

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



Mike Choate Center (ECC)
407 South Mission Road
Fallbrook, California 92028

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BV PROJECT #:

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ON SITE DATE:

August 2, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	2
Main Address	407 South Mission Road, Fallbrook, California 92028
Site Developed	2006, 20222022
Site Area	2.78 acres (estimated)
Parking Spaces	34 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 2, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Bryson Bickler Phone: 253.347.4922
Assessment and Report Prepared By	Nezar M. Tibi
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

The Mike Choate Center (ECC) was originally constructed in 2006. One portable classroom building was added in 2022.

Architectural

The Mike Choate Center (ECC) consists of steel frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately at the buildings. The facility is relatively new with no major issue to report. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All the MEPF systems and components are original to the 2006 construction. Heating and cooling are provided by exterior split system condensing units and interior air handler units. Domestic hot water is provided by local domestic water heater. A main switchboard located within the electrical room distributes power to local main distribution panels located in each building. Buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF equipment is anticipated.

Site

In general, the site has been well maintained. Most of the site contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. A significant portion of the site lighting has been upgraded to LED.

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

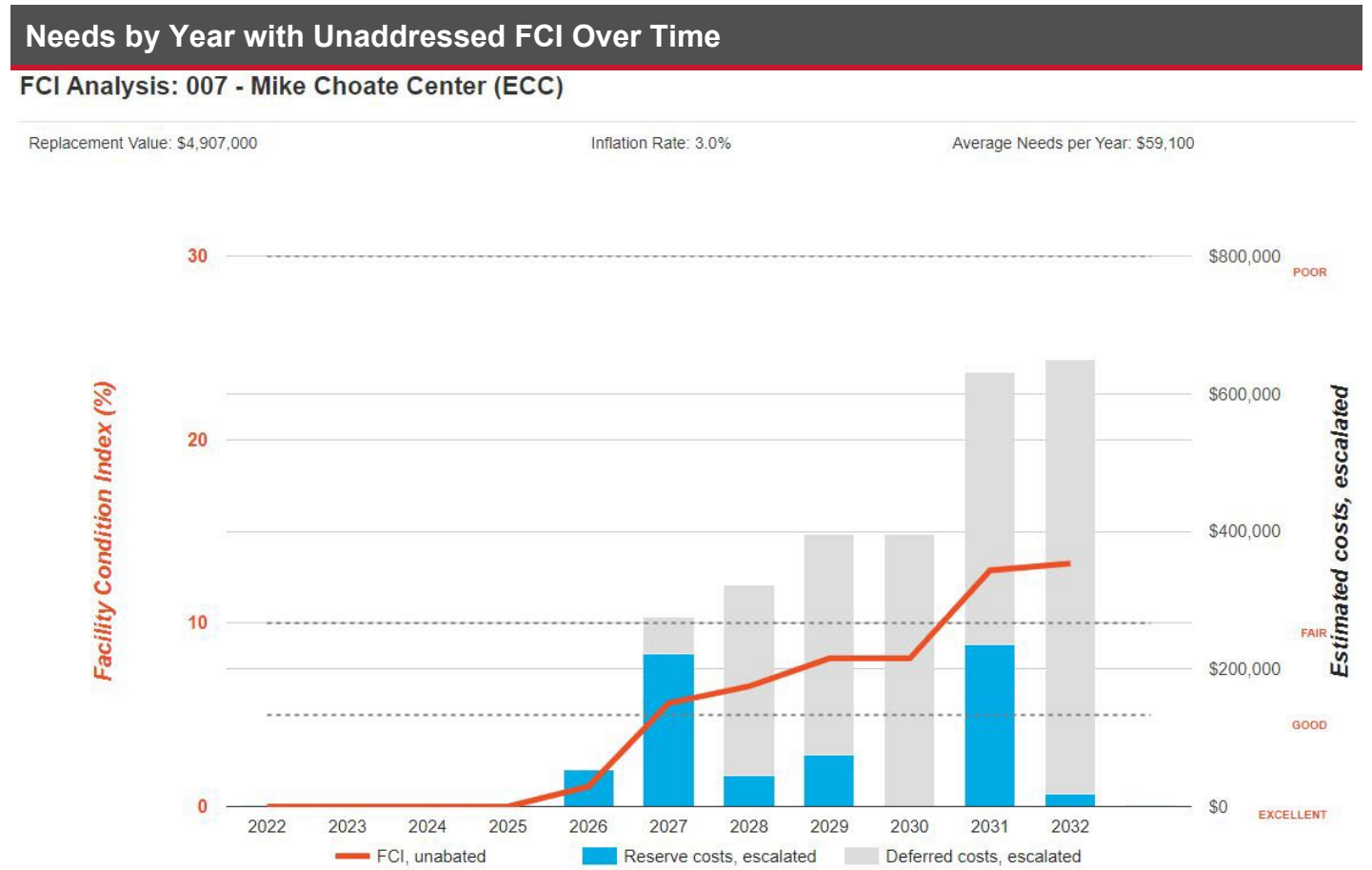
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
Main Building (2006)	\$425	10,345	\$4,396,625	0.0%	0.0%	5.1%	13.2%
Portable (2022)	\$425	1,200	\$510,000	0.0%	0.0%	1.4%	5.0%

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

No Immediate Needs were observed at this time.



