	EA	\$6,546.00	\$6,546										\$6,546													\$6,546
D5030	Throughout building	4160914	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	6930	SF	\$2.73	\$18,902																					\$18,902		\$18,902
D5040	Building exterior	4160851	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	10	EA	\$240.02	\$2,400						\$2,400																	\$2,400
D5040	Throughout building	4161065	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	6930	SF	\$4.91	\$34,023											\$34,023												\$34,023
D7050	Throughout building	4161173	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	6930	SF	\$1.64	\$11,341											\$11,341												

Replacement Reserves Report

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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
D5040	Throughout building	4161119	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2600	SF	\$4.91	\$12,765										\$12,765													\$12,765
D7050	Throughout building	4160865	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	2600	SF	\$1.64	\$4,255												\$4,255											\$4,255
Totals, Unescalated												\$0	\$19,583	\$10,637	\$66,442	\$19,638	\$4,015	\$0	\$0	\$21,056	\$0	\$21,275	\$11,292	\$0	\$0	\$19,638	\$2,618	\$0	\$10,637	\$1,527	\$0	\$38,294	\$246,653
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$20,171	\$11,285	\$72,603	\$22,103	\$4,654	\$0	\$0	\$26,673	\$0	\$28,591	\$15,631	\$0	\$0	\$29,704	\$4,079	\$0	\$17,582	\$2,600	\$0	\$69,163	\$324,840

002 - Fallbrook STEM / Library

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	4161073	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2200	SF	\$3.27	\$7,201		\$7,201											\$7,201										\$14,401
B2020	Building Exterior	4161060	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	4	EA	\$709.15	\$2,837																\$2,837							\$2,837
B2050	Building Exterior	4160889	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	\$654.60	\$2,618																				\$2,618			\$2,618
B3010	Roof	4160876	Roofing, Metal, Replace	40	30	10	2310	SF	\$14.18	\$32,763												\$32,763											\$32,763
C1070	Throughout building	4161115	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2100	SF	\$3.82	\$8,019												\$8,019											\$8,019
C2010	Throughout building	4161145	Wall Finishes, Vinyl, Replace	15	10	5	3150	SF	\$2.73	\$8,592						\$8,592															\$8,592		\$17,183
C2030	Throughout building	4161089	Flooring, Vinyl Sheeting, Replace	15	5	10	400	SF	\$7.64	\$3,055												\$3,055											\$3,055
C2030	Throughout building	4160982	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1700	SF	\$8.18	\$13,910								\$13,910											\$13,910				\$27,821
D2010	Throughout building	4160869	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	2100	SF	\$12.00	\$25,202																					\$25,202		\$25,202
D2010	Restrooms	4161148	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	1	EA	\$1,854.70	\$1,855												\$1,855											\$1,855
D2010	Restrooms	4161107	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,418.30	\$1,418												\$1,418											\$1,418
D3030	Building exterior	4160931	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,000.50	\$6,001										\$6,001													\$6,001
D3050	Throughout building	4161011	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2100	SF	\$4.36	\$9,164												\$9,164											\$9,164
D5030	Throughout building	4161084	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2100	SF	\$2.73	\$5,728																				\$5,728			\$5,728
D5040	Throughout building	4161072	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	2	EA	\$327.30	\$655						\$655										\$655							\$1,309
D5040	Throughout building	4160973	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2100	SF	\$4.91	\$10,310												\$10,310											\$10,310
D5040	Building exterior	4161171	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$240.02	\$240												\$240											\$240
D7050	Throughout building	4160947	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	2100	SF	\$1.64	\$3,437												\$3,437											\$3,437
Totals, Unescalated												\$0	\$7,201	\$0	\$0	\$0	\$9,246	\$0	\$13,910	\$6,001	\$0	\$70,260	\$7,201	\$0	\$0	\$0	\$3,491	\$0	\$13,910	\$0	\$0	\$42,140	\$173,360
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$7,417	\$0	\$0	\$0	\$10,719	\$0	\$17,108	\$7,601	\$0	\$94,424	\$9,967	\$0	\$0	\$0	\$5,439	\$0	\$22,992	\$0	\$0	\$76,109	\$251,776

