FACILITY CONDITION ASSESSMENT

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

Transportation
825 Winterhaven Road
Fallbrook, California 92028

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DATE OF REPORT:
February 10, 2023

ON SITE DATE:
September 11, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	3
Main Address	825 Winterhaven Road, Fallbrook, California 92028
Site Developed	1970s
Site Area	3.5 acres (estimated)
Parking Spaces	105 total spaces all in open lots; 0 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 11, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Bryson Bickler
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	James Bryant, Technical Report Reviewer for Anselmo Martinez Program Manager Anselmo.martinez@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 Transportation yard was originally developed in the 1970s. The asphalt lot was extended further south around 2000.

Architectural

Buildings A and B are constructed with steel frames and metal siding. Building B's interior walls and ceiling are unfinished and exposed. Building A's interior is aged except for the break room which was remodeled recently. Building C is a wood frame structure. The interior and exterior are aged with paint peeling and some damages to the interior and exterior walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system is aged but found working for building A. The condensing units are nearing the end of lifecycle. Building B does not have cooling, only a couple of hanging heating units. Building C has a couple of older wall AC units that are outdated and insufficient for the area. No major pluming or electrical issues were found at time of visit. No fire suppression system was found at the buildings. Other than a few smoke detectors, no fire alarm system was found.

Site

The parking lot appears to be well maintained. The section closest to the building appears to be recently paved and sealed. The parking lot further from the building is aged but has limited cracking. The site also includes a fueling station with underground tanks. In addition to a concrete wash bay for the various vehicles.

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
A (1970)	$350	3,600	$1,260,000	0.0%	1.5%	3.8%	11.9%
B (1970)	$350	5,400	$1,890,000	0.0%	2.1%	7.1%	23.9%
C (1970)	$350	1,520	$532,000	0.0%	7.5%	9.9%	11.8%

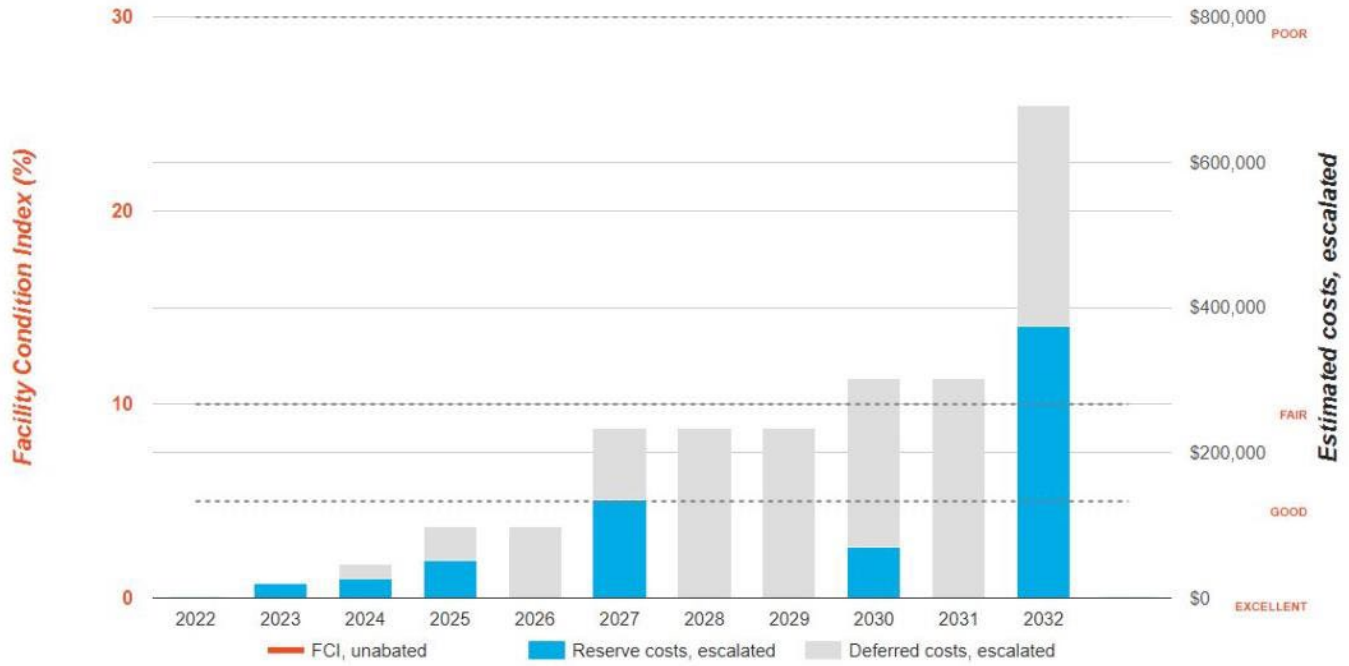
Campus Level FCI:

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.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 010 - Transportation

Replacement Value: $3,682,000 Inflation Rate: 3.0% Average Needs per Year: $61,600



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

Exterior Walls in Poor condition.

Wood Siding
C 010 - Transportation Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: $5,500

**$$**$$

Wood siding is deteriorating and missing in some locations. - AssetCALC ID: 4177941

Exterior Walls in Poor condition.

any painted surface
C 010 - Transportation Building Exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $5,100

**$$**$$

Paint is peeling around building. - AssetCALC ID: 4177948

Exterior Walls in Poor condition.

any painted surface
B 010 - Transportation Building Exterior

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

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: $23,000

**$$$**$

Paint is peeling around building. - AssetCALC ID: 4177921

Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
B 010 - Transportation Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Some rust and paint peeling around windows. - AssetCALC ID: 4177897

Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
B 010 - Transportation Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $700

**$$**$$

Some rust and paint peeling around window. - AssetCALC ID: 4177942

Air Conditioner in Poor condition.