Key Findings

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Portable 007 - Mike Choate Center (ECC)
Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$6,500

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4135004



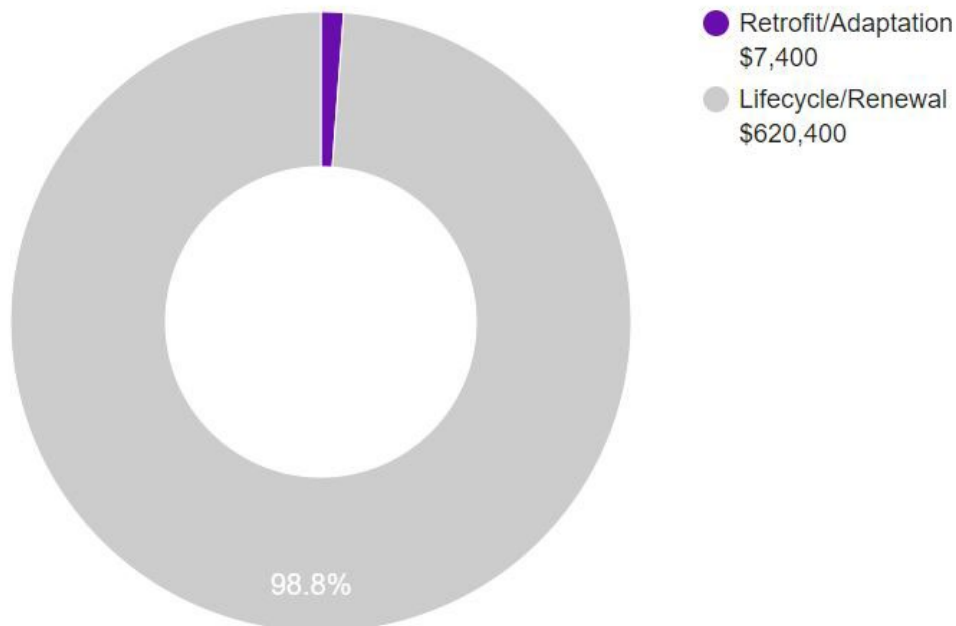
Plan Types

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: \$627,800

2. Main Building



Main Building: Systems Summary

Address	407 South Mission Road, Fallbrook, California 92028	
Constructed/Renovated	2006	
Building Size	10,345 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, and Laminated paneling (FRP) Floors: Carpet, VCT, Vinyl sheeting, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, ACT, and hard tiles w/ ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps and air handlers Supplemental components: None	Fair

Main Building: Systems Summary

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

Main Building: 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	-	-	\$51,222	-	\$100,355	\$151,577
Roofing	-	-	-	\$12,953	-	\$12,953
Interiors	-	-	\$107,503	\$69,290	\$186,692	\$363,485
Plumbing	-	-	\$821	\$4,270	\$60,397	\$65,488
HVAC	-	-	\$2,946	\$149,464	\$68,285	\$220,695
Fire Protection	-	-	-	\$15,756	-	\$15,756
Electrical	-	-	-	\$62,462	\$3,300	\$65,762
Fire Alarm & Electronic Systems	-	-	\$18,971	\$40,429	\$29,557	\$88,957
Equipment & Furnishings	-	-	\$44,873	\$853	\$2,548	\$48,274
Site Development	-	-	-	\$9,379	-	\$9,379
Site Utilities	-	-	\$11,051	-	-	\$11,051
TOTALS (3% inflation)	-	-	\$237,400	\$364,900	\$451,200	\$1,053,500

3. Portable



Portable: Systems Summary

Address	407 South Mission Road, Fallbrook, California 92028	
Constructed/Renovated	2022	
Building Size	1,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular building	Good
Façade	Primary Wall Finish: Cement board siding Windows: Aluminum	Good
Roof	Flat construction with metal finish	Good
Interiors	Walls: Vinyl, and Laminated paneling (FRP) Floors: Carpet, Vinyl sheeting Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Good
HVAC	Non-Central System: Heat pump Supplemental components: None	Good

Portable: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring //// Fed from main building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Fire alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression	

Portable: 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	-	-	-	\$7,696	\$10,343	\$18,039
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$10,387	\$24,381	\$34,768
Plumbing	-	-	-	-	-	-
HVAC	-	-	-	-	\$10,836	\$10,836
Fire Protection	-	-	\$7,367	-	-	\$7,367
Electrical	-	-	-	-	\$10,639	\$10,639
Fire Alarm & Electronic Systems	-	-	-	-	\$7,092	\$7,092
Equipment & Furnishings	-	-	-	-	\$14,187	\$14,187
Site Utilities	-	-	-	-	\$2,364	\$2,364
TOTALS (3% inflation)	-	-	\$7,400	\$18,100	\$79,900	\$105,400

4. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
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
Roofing	-	-	-	-	-	-
HVAC	-	-	\$42,490	-	\$66,202	\$108,692
Fire Protection	-	-	-	-	\$17,326	\$17,326
Site Development	-	-	\$104,622	\$23,534	\$81,384	\$209,540
Site Pavement	-	-	\$8,476	\$88,545	\$24,596	\$121,617
Site Utilities	-	-	-	\$36,475	-	\$36,475
TOTALS (3% inflation)	-	-	\$155,600	\$148,600	\$189,600	\$493,800

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Built-Up roof area; lack of ladder or other means of access

6. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 2006 and adding one portable building in 2022.