002 - Fallbrook STEM / Portables 305-307

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	4160854	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2820	SF	\$3.27	\$9,230		\$9,230											\$9,230										\$18,460
B2020	Building Exterior	4161110	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	6	EA	\$1,036.45	\$6,219																\$6,219							\$6,219
B2050	Building Exterior	4160861	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$654.60	\$1,964																				\$1,964			\$1,964
B3010	Roof	4166046	Roofing, Modified Bitumen, Replace	20	17	3	2240	SF	\$10.91	\$24,438				\$24,438																			\$24,438
C1070	Throughout building	4160961	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	1900	SF	\$3.82	\$7,255						\$7,255																	\$7,255
C2010	Throughout building	4161048	Wall Finishes, Vinyl, Replace	15	13	2	200	SF	\$2.73	\$546			\$546																\$546				\$1,091
C2010	Throughout building	4161028	Wall Finishes, Vinyl, Replace	15	10	5	2650	SF	\$2.73	\$7,228						\$7,228															\$7,228		\$14,456
C2030	Throughout building	4161092	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1900	SF	\$8.18	\$15,547								\$15,547										\$15,547					\$31,094
D2010	Throughout building	4160875	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	1900	SF	\$12.00	\$22,802																					\$22,802		\$22,802
D2010	Throughout building	4161108	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,309.20	\$2,618																\$2,618							\$2,618
D3030	Building exterior	4161059	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,000.50	\$6,001						\$6,001																	\$6,001
D3030	Building exterior	4160938	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$6,000.50	\$6,001																	\$6,001						\$6,001
D3050	Throughout building	4160979	HVAC System, Ductwork, Medium Density, Replace	30	20	10	1900	SF	\$4.36	\$8,292												\$8,292											

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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	
C2030	Throughout building	4161062	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3150	SF	\$8.18	\$25,775							\$25,775										\$25,775						\$51,550
D2010	Throughout building	4160826	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	3150	SF	\$12.00	\$37,803																					\$37,803		\$37,803
D2010	Throughout building	4160959	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	3	EA	\$1,309.20	\$3,928																					\$3,928		\$3,928
D3030	Building exterior	4160833	Heat Pump, Packaged & Wall-Mounted, Replace	20	3	17	1	EA	\$6,000.50	\$6,001																		\$6,001					\$6,001
D3030	Building exterior	4160888	Heat Pump, Packaged & Wall-Mounted, Replace	20	3	17	1	EA	\$6,000.50	\$6,001																		\$6,001					\$6,001
D3030	Building exterior	4161078	Heat Pump, Packaged & Wall-Mounted, Replace	20	3	17	1	EA	\$6,000.50	\$6,001																		\$6,001					\$6,001
D3050	Throughout building	4160897	HVAC System, Ductwork, Medium Density, Replace	30	20	10	3150	SF	\$4.36	\$13,747											\$13,747												\$13,747
D5030	Throughout building	4161162	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3150	SF	\$2.73	\$8,592																					\$8,592		\$8,592
D5040	Building exterior	4161117	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	3	EA	\$240.02	\$720											\$720												\$720
D5040	Throughout building	4161152	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3150	SF	\$4.91	\$15,465											\$15,465												\$15,465
D7050	Throughout building	4160955	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3150	SF	\$1.64	\$5,155											\$5,155												\$5,155
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$9,754	\$25,775	\$0	\$12,874	\$0	\$35,087	\$0	\$0	\$0	\$0	\$77,096	\$25,775	\$18,002	\$0	\$0	\$52,286		\$256,647
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$11,307	\$30,777	\$0	\$16,308	\$0	\$47,153	\$0	\$0	\$0	\$0	\$120,112	\$41,361	\$29,754	\$0	\$0	\$94,435		\$391,207

002 - Fallbrook STEM / Portables 60-62

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	4160996	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2710	SF	\$3.27	\$8,870		\$8,870										\$8,870											\$17,740
B2020	Building Exterior	4161083	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	6	EA	\$1,036.45	\$6,219																\$6,219							\$6,219
B2050	Building Exterior	4160963	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$654.60	\$1,964																					\$1,964		\$1,964
B3010	Roof	4160884	Roofing, Modified Bitumen, Replace	20	17	3	3500	SF	\$10.91	\$38,185				\$38,185																			\$38,185
C1070	Throughout building	4161112	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	3000	SF	\$3.82	\$11,456				\$11,456																			\$11,456
C2010	Throughout building	4160895	Wall Finishes, Vinyl, Replace	15	13	2	4500	SF	\$2.73	\$12,274			\$12,274																\$12,274				\$24,548
C2030	Throughout building	4161132	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3000	SF	\$8.18	\$24,548							\$24,548										\$24,548						\$49,095
D2010	Utility closet	4161070	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	3000	SF	\$12.00	\$36,003																				\$36,003		\$36,003	
D2010	Classrooms	4160926	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,309.20	\$3,928																\$3,928							\$3,928
D3050	Throughout building	4160868	HVAC System, Ductwork, Medium Density, Replace	30	20	10	3000	SF	\$4.36	\$13,092											\$13,092												\$13,092
D5030	Throughout building	4161104	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$2.73	\$8,183																				\$8,183			\$8,183
D5040	Building exterior	4160952	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$240.02	\$720						\$720																	\$720
D5040	Throughout building	4161133	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3000	SF	\$4.91	\$14,729											\$14,729												\$14,729
D7050	Throughout building	4160934	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3000	SF	\$1.64	\$4,910											\$4,910												\$4,910
Totals, Unescalated											\$0	\$8,870	\$12,274	\$49,641	\$0	\$720	\$24,548	\$0	\$0	\$0	\$32,730	\$8,870	\$0	\$0	\$0	\$10,146	\$24,548	\$12,274	\$0	\$0	\$46,149		\$230,768
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$9,136	\$13,021	\$54,244	\$0	\$835	\$29,311	\$0	\$0	\$0	\$43,986	\$12,278	\$0	\$0	\$0	\$15,808	\$39,392	\$20,287	\$0	\$0	\$83,351		\$321,647