Window/Thru-Wall
C 010 - Transportation Throughout

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Wall units are aged and insufficient for the area. - AssetCALC ID: 4177911

Wall Finishes in Poor condition.

any surface
C 010 - Transportation Throughout building

Uniformat Code: C2010
Recommendation: **Prep & Paint in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

**$$**$$

Paint is peeling and wall boards are detaching. - AssetCALC ID: 4177893

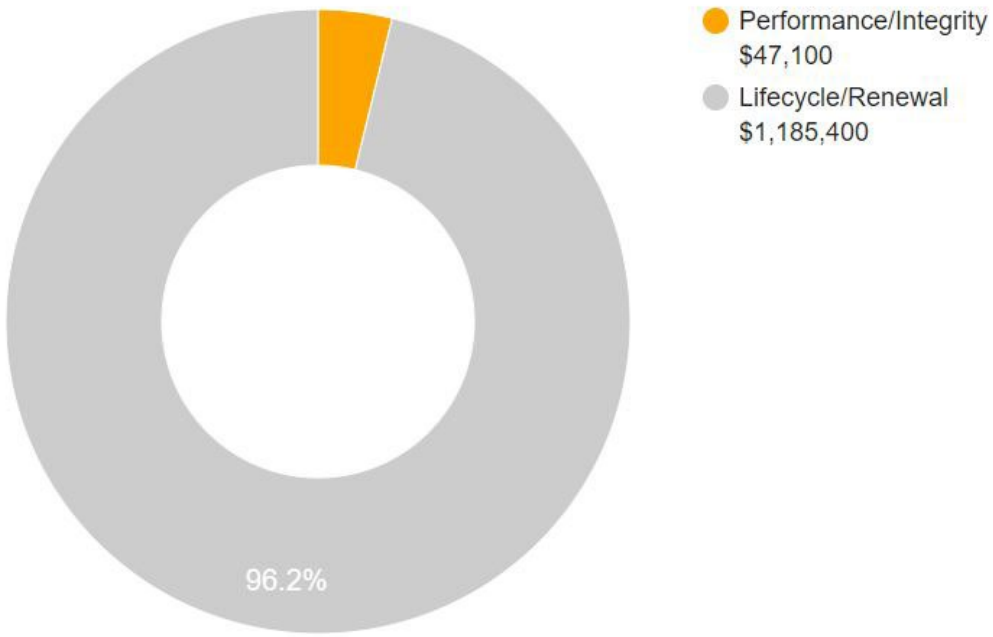
Plan Types

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: $1,232,500

2. Building A

Building A: Systems Summary		
Address	825 Winterhaven Road, Fallbrook, California	
Constructed/Renovated	1970s	
Building Size	3,600 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Steel frame construction over concrete pad column footings	Fair
Façade	Primary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and unfinished Floors: Carpet, vinyl sheeting Ceilings: Painted gypsum board and unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters	Fair

Building A: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors only	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	A fire suppression system was not found. A fire alarm system was not found other than individual smoke detectors.	

Building A: 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	-	-	-	-	$74,915	$74,915
Roofing	-	-	-	$36,214	-	$36,214
Interiors	-	-	$32,903	$24,631	$45,843	$103,377
Plumbing	-	-	-	$18,180	$97,402	$115,582
HVAC	-	-	$13,826	-	$42,118	$55,944
Electrical	-	-	$834	$23,752	$17,734	$42,320
TOTALS (3% inflation)	**-**	**-**	**$47,600**	**$102,800**	**$278,100**	**$428,500**

3. Building B

Building B: Systems Summary

Address	825 Winterhaven Road, Fallbrook, California	
Constructed/Renovated	1970s	
Building Size	5,400 SF	
Number of Stories	2	
System	*Description*	*Condition*
Structure	Steel frame construction over concrete pad column footings	Fair
Façade	Primary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Suspended unit heaters	Fair

Building B: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	A fire suppression or alarm system was not found at time of visit.	

Building B: 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	-	$27,360	$21,666	$72,152	$32,805	$153,983
Roofing	-	-	-	$93,396	-	$93,396
Interiors	-	-	$9,656	$83,133	$12,977	$105,766
Plumbing	-	-	$3,311	-	$117,045	$120,356
HVAC	-	-	$5,311	-	$3,398	$8,709
Electrical	-	-	-	$33,583	$26,600	$60,183
Equipment & Furnishings	-	-	$66,145	$35,793	$103,052	$204,990
TOTALS (3% inflation)	**-**	**$27,400**	**$106,100**	**$318,100**	**$295,900**	**$747,500**

4. Building C

Building C: Systems Summary

Address	825 Winterhaven Road; Fallbrook, California	
Constructed/Renovated	1970s	
Building Size	1,520 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and painted wood paneling Floors: unfinished concrete Ceilings: Painted exposed ceiling	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Through wall unit	Poor

Building C: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors only	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 interior and exterior paint is peeling. The interior paneling is detaching. There are large holes in the exterior paneling. A fire suppression system was not found in this building. A fire alarm system was not found other than individual smoke detectors.	