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

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

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mike Choate Center (ECC), 407 South Mission Road, 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.

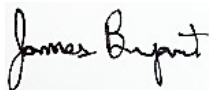
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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10. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



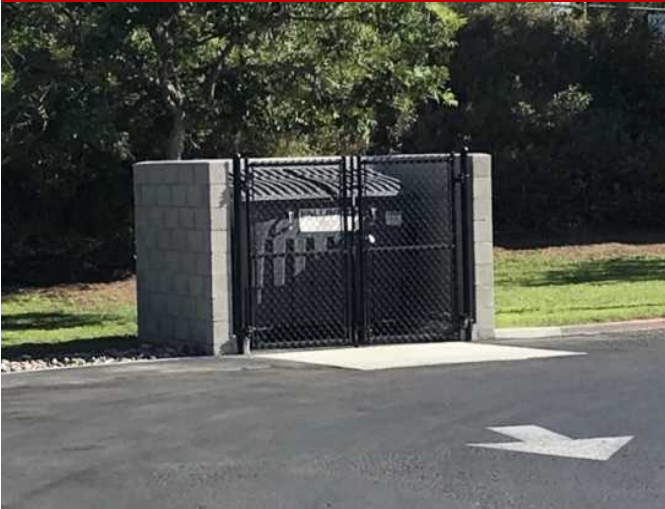
5 - PLAYGROUND STRUCTURE



6 - LUNCH SHELTER



Photographic Overview



7 - TRASH ENCLOSURE



8 - EXTERIOR DOOR



9 - EXTERIOR DOOR



10 - INTERIOR DOOR



11 - ROOFING



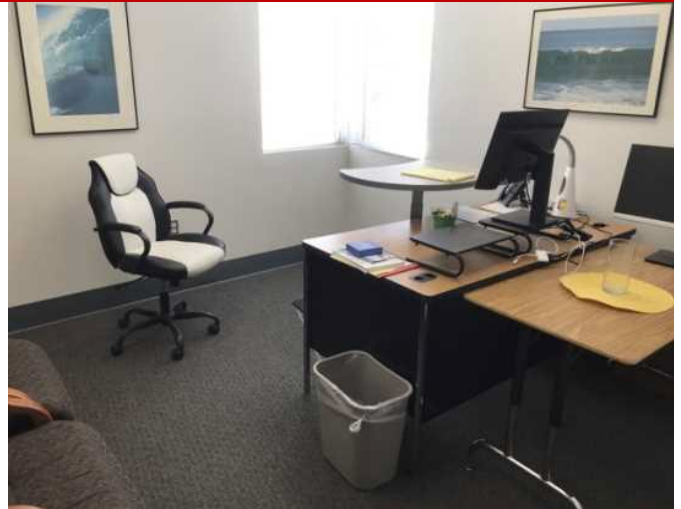
12 - PORTABLE ROOFING