002 - Fallbrook STEM / 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	4161071	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	9	6	3	EA	\$1,636.50	\$4,910							\$4,910																\$4,910
F1020	Site	4160930	Shade Structure, Metal-Framed, Standard, Replace	30	20	10	2670	SF	\$54.55	\$145,649											\$145,649												\$145,649
F1020	Site	4160852	Shed, Metal-Framed, Standard, Replace	30	10	20	800	SF	\$54.55	\$43,640																	</						

Replacement Reserves Report



2/2/2023

002 - Fallbrook STEM / STEM Lab

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	4161144	Exterior Walls, any painted surface, Prep & Paint		10	9	1	2250	SF	\$3.27	\$7,364		\$7,364										\$7,364										\$14,729						
B2020	Building Exterior	4161064	Window, Aluminum Double-Glazed, up to 15 SF, Replace		30	29	1	24	EA	\$709.15	\$17,020		\$17,020																				\$17,020						
B2050	Building Exterior	4160844	Exterior Door, Steel, Standard, Replace		40	25	15	4	EA	\$654.60	\$2,618															\$2,618							\$2,618						
B3010	Roof	4161030	Roofing, Metal, Replace		40	37	3	2250	SF	\$14.18	\$31,912			\$31,912													\$2,618						\$31,912						
C1070	Throughout building	4160905	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	2030	SF	\$3.82	\$7,752											\$7,752											\$7,752						
C2010	Restrooms	4160943	Wall Finishes, Ceramic Tile, Replace		40	20	20	300	SF	\$19.64	\$5,891																				\$5,891		\$5,891						
C2010	Throughout building	4161131	Wall Finishes, Vinyl, Replace		15	13	2	3040	SF	\$2.73	\$8,292			\$8,292															\$8,292					\$16,583					
C2030	Throughout building	4160855	Flooring, Vinyl Tile (VCT), Replace		15	10	5	200	SF	\$5.46	\$1,091						\$1,091															\$1,091		\$2,182					
C2030	Classrooms	4160879	Flooring, Carpet, Commercial Standard, Replace		10	5	5	1830	SF	\$8.18	\$14,974						\$14,974									\$14,974								\$29,948					
D2010	Throughout building	4161074	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	20	20	2030	SF	\$5.46	\$11,074																				\$11,074			\$11,074					
D2010	Restrooms	4160941	Toilet, Child-Sized, Replace		30	25	5	1	EA	\$981.90	\$982						\$982																	\$982					
D2010	Restrooms	4161044	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	20	10	1	EA	\$1,854.70	\$1,855											\$1,855												\$1,855					
D2010	Classrooms	4161103	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	2	EA	\$1,309.20	\$2,618																\$2,618							\$2,618					
D3030	Building exterior	4160919	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																			\$4,800					
D3030	Building exterior	4161156	Heat Pump, Packaged & Wall-Mounted, Replace		20	17	3	1	EA	\$4,800.40	\$4,800				\$4,800																			\$4,800					
D3050	Throughout building	4161121	HVAC System, Ductwork, Medium Density, Replace		30	20	10	2030	SF	\$4.36	\$8,859											\$8,859												\$8,859					
D5030	Throughout building	4161018	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	4161128	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	2	EA	\$240.02	\$480						\$480																	\$480					
D5040	Throughout building	4160857	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	4161091	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	2030	SF	\$1.64	\$3,322											\$3,322												\$3,322					
Totals, Unescalated													\$0	\$24,384	\$8,292	\$41,513		\$0	\$17,527	\$0	\$0	\$0	\$0	\$31,754	\$7,364	\$0	\$0	\$0	\$20,211	\$0	\$8,292	\$0	\$0	\$23,593			\$182,928		
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$25,115	\$8,797	\$45,362		\$0	\$20,318	\$0	\$0	\$0	\$0	\$42,674	\$10,194	\$0	\$0	\$0	\$31,488	\$0	\$13,705	\$0	\$0	\$42,611					\$240,264