Building C: 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	-	$10,910	$5,643	-	$7,112	$23,665
Roofing	-	-	$7,929	-	-	$7,929
Interiors	-	$3,842	$6,506	-	$14,925	$25,273
Plumbing	-	-	$7,150	-	$17,013	$24,163
HVAC	-	$4,944	$5,602	-	$6,644	$17,190
Electrical	-	-	-	$10,028	$7,486	$17,514
TOTALS (3% inflation)	**-**	**$19,700**	**$32,900**	**$10,100**	**$53,200**	**$115,900**

5. Site Summary

Site Information

System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, and curb	Fair
Site Development	Chain link fencing Limited picnic tables and trash receptacles	Fair
Landscaping and Topography	No landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
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
HVAC	-	-	-	$13,194	-	$13,194
Special Construction & Demo	-	-	-	-	$29,744	$29,744
Site Development	-	-	-	$54,806	-	$54,806
Site Pavement	-	$31,942	$29,398	$350,743	$504,013	$916,096
Site Utilities	-	-	-	$87,972	$126,928	$214,900
TOTALS (3% inflation)	**-**	**$32,000**	**$29,400**	**$506,800**	**$660,700**	**$1,228,900**

6. 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

7. 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 around the 1970's. The campus has not since been substantially renovated.

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

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1970s	No	No

Campus: Accessibility Summary			
Building A	1970s	No	No
Building B	1970s	No	No
Building B	1970s	No	No

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

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. 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.

10. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Transportation, 825 Winterhaven 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.

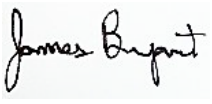
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

Prepared by: Jarod Perkins,
Project Manager

Reviewed by: 

James Bryant,
Technical Report Reviewer for
Anselmo Martinez
Program Manager
Anselmo.martinez@bureauveritas.com