Photographic Overview



13 - LOBBY



14 - OFFICE



15 - CLASSROOM



16 - PORTABLE CLASSROOM



17 - SINK, FAUCET HANDLES AND ACCESSORIES



18 - TOILET STALL OVERVIEW

Photographic Overview



19 - KID'S TOILET



20 - SINK/LAVATORY



21 - SPLIT SYSTEM CONDENSING UNIT



22 - AIR HANDLER



23 - WALL MOUNTED HEAT PUMP



24 - WATER HEATER

Photographic Overview



25 – ELECTRICAL SWITCHBOARD



26 – ELECTRICAL DISTRIBUTION PANEL



27 - FIRE ALARM PANEL



28 - LANDSCAPING



29 - PARKING LOTS

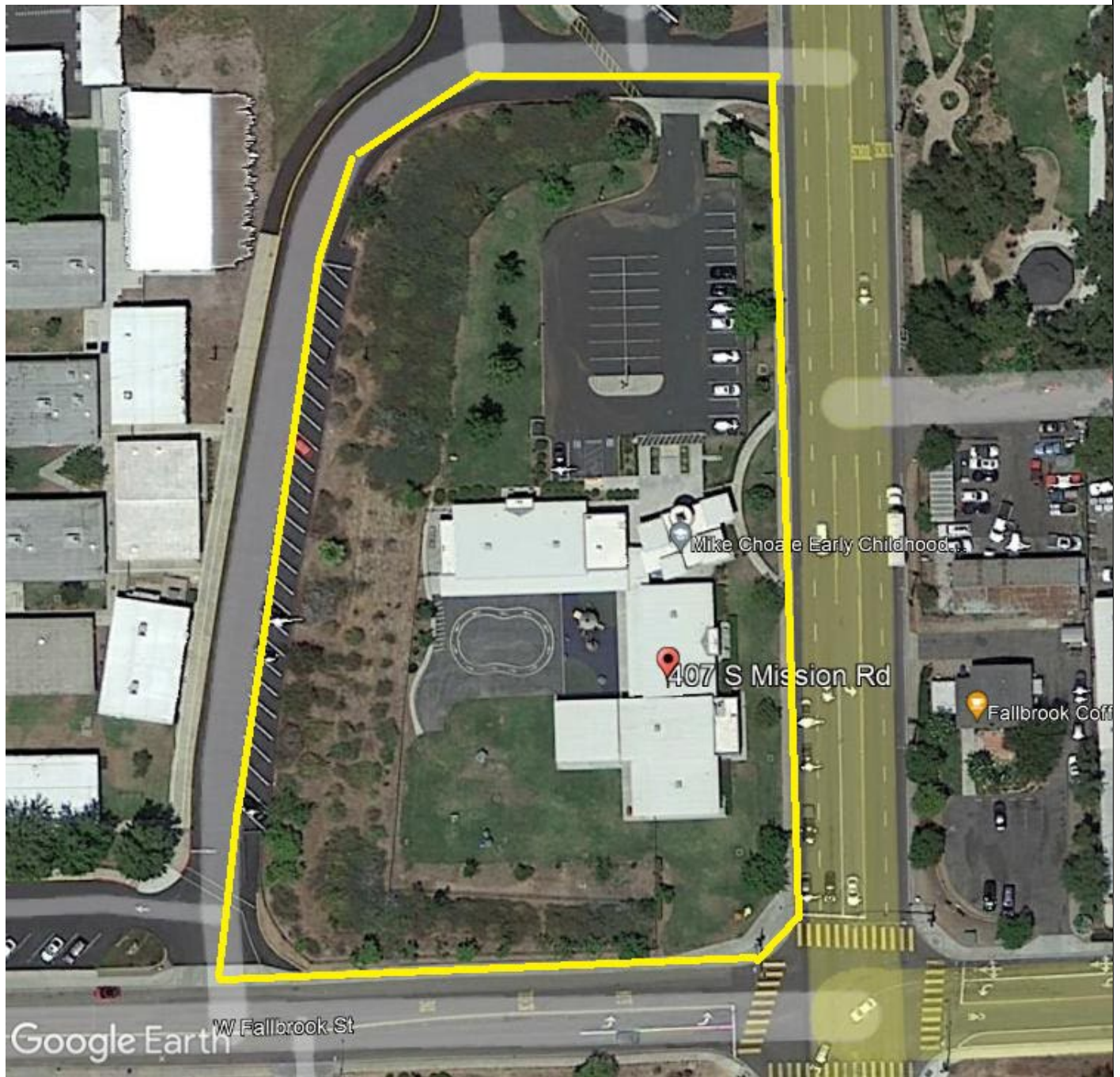


30 - PLAYGROUND AREA

Appendix B:

Site Plans

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

156879.22R000-007.017

Source

Google

Project Name

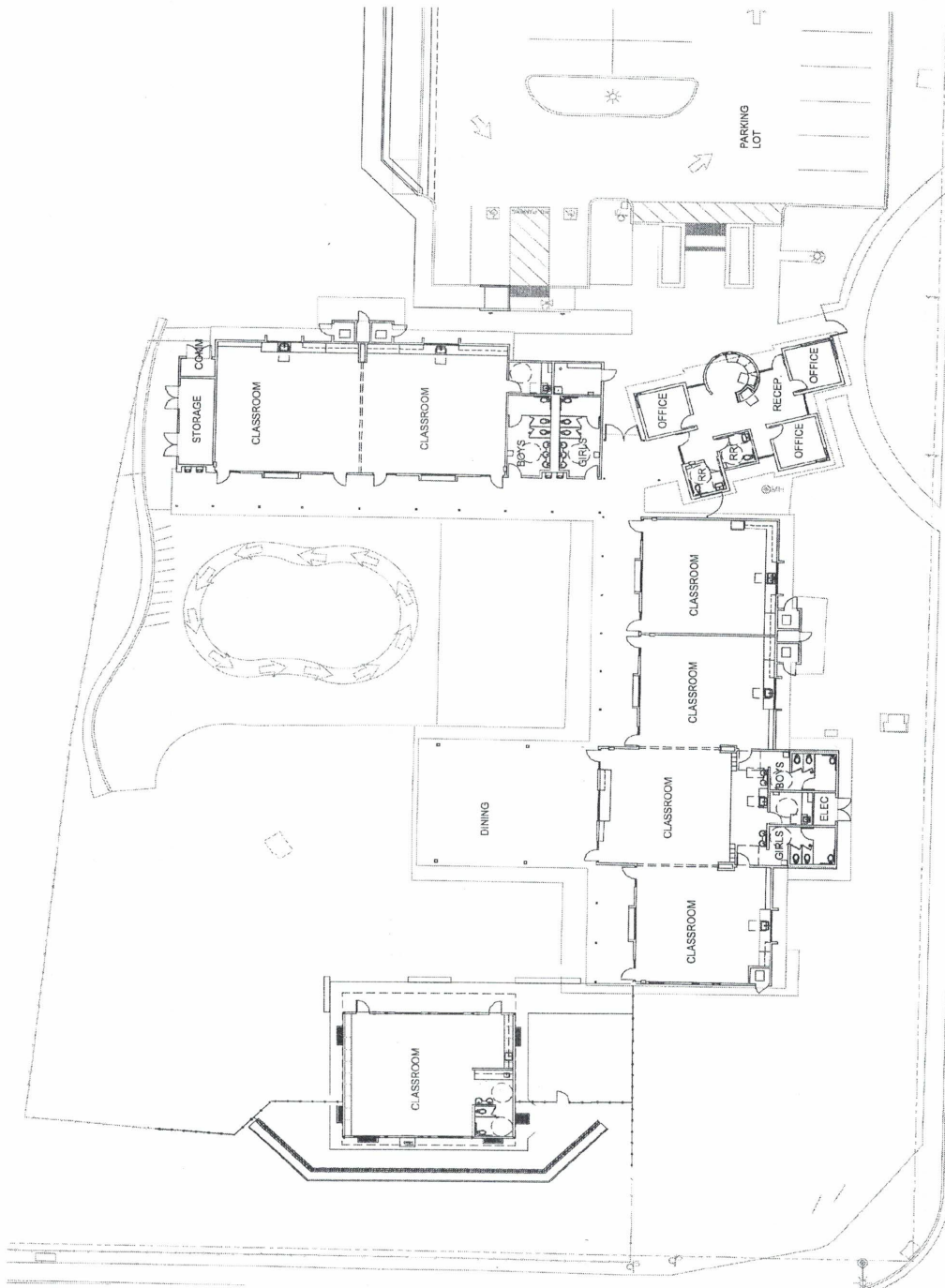
Mike Choate Center (ECC)