11. 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 - FAÇADE

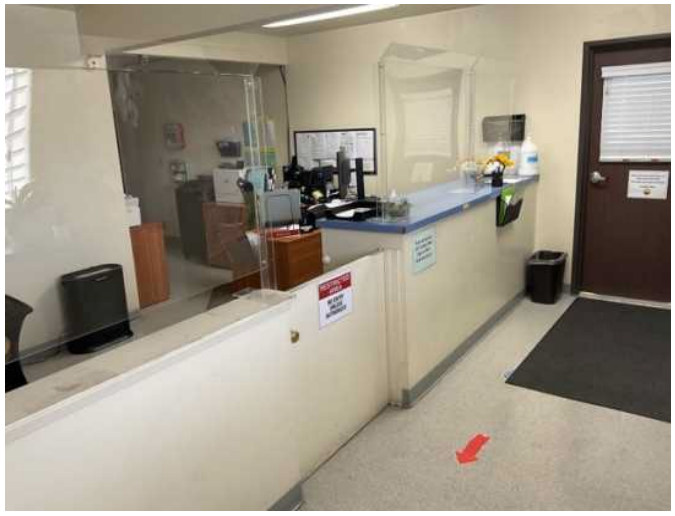
6 - STRUCTURE OVERVIEW

Photographic Overview

7 - PRIMARY ROOF

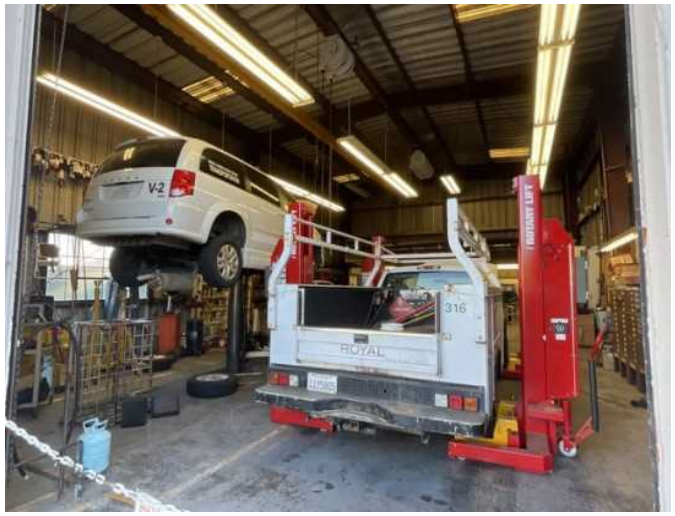
8 - SECONDARY ROOF

9 - OFFICE



10 - FRONT DESK

11 - BREAK ROOM



12 - VEHICLE LIFTS

Photographic Overview

13 - MECHANIC SHOP

14 - WATER HEATER

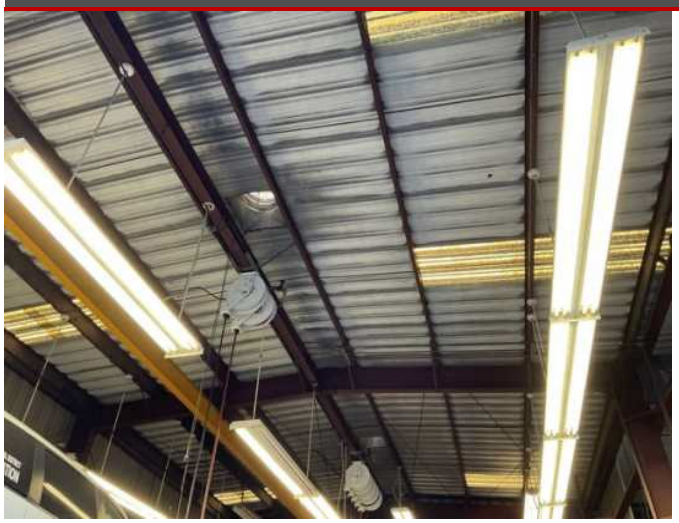
15 - PLUMBING SYSTEM

16 - HVAC CONDENSER

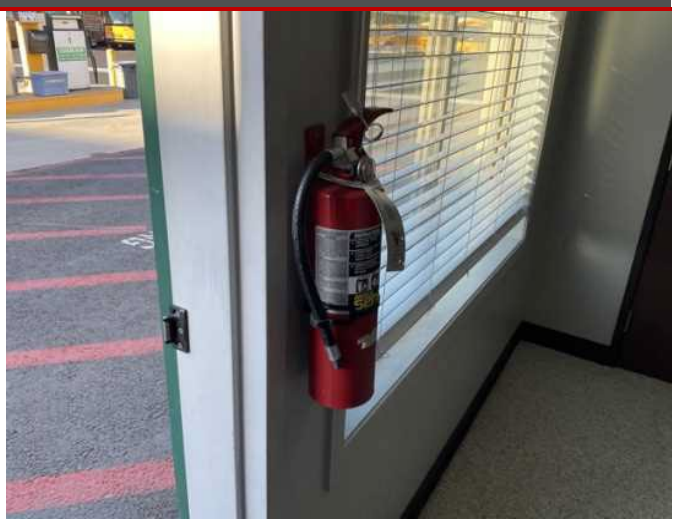
17 - UNIT HEATER

18 - ELECTRICAL

Photographic Overview



19 - LIGHTING



20 - FIRE EXTINGUISHER

21 - FUEL PUMPS

22 - WASH BAY

23 - PARKING LOT

24 - CHAIN LINK FENCE

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
156879.22R000-010.017	Transportation
Source	**On-Site Date**
Google Earth	August 10, 2022

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	010 - Transportation
Name of person completing form:	Unknown
Title / Association w/ property:	Unknown
Length of time associated w/ property:	Unknown
Date Completed:	8/11/2022
Phone Number:	Unknown
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 010 - Transportation

BV Project Number: 156879.22R000 - 010.017

Abbreviated Accessibility Checklist				
Facility History & Interview				
Question	Yes	No	Unk	Comments

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 ?		X		Site is not open to the public.
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?		X		
4	Does parking signage include the International Symbol of Accessibility ?		X		
5	Does each accessible space have an adjacent access aisle ?		X		
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

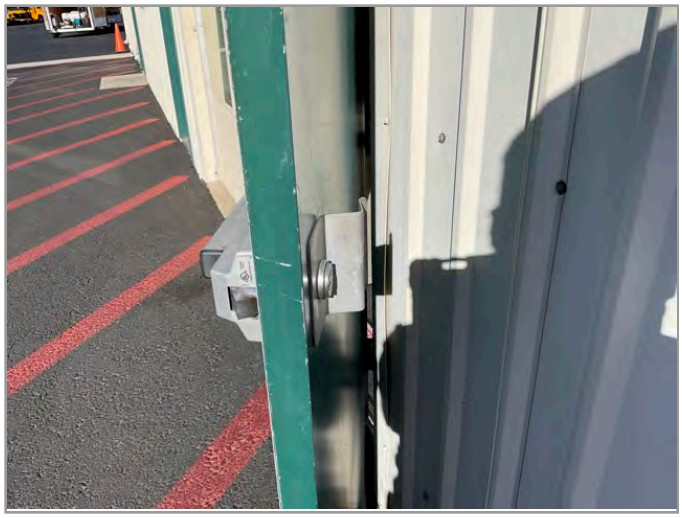
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			Site is not open to the public.
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE



DOOR HARDWARE

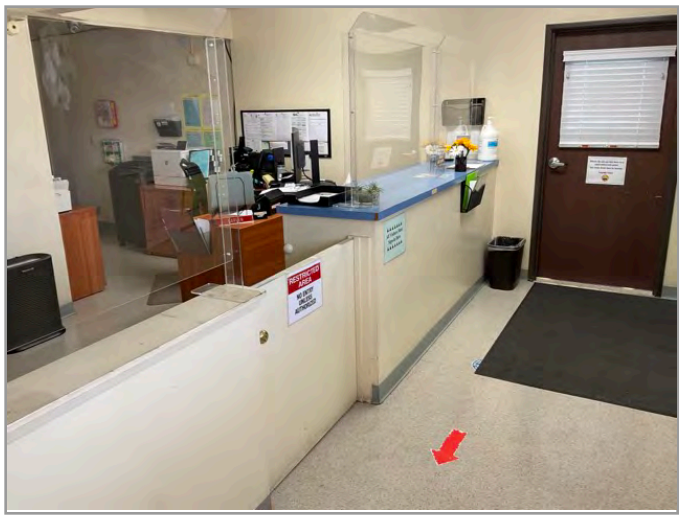
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			Site is not open to the public.
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



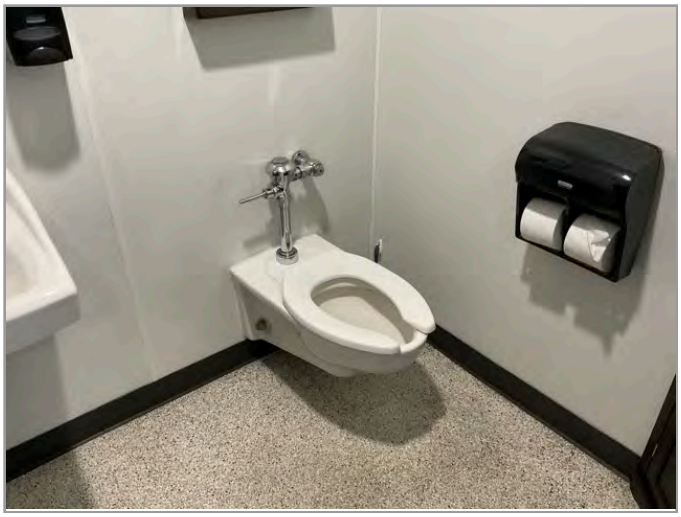
SELF-SERVICE AREA

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		Site is not open to the public.
2	Do accessible routes appear free of obstructions and/or protruding objects ?			X	
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

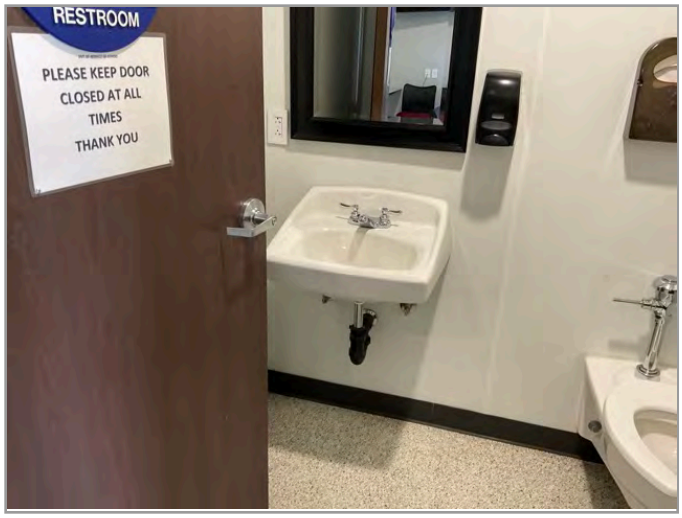
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			✕	
8	Do public transaction areas have an accessible, lowered service counter section ?			✕	
9	Do public telephones appear mounted with an accessible height and location ?			✕	
10	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



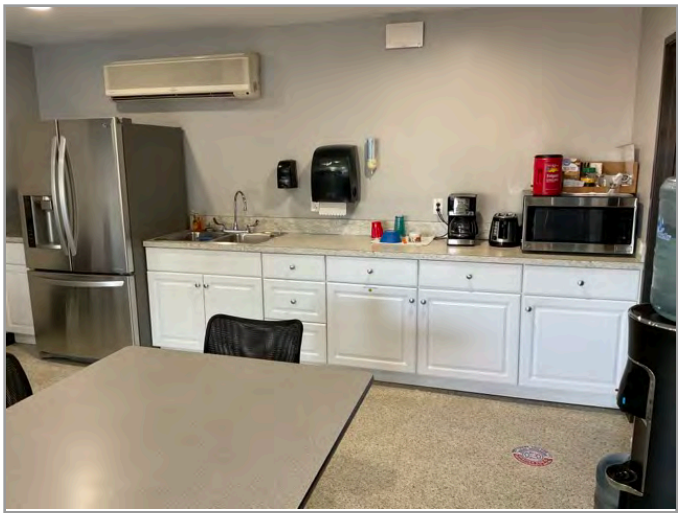
SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		Site is not open to the public.
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?		X		
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

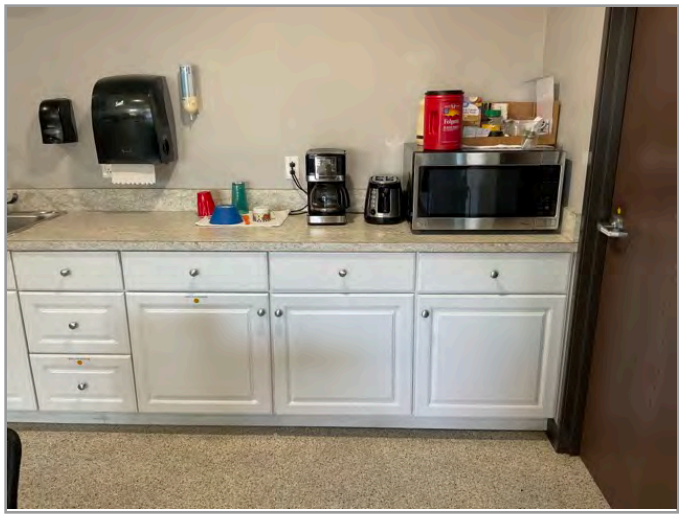
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		✕		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN ACCESSORIES



KITCHEN CABINETS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			Site is not open to the public.
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?		X		
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

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

Appendix E:
Component Condition Report

Component Condition Report | 010 - Transportation / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	4,440 SF	20	4177900
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	9	15	4177929
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	12	4177958
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,900 SF	10	4177908
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,400 SF	5	4177943
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,700 SF	3	4177906
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	2,400 SF	10	4177955
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	5	4177950
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,600 SF	5	4177920
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	20	4177892
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4177919
D2010	1	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	10	4177887
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	4177916
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	4177895
HVAC						
D3020	1	Fair	Unit Heater, Hydronic [No tag/plate found]	1	3	4177923
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	4177914
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX [No tag/plate found]	1	3	4177936
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	4177901
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,600 SF	15	4177888