On-Site Date

August 2, 2022



Floor Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-007.017

Project Name

Mike Choate Center (ECC)

Source

Client Supplied

On-Site Date

August 2, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: 007 - Mike Choate Center (ECC)

Name of person completing form: Assessor

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 8/2/2022

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2006	Renovated	
2	Building size in SF	10,345	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors		None
		HVAC		None
		Electrical		None
		Site Pavement		None
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	Adding a portable classroom in 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 007 - Mike Choate Center (ECC)

BV Project Number: 156879.2R000 - 007.017

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



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

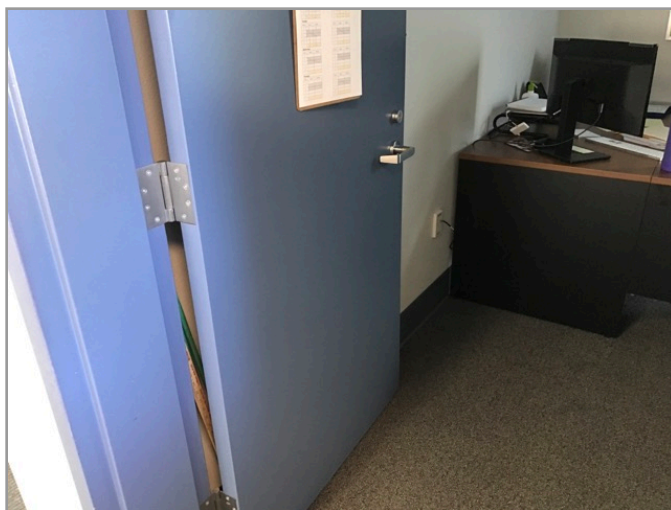
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



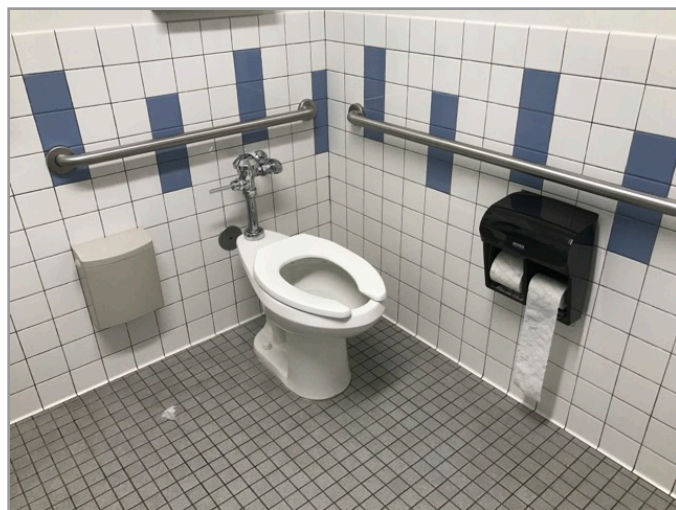
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | 007 - Mike Choate Center (ECC) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	4112537
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	14	4112476
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	14	4112475
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	24	4112521
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,700 SF	24	4112533
B3010	Roof	Fair	Roofing, Built-Up	650 SF	9	4112483
Interiors						
C1010	Throughout building	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	60 LF	9	4112528
C1030	Throughout building	Fair	Door Hardware, School, per Door	31	14	4112500
C1030	Throughout building	Fair	Interior Door, Wood, Solid Core with Glazing	16	15	4112520
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	9	4112456
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	9	4112477
C1090	Restrooms	Fair	Toilet Partitions, Laminate	12	7	4112462
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,500 SF	5	4112522
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	24	4112497
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	750 SF	6	4112541
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,700 SF	5	4112495
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	24	4112463
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	4112503
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	5	14	4112451
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	14	4112514