Component Condition Report | 010 - Transportation / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,600 SF	20	4177928
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	5	4177902
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	10	4177947

Component Condition Report | 010 - Transportation / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	7,030 SF	2	4177921
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	7,030 SF	10	4177946
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	1	5	4177942
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	2	5	4177952
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	5	4177897
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	3	4177933
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,900 SF	10	4177954
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Aluminum Siding	8,100 SF	10	4177891
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,400 SF	3	4177903
Plumbing						
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	1	5	4177957
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	4177938
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,400 SF	20	4177944
HVAC						
D3010	Building exterior	Fair	Storage Tank, Oil, Interior [No tag/plate found]	1	15	4177930

Component Condition Report | 010 - Transportation / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3010	Building exterior	Fair	Storage Tank, Oil, Interior [No tag/plate found]	1	15	4177953
D3020	Throughout building	Fair	Unit Heater, Hydronic [No tag/plate found]	2	5	4177889
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,400 SF	20	4177894
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,400 SF	8	4177949
Equipment & Furnishings						
E1010	2	Fair	Vehicle Lift, 4-Post	1	5	4177939
E1010	Shop	Fair	Vehicle Lift, In-Ground	1	5	4177937
E1010	Shop	Fair	Vehicle Lift, 4-Post	1	8	4177934

Component Condition Report | 010 - Transportation / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	500 SF	1	4177941
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,570 SF	1	4177948
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	5	4	4177927
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	5	4177904
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,650 SF	5	4177909
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	1	15	4177931
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	2,280 SF	1	4177893
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,520 SF	5	4177922
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,520 SF	3	4177935
Plumbing						

Component Condition Report | 010 - Transportation / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,520 SF	20	4177925
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4177907
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	3	4177926
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	3	4177913
HVAC						
D3020	Throughout building	Fair	Unit Heater, Natural Gas [No tag/plate found]	1	3	4177956
D3030	Throughout	Poor	Air Conditioner, Window/Thru-Wall	2	1	4177911
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,520 SF	20	4177905
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,520 SF	10	4177896

Component Condition Report | 010 - Transportation / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Pump, Fuel Oil [No tag/plate found]	1	10	4177899
D3010	Site	Fair	Pump, Fuel Oil [No tag/plate found]	1	10	4177898
Special Construction & Demo						
F1020	Site	Fair	Shed, Metal-Framed, Standard	350 SF	15	4177917
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	54,800 SF	3	4177918
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	61,330 SF	6	4177912
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	54,800 SF	15	4177890
G2020	Site	Fair	Parking Lots, Pavement, Concrete	4,750 SF	30	4177951
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	61,330 SF	2	4177940
Sitework						

Component Condition Report | 010 - Transportation / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	1,780 LF	2	4177945
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	12	12	4177910
Utilities						
G3060	Site	Fair	Storage Tank, Site Fuel, Underground, Replace/Install [No tag/plate found]	1	10	4177915

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/10/2023

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
010 - Transportation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
010 - Transportation / A	$0	$0	$0	$18,657	$0	$28,913	$0	$0	$0	$0	$102,782	$0	$3,733	$6,489	$0	$81,333	$0	$0	$17,645	$0	$168,830	**$428,381**
010 - Transportation / B	$0	$0	$24,410	$12,756	$0	$96,565	$0	$0	$69,379	$0	$248,684	$0	$32,806	$12,978	$0	$3,399	$0	$0	$0	$0	$246,703	**$747,680**
010 - Transportation / C	$0	$19,699	$0	$16,380	$3,991	$12,584	$0	$0	$0	$0	$10,029	$18,923	$0	$4,871	$0	$6,935	$0	$0	$0	$0	$22,463	**$115,875**
010 - Transportation / Site	$0	$0	$75,209	$29,399	$0	$0	$279,633	$37,031	$34,081	$0	$101,169	$0	$169,859	$39,510	$0	$355,756	$0	$49,767	$45,802	$0	$0	**$1,217,216**
Grand Total	**$0**	**$19,699**	**$99,619**	**$77,193**	**$3,991**	**$138,062**	**$279,633**	**$37,031**	**$103,460**	**$0**	**$462,663**	**$18,923**	**$206,398**	**$63,846**	**$0**	**$447,423**	**$0**	**$49,767**	**$63,447**	**$0**	**$437,995**	**$2,509,152**