Component Condition Report | 007 - Mike Choate Center (ECC) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	4112472
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	4112470
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	5	4112487
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	2	14	4112499
D2010	Restrooms	Fair	Toilet, Child-Sized	12	14	4112455
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	1	19	4112506
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,345 SF	24	4112453
HVAC						
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4112459
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4134835
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4134836
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4112535
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4112482
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4112523
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	4112452
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,345 SF	14	4112504
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	4112494
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,345 SF	9	4112517
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	10,345 SF	24	4112516
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	24	4112505
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	4112536
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,345 SF	7	4112464
Fire Alarm & Electronic Systems						

Component Condition Report | 007 - Mike Choate Center (ECC) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	4112525
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,345 SF	6	4112471
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	4112509
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	4112511
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	70 LF	24	4112519
E2010	Classrooms	Fair	Casework, Cabinetry Hardwood High-End	70 LF	4	4112484
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	48	6	4112515
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	4	4112502

Component Condition Report | 007 - Mike Choate Center (ECC) / Portable

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Portables	Good	Exterior Walls, any painted surface, Prep & Paint	1,750 SF	10	4112529
B2020	Portables	Good	Window, Aluminum Double-Glazed, 28-40 SF	3	30	4112457
B2050	Portables	Good	Exterior Door, Steel, Standard	2	40	4112488
Roofing						
B3010	Portables	Good	Roofing, Metal	1,300 SF	40	4112539
Interiors						
C1070	Portables	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	25	4112466
C1090	Portables	Good	Toilet Partitions, Plastic/Laminate	2	20	4112538
C2010	Portables	Good	Wall Finishes, Vinyl	1,450 SF	15	4112531
C2010	Restroom	Good	Wall Finishes, Laminated Paneling (FRP)	150 SF	30	4112501
C2030	Portables	Good	Flooring, Vinyl Sheeting	110 SF	15	4112493

Component Condition Report | 007 - Mike Choate Center (ECC) / Portable

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Portables	Good	Flooring, Carpet, Commercial Tile	1,090 SF	10	4112532
Plumbing						
D2010	Portables	Good	Sink/Lavatory, Trough Style, Solid Surface	1	30	4112479
D2010	Portables	Good	Toilet, Child-Sized	2	30	4112465
D2010	Portables	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	30	4112530
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,200 SF	24	4134844
HVAC						
D3030	Portables	Good	Heat Pump, Packaged & Wall-Mounted	1	20	4112492
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	1,200 SF	4	4135004
Electrical						
D5020	Portables	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,200 SF	40	4112498
D5020	Portables	Good	Distribution Panel, 120/208 V	1	30	4112486
D5040	Portables	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,200 SF	20	4112480
Fire Alarm & Electronic Systems						
D7050	Portables	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	1,200 SF	20	4112491
Equipment & Furnishings						
E2010	Portables	Good	Casework, Countertop, Solid Surface	24 LF	40	4112496
E2010	Portables	Good	Casework, Cabinetry, Hardwood Standard	24 LF	20	4112478
Sitework						
G4050	Portables	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	20	4112454

Component Condition Report | 007 - Mike Choate Center (ECC) / Site

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

Component Condition Report | 007 - Mike Choate Center (ECC) / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Lunch shelter	Good	Roofing, Metal	1,100 SF	40	4112469
HVAC						
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	5	4112485
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	5	4112524
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	5	4112460
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	5	4112542
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	5	4112507
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	5	4112461
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	5	4112481
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	14	4112512
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,800 SF	9	4112468
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,800 SF	3	4112526
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	2,100 SF	34	4112489
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,200 SF	3	4112534
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	4	4112508
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	4,200 SF	9	4112490
G2050	Playground	Good	Playfield Surfaces, Rubber, Small Areas	1,550 SF	18	4112473
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	4112467
G2060	Lunch shelter	Good	Picnic Table, Metal Powder-Coated	6	5	4112527
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,250 LF	24	4112513
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	67,500 SF	4	4112474

Component Condition Report | 007 - Mike Choate Center (ECC) / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	6	4112458

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/8/2023

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
007 - Mike Choate Center (ECC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
007 - Mike Choate Center (ECC) / Main Building	\$0	\$0	\$0	\$0	\$56,976	\$180,419	\$54,694	\$74,540	\$0	\$235,638	\$0	\$0	\$0	\$0	\$181,163	\$237,624	\$0	\$0	\$0	\$1,530	\$30,838	\$1,053,422
007 - Mike Choate Center (ECC) / Portable	\$0	\$0	\$0	\$0	\$7,368	\$0	\$0	\$0	\$0	\$0	\$18,086	\$0	\$0	\$0	\$0	\$7,470	\$0	\$0	\$0	\$0	\$72,385	\$105,309
007 - Mike Choate Center (ECC) / Site	\$0	\$0	\$0	\$10,729	\$95,165	\$49,705	\$36,476	\$0	\$12,438	\$99,646	\$0	\$0	\$0	\$14,420	\$17,327	\$0	\$0	\$0	\$91,568	\$0	\$66,208	\$493,682
Grand Total	\$0	\$0	\$0	\$10,729	\$159,508	\$230,125	\$91,170	\$74,540	\$12,438	\$335,283	\$18,086	\$0	\$0	\$14,420	\$198,490	\$245,094	\$0	\$0	\$91,568	\$1,530	\$169,431	\$1,652,413

007 - Mike Choate Center (ECC)

007 - Mike Choate Center (ECC) / Main Building

Unifomat 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	4112537	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	\$3.27	\$44,186						\$44,186										\$44,186						\$88,371		
B2020	Building Exterior	4112476	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	16	EA	\$1,036.45	\$16,583															\$16,583							\$16,583		
B2050	Building Exterior	4112475	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	3	EA	\$1,418.30	\$4,255															\$4,255							\$4,255		
B3010	Roof	4112483	Roofing, Built-Up, Replace	25	16	9	650	SF	\$15.27	\$9,928										\$9,928												\$9,928		
C1010	Throughout building	4112528	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	16	9	60	LF	\$32.08	\$1,925										\$1,925												\$1,925		
C1030	Throughout building	4112520	Interior Door, Wood, Solid Core with Glazing, Replace	20	5	15	16	EA	\$872.80	\$13,965																\$13,965							\$13,965	
C1030	Throughout building	4112500	Door Hardware, School, per Door, Replace	30	16	14	31	EA	\$436.40	\$13,528															\$13,528								\$13,528	
C1070	Throughout building	4112456	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	6500	SF	\$3.82	\$24,820										\$24,820													\$24,820	
C1070	Throughout building	4112477	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3500	SF	\$3.82	\$13,365										\$13,365													\$13,365	
C1090	Restrooms	4112462	Toilet Partitions, Laminate, Replace	20	13	7	12	EA	\$818.25	\$9,819								\$9,819															\$9,819	
C2010	Throughout building	4112522	Wall Finishes, any surface, Prep & Paint	10	5	5	12500	SF	\$1.64	\$20,456						\$20,456										\$20,456							\$40,913	
C2030	Throughout building	4112541	Flooring, Vinyl Tile (VCT), Replace	15	9	6	750	SF	\$5.46	\$4,091							\$4,091																\$4,091	
C2030	Throughout building	4112495	Flooring, Carpet, Commercial Standard, Replace	10	5	5	8700	SF	\$8.18	\$71,188						\$71,188											\$71,188							\$142,376
C2050	Restrooms	4112503	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.18	\$1,091						\$1,091											\$1,091							\$2,182
D2010	Custodian room	4112487	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$709.15	\$709						\$709															\$709			\$1,418
D2010	Building exterior	4112472	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	\$1,636.50	\$3,273										\$3,273													\$3,273	
D2010	Classrooms	4112451	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	16	14	5	EA	\$2,727.50	\$13,638															\$13,638								\$13,638	
D2010	Classrooms	4112514	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	5	EA	\$1,309.20	\$6,546															\$6,546								\$6,546	
D2010	Common area restrooms	4112470	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,636.50	\$3,273															\$3,273								\$3,273	
D2010	Common area restrooms	4112499	Toilet, Commercial Water Closet, Replace	30	16	14	2	EA	\$1,418.30	\$2,837															\$2,837								\$2,837	
D2010	Restrooms	4112455	Toilet, Child-Sized, Replace	30	16	14	12	EA	\$981.90	\$11,783															\$11,783								\$11,783	
D2010	Custodian room	4112506	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	\$872.80	\$873																				\$873			\$873	
D3050	Utility closet	4112459	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4134835	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4134836	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4112535	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4112482	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4112523	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Utility closet	4112452	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$16,365.00	\$16,365										\$16,365													\$16,365	
D3050	Throughout building	4112504	HVAC System, Ductwork, Medium Density, Replace	30	16	14	10345	SF	\$4.36	\$45,146															\$45,146								\$45,146	
D3060	Roof	4112494	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,618.40	\$2,618					\$2,618																		\$2,618	
D4010	Throughout building	4112517	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	10345	SF	\$1.17	\$12,076										\$12,076													\$12,076	
D5020	Electrical room	4112536	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$2,182.00	\$2,182															\$2,182								\$2,182	
D5040	Throughout building	4112464	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	10345	SF	\$4.91	\$50,789								\$50,789															\$50,789	
D7050	Office	4112525	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,365.00	\$16,365						\$16,365															\$16,365			\$32,730
D7050	Throughout building	4112471	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	10345	SF	\$3.27	\$33,859							\$33,859																	\$33,859
E1040	Lobby	4112509	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,636.50	\$1,637						\$1,637										\$1,637								\$3,273
E1060	Kitchen	4112511	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	\$654.60	\$655										\$655														\$655
E2010	Classrooms	4112484	Casework, Cabinetry Hardwood High-End, Replace	20	16	4	70	LF	\$545.50	\$38,185					\$38,185																			\$38,185
G2060	Building exterior	4112515	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	14	6	48	EA	\$163.65	\$7,855							\$7,855																	\$7,855
G4050	Building exterior	4112502	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	15	EA	\$654.60	\$9,819						\$9,819																		\$9,819
Totals, Unescalated											\$0	\$0	\$0	\$0	\$50,622	\$155,631	\$45,806	\$60,608	\$0	\$180,597	\$0	\$0	\$0	\$0	\$119,770	\$152,522	\$0	\$0	\$0	\$873	\$17,074		\$783,502	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$56,976	\$180,419	\$54,694	\$74,540	\$0	\$235,638	\$0	\$0	\$0	\$0	\$181,163	\$237,624	\$0	\$0	\$0	\$1,530	\$30,838		\$1,053,422	