010 - Transportation

010 - Transportation / A

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	4177900	Exterior Walls, Aluminum Siding, Replace	40	20	20	4440	SF	$7.64	$33,908																					$33,908	**$33,908**
B2020	Building Exterior	4177929	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	9	EA	$709.15	$6,382															$6,382							**$6,382**
B2050	Building Exterior	4177958	Exterior Door, Steel, Standard, Replace	40	28	12	4	EA	$654.60	$2,618													$2,618									**$2,618**
B3010	Roof	4177908	Roofing, Metal, Replace	40	30	10	1900	SF	$14.18	$26,948											$26,948											**$26,948**
C2010	Throughout building	4177943	Wall Finishes, Vinyl, Replace	15	10	5	2400	SF	$2.73	$6,546						$6,546															$6,546	**$13,092**
C2010	Throughout building	4177906	Wall Finishes, any surface, Prep & Paint	10	7	3	2700	SF	$1.64	$4,419				$4,419										$4,419								**$8,837**
C2030	Restrooms	4177955	Flooring, Vinyl Sheeting, Replace	15	5	10	2400	SF	$7.64	$18,329											$18,329											**$18,329**
C2030	Throughout building	4177950	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1200	SF	$8.18	$9,819						$9,819									$9,819							**$19,638**
C2050	Throughout building	4177920	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3600	SF	$2.18	$7,855						$7,855									$7,855							**$15,710**
D2010	1	4177887	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	$13,528.40	$13,528											$13,528											**$13,528**
D2010	Throughout building	4177892	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	3600	SF	$12.00	$43,204																					$43,204	**$43,204**
D2010	Throughout building	4177919	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,309.20	$2,618															$2,618							**$2,618**
D2010	Restrooms	4177916	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	$1,418.30	$4,255															$4,255							**$4,255**
D2010	Restrooms	4177895	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	3	EA	$1,854.70	$5,564															$5,564							**$5,564**
D3020	1	4177923	Unit Heater, Hydronic, Replace	20	17	3	1	EA	$2,291.10	$2,291				$2,291																		**$2,291**
D3030	Building exterior	4177914	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,364.00	$4,364				$4,364																$4,364		**$8,728**
D3030	Throughout building	4177936	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$2,291.10	$2,291				$2,291																$2,291		**$4,582**
D3030	Building exterior	4177901	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,709.40	$3,709				$3,709																$3,709		**$7,419**
D3050	Throughout building	4177888	HVAC System, Ductwork, Medium Density, Replace	30	15	15	3600	SF	$4.36	$15,710															$15,710							**$15,710**
D5030	Throughout building	4177928	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3600	SF	$2.73	$9,819																					$9,819	**$9,819**
D5040	Building exterior	4177902	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	$240.02	$720						$720																**$720**
D5040	Throughout building	4177947	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3600	SF	$4.91	$17,674											$17,674											**$17,674**
Totals, Unescalated											**$0**	**$0**	**$0**	**$17,074**	**$0**	**$24,940**	**$0**	**$0**	**$0**	**$0**	**$76,479**	**$0**	**$2,618**	**$4,419**	**$0**	**$52,204**	**$0**	**$0**	**$10,365**	**$0**	**$93,477**	**$281,576**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$18,657**	**$0**	**$28,913**	**$0**	**$0**	**$0**	**$0**	**$102,782**	**$0**	**$3,733**	**$6,489**	**$0**	**$81,333**	**$0**	**$0**	**$17,645**	**$0**	**$168,830**	**$428,381**

010 - Transportation / B

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	4177921	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7030	SF	$3.27	$23,009			$23,009										$23,009									**$46,018**
B2010	Building Exterior	4177946	Exterior Walls, Aluminum Siding, Replace	40	30	10	7030	SF	$7.64	$53,688											$53,688											**$53,688**
B2020	Building Exterior	4177942	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	25	5	1	EA	$709.15	$709						$709																**$709**
B2020	Building Exterior	4177897	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	2	EA	$1,036.45	$2,073						$2,073																**$2,073**
B2020	Building exterior	4177952	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	15	5	2	EA	$8,728.00	$17,456						$17,456																**$17,456**
B2050	Building Exterior	4177933	Exterior Door, Steel, Standard, Replace	40	37	3	2	EA	$654.60	$1,309				$1,309																		**$1,309**
B3010	Roof	4177954	Roofing, Metal, Replace	40	30	10	4900	SF	$14.18	$69,497											$69,497											**$69,497**
C2010	Throughout building	4177891	Wall Finishes, Aluminum Siding, Replace	40	30	10	8100	SF	$7.64	$61,860											$61,860											**$61,860**
C2030	Throughout building	4177903	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	5400	SF	$1.64	$8,837				$8,837										$8,837								**$17,674**
D2010	Throughout building	4177944	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5400	SF	$12.00	$64,805																					$64,805	**$64,805**
D2010	Throughout building	4177938	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	$1,527.40	$1,527				$1,527																		**$1,527**
D2010	Throughout building	4177957	Toilet, Commercial Water Closet, Replace	30	25	5	1	EA	$1,418.30	$1,418						$1,418																**$1,418**
D3010	Building exterior	4177930	Storage Tank, Oil, Interior, Replace	25	10	15	1	EA	$1,091.00	$1,091																$1,091						**$1,091**
D3010	Building exterior	4177953	Storage Tank, Oil, Interior, Replace	25	10	15	1	EA	$1,091.00	$1,091																$1,091						**$1,091**
D3020	Throughout building	4177889	Unit Heater, Hydronic, Replace	20	15	5	2	EA	$2,291.10	$4,582						$4,582																**$4,582**
D5030	Throughout building	4177894	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5400	SF	$2.73	$14,729																					$14,729	**$14,729**
D5040	Throughout building	4177949	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5400	SF	$4.91	$26,511									$26,511													**$26,511**
E1010	2	4177939	Vehicle Lift, 4-Post, Replace	15	10	5	1	EA	$28,256.90	$28,257						$28,257															$28,257	**$56,514**
E1010	Shop	4177937	Vehicle Lift, In-Ground, Replace	15	10	5	1	EA	$28,802.40	$28,802						$28,802															$28,802	**$57,605**
E1010	Shop	4177934	Vehicle Lift, 4-Post, Replace	15	7	8	1	EA	$28,256.90	$28,257									$28,257													**$28,257**
Totals, Unescalated											**$0**	**$0**	**$23,009**	**$11,674**	**$0**	**$83,298**	**$0**	**$0**	**$54,768**	**$0**	**$185,045**	**$0**	**$23,009**	**$8,837**	**$0**	**$2,182**	**$0**	**$0**	**$0**	**$0**	**$136,593**	**$528,415**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$24,410**	**$12,756**	**$0**	**$96,565**	**$0**	**$0**	**$69,379**	**$0**	**$248,684**	**$0**	**$32,806**	**$12,978**	**$0**	**$3,399**	**$0**	**$0**	**$0**	**$0**	**$246,703**	**$747,680**

010 - Transportation / C

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

Replacement Reserves Report

2/10/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4177941	Exterior Walls, Wood Siding, Replace	30	29	1	500	SF	$10.91	$5,455		$5,455																				**$5,455**
B2010	Building Exterior	4177948	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1570	SF	$3.27	$5,139		$5,139									$5,139											**$10,277**
B2020	Building Exterior	4177927	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	26	4	5	EA	$709.15	$3,546					$3,546																	**$3,546**
B2050	Building Exterior	4177904	Exterior Door, Wood, Solid-Core, Replace	25	20	5	2	EA	$763.70	$1,527						$1,527																**$1,527**
B3010	Roof	4177909	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	1650	SF	$4.15	$6,841						$6,841																**$6,841**
C1030	Throughout building	4177931	Interior Door, Steel, Standard, Replace	40	25	15	1	EA	$654.60	$655																$655						**$655**
C2010	Throughout building	4177893	Wall Finishes, any surface, Prep & Paint	10	9	1	2280	SF	$1.64	$3,731		$3,731									$3,731											**$7,462**
C2030	Throughout building	4177922	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1520	SF	$1.64	$2,487						$2,487										$2,487						**$4,975**
C2050	Throughout building	4177935	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1520	SF	$2.18	$3,317				$3,317										$3,317								**$6,633**
D2010	Throughout building	4177925	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1520	SF	$5.46	$8,292																					$8,292	**$8,292**
D2010	Restrooms	4177926	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	2	EA	$1,854.70	$3,709				$3,709																		**$3,709**
D2010	Restrooms	4177913	Toilet, Commercial Water Closet, Replace	30	27	3	2	EA	$1,418.30	$2,837				$2,837																		**$2,837**
D2010	Throughout building	4177907	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,309.20	$1,309																$1,309						**$1,309**
D3020	Throughout building	4177956	Unit Heater, Natural Gas, Replace	20	17	3	1	EA	$5,127.70	$5,128				$5,128																		**$5,128**
D3030	Throughout	4177911	Air Conditioner, Window/Thru-Wall, Replace	10	9	1	2	EA	$2,400.20	$4,800		$4,800									$4,800											**$9,601**
D5030	Throughout building	4177905	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	1520	SF	$2.73	$4,146																					$4,146	**$4,146**
D5040	Throughout building	4177896	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1520	SF	$4.91	$7,462											$7,462											**$7,462**
Totals, Unescalated											**$0**	**$19,125**	**$0**	**$14,990**	**$3,546**	**$10,855**	**$0**	**$0**	**$0**	**$0**	**$7,462**	**$13,670**	**$0**	**$3,317**	**$0**	**$4,451**	**$0**	**$0**	**$0**	**$0**	**$12,437**	**$89,855**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$19,699**	**$0**	**$16,380**	**$3,991**	**$12,584**	**$0**	**$0**	**$0**	**$0**	**$10,029**	**$18,923**	**$0**	**$4,871**	**$0**	**$6,935**	**$0**	**$0**	**$0**	**$0**	**$22,463**	**$115,875**

010 - Transportation / 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
D3010	Site	4177899	Pump, Fuel Oil, Replace	20	10	10	1	EA	$4,909.50	$4,910											$4,910											**$4,910**
D3010	Site	4177898	Pump, Fuel Oil, Replace	20	10	10	1	EA	$4,909.50	$4,910											$4,910											**$4,910**
F1020	Site	4177917	Shed, Metal-Framed, Standard, Replace	30	15	15	350	SF	$54.55	$19,093																$19,093						**$19,093**
G2020	Site	4177940	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	61330	SF	$0.49	$30,110			$30,110					$30,110					$30,110					$30,110				**$120,440**
G2020	Site	4177918	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	54800	SF	$0.49	$26,904				$26,904					$26,904					$26,904					$26,904			**$107,616**
G2020	Site	4177912	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	61330	SF	$3.82	$234,189							$234,189															**$234,189**
G2020	Site	4177890	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	54800	SF	$3.82	$209,254																$209,254						**$209,254**
G2060	Site	4177945	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	1780	LF	$22.91	$40,782			$40,782																			**$40,782**
G3060	Site	4177915	Storage Tank, Site Fuel, Underground, Replace/Install	25	15	10	1	EA	$65,460.00	$65,460											$65,460											**$65,460**
G4050	Site	4177910	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	8	12	12	EA	$7,418.80	$89,026													$89,026									**$89,026**
Totals, Unescalated											**$0**	**$0**	**$70,892**	**$26,904**	**$0**	**$0**	**$234,189**	**$30,110**	**$26,904**	**$0**	**$75,279**	**$0**	**$119,136**	**$26,904**	**$0**	**$228,346**	**$0**	**$30,110**	**$26,904**	**$0**	**$0**	**$895,677**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$75,209**	**$29,399**	**$0**	**$0**	**$279,633**	**$37,031**	**$34,081**	**$0**	**$101,169**	**$0**	**$169,859**	**$39,510**	**$0**	**$355,756**	**$0**	**$49,767**	**$45,802**	**$0**	**$0**	**$1,217,216**