Replacement Reserves Report



2/8/2023

007 - Mike Choate Center (ECC) / Portable

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
B2010		Portables		4112529	Exterior Walls, any painted surface, Prep & Paint	10	0	10	1750	SF	\$3.27	\$5,728											\$5,728										\$5,728	\$11,456
C1090		Portables		4112538	Toilet Partitions, Plastic/Laminate, Replace	20	0	20	2	EA	\$818.25	\$1,637																					\$1,637	\$1,637
C2010		Portables		4112531	Wall Finishes, Vinyl, Replace	15	0	15	1450	SF	\$2.73	\$3,955																\$3,955						\$3,955
C2030		Portables		4112493	Flooring, Vinyl Sheeting, Replace	15	0	15	110	SF	\$7.64	\$840																\$840						\$840
C2030		Portables		4112532	Flooring, Carpet, Commercial Tile, Replace	10	0	10	1090	SF	\$7.09	\$7,730											\$7,730										\$7,730	\$15,459
D3030		Portables		4112492	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$6,000.50	\$6,001																					\$6,001	\$6,001
D4010		Throughout building		4135004	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	1200	SF	\$5.46	\$6,546					\$6,546																	\$6,546
D5040		Portables		4112480	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	0	20	1200	SF	\$4.91	\$5,891																					\$5,891	\$5,891
D7050		Portables		4112491	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	0	20	1200	SF	\$3.27	\$3,928																					\$3,928	\$3,928
E2010		Portables		4112478	Casework, Cabinetry, Hardwood Standard, Replace	20	0	20	24	LF	\$327.30	\$7,855																					\$7,855	\$7,855
G4050		Portables		4112454	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	2	EA	\$654.60	\$1,309																					\$1,309	\$1,309
Totals, Unescalated													\$0	\$0	\$0	\$0	\$6,546	\$0	\$0	\$0	\$0	\$0	\$13,457	\$0	\$0	\$0	\$0	\$4,795	\$0	\$0	\$0	\$0	\$40,078	\$64,876
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$7,368	\$0	\$0	\$0	\$0	\$0	\$18,086	\$0	\$0	\$0	\$0	\$7,470	\$0	\$0	\$0	\$0	\$72,385	\$105,309

007 - Mike Choate Center (ECC) / Site

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	
D3030		Site		4112485	Split System, Condensing Unit/Heat Pump, 2.5 TON, Replace	15	10	5	1	EA	\$4,145.80	\$4,146						\$4,146															\$4,146	\$8,292	
D3030		Site		4112524	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,673.20	\$5,673						\$5,673															\$5,673	\$11,346	
D3030		Site		4112460	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,673.20	\$5,673						\$5,673															\$5,673	\$11,346	
D3030		Site		4112542	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,673.20	\$5,673						\$5,673															\$5,673	\$11,346	
D3030		Site		4112507	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,673.20	\$5,673						\$5,673															\$5,673	\$11,346	
D3030		Site		4112461	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,673.20	\$5,673						\$5,673															\$5,673	\$11,346	
D3030		Site		4112481	Split System, Condensing Unit/Heat Pump, 2.5 TON, Replace	15	10	5	1	EA	\$4,145.80	\$4,146						\$4,146															\$4,146	\$8,292	
D4010		Site		4112512	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	\$11,455.50	\$11,456															\$11,456								\$11,456
G2020		Parking lot		4112526	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	15800	SF	\$0.49	\$7,757				\$7,757					\$7,757						\$7,757					\$7,757		\$31,028	
G2020		Parking lot		4112468	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	15800	SF	\$3.82	\$60,332										\$60,332												\$60,332	
G2050		Playground		4112534	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	4200	SF	\$0.49	\$2,062				\$2,062					\$2,062						\$2,062					\$2,062		\$8,248	
G2050		Playground		4112490	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	4200	SF	\$3.82	\$16,038										\$16,038												\$16,038	
G2050		Playground		4112508	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,910.00	\$10,910					\$10,910																	\$10,910	
G2050		Playground		4112473	Playfield Surfaces, Rubber, Small Areas, Replace	20	2	18	1550	SF	\$28.37	\$43,967																			\$43,967			\$43,967	
G2060		Lunch shelter		4112527	Picnic Table, Metal Powder-Coated, Replace	20	15	5	6	EA	\$763.70	\$4,582						\$4,582																\$4,582	
G2060		Site		4112467	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	\$1,636.50	\$1,637						\$1,637																\$1,637	
G2080		Landscaping		4112474	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	16	4	67500	SF	\$1.09	\$73,643					\$73,643																	\$73,643	
G4050		Parking lot		4112458	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	14	6	4	EA	\$7,637.00	\$30,548							\$30,548															\$30,548	
Totals, Unescalated													\$0	\$0	\$0	\$9,819	\$84,553	\$42,876	\$30,548	\$0	\$9,819	\$76,370	\$0	\$0	\$0	\$9,819	\$11,456	\$0	\$0	\$0	\$53,786	\$0	\$36,658	\$365,703	
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$10,729	\$95,165	\$49,705	\$36,476	\$0	\$12,438	\$99,646	\$0	\$0	\$0	\$14,420	\$17,327	\$0	\$0	\$0	\$91,568	\$0	\$66,208	\$493,682	