

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR GROUP

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October 26, 2022

ON SITE DATE:

September 27, 2022



Paddison Elementary School
12100 Crewe Street
Norwalk, California 90650

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	18
Main Address	12100 Crewe Street, Norwalk, California 90650
Site Developed	1957
Site Area	11 acres (estimated)
Parking Spaces	50 total spaces all in open lots; Four of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 27th, 2022
Management Point of Contact	Little Lake City School District, Brent J, Griffen, Director of Maintenance, Operations & Custodial Services. 562-577-2139 bgriffen@llcsd.net
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Quynh Nguyen
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school was constructed in 1957. There were no major renovations being made to the permanent buildings. There are 19 buildings; 10 of which are portables, and the installation date is unknown. The buildings are mainly used as classrooms. The concrete pathways, parking lot, and playground were replaced in summer of 2022. All exterior steel doors and glass windows were replaced within 10 years.

Architectural

As stated in the historical summary, there are no major renovations made to the permanent buildings since the year of construction. There are discoloration spots on the ceilings and possible roof leakages in each building. The interior floor finishes are carpet and VCT. VCT is mainly used in portable buildings and it's reaching the end of its life, damaged and blistering. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC ductwork is original, no replacement is made. The HVAC infrastructure consists of RTU and split-system components; there are signs of rust on the majority of the RTUs. The electrical wiring system is original, no replacement is made. The lightings have changed to LED. No sprinkler system throughout buildings. The plumbing is throughout the buildings and efficient. The piping is original; there are signs of rust and history of leakage. The domestic water is generated by 2 tankless water heaters.

Site

All the concrete pavement on site is replaced in summer 2022. The site elevation is relatively flat with asphalt paved parking areas, drive aisles, and concrete walkways. Site lighting are pole-mounted LED. The irrigation system exists throughout the landscape areas

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:



FCI Analysis | Paddison Elementary(1957)

Replacement Value \$ 14,814,800	Total SF 39,506	Cost/SF \$ 375
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	Est Reserve Cost	FCI
Current	\$ 0	0.0 %
3-Year	\$ 52,700	0.4 %
5-Year	\$ 480,300	3.2 %
10-Year	\$ 4,360,400	29.4 %

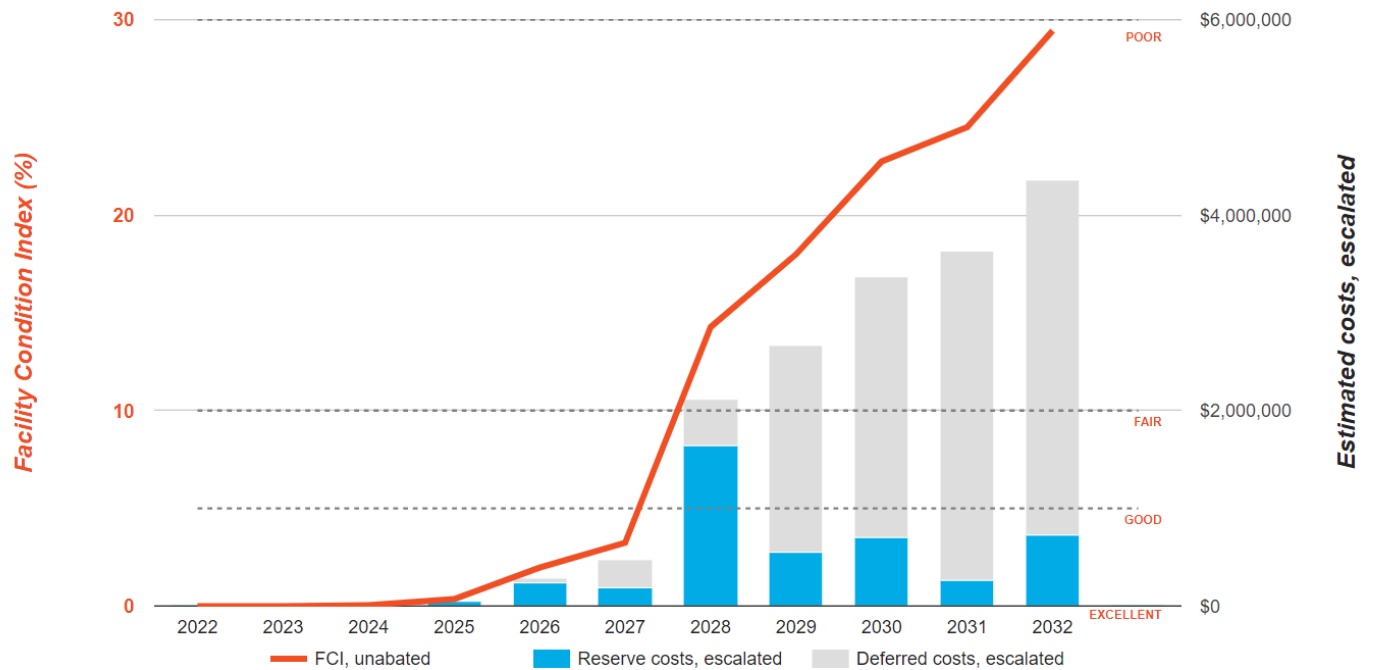
Campus Level FCI:

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: Paddison Elementary

Replacement Value: \$14,815,000 Inflation Rate: 3.0% Average Needs per Year: \$396,400



The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$40	\$54	\$94
Facade	-	-	-	\$544,329	\$692,371	\$1,236,700
Roofing	-	-	\$22,135	\$467,728	\$200,446	\$690,309
Interiors	-	\$7,337	\$212,385	\$436,937	\$548,073	\$1,204,732
Plumbing	-	-	\$15,911	\$14,061	\$156,770	\$186,742
HVAC	-	-	\$222,395	\$200,855	\$56,484	\$479,734
Fire Protection	-	-	-	\$10,539	\$26,693	\$37,232
Electrical	-	-	-	-	\$92,670	\$92,670
Fire Alarm & Electronic Systems	-	-	-	\$32,658	\$9,884	\$42,542
Equipment & Furnishings	-	-	-	\$178,365	\$35,516	\$213,881
Special Construction & Demo	-	-	-	\$1,740,048	-	\$1,740,048
Site Development	-	\$51	-	\$254,555	\$778,196	\$1,032,802
Site Utilities	-	-	-	-	\$47,898	\$47,898
TOTALS (3% inflation)	-	\$7,400	\$472,900	\$3,880,200	\$2,645,100	\$7,005,600

Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0



Key Findings



Flooring in Poor condition.

Vinyl Tile (VCT)
 Building 801 Paddison Elementary P801
 Throughout Building

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

Priority Score: **81.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Damaged - AssetCALC ID: 4271314



Ceiling Finishes in Poor condition.

any flat surface
 Building 600 Paddison Elementary Building 600
 Restroom

Uniformat Code: C2050
 Recommendation: **Prep & Paint in 2024**

Priority Score: **81.6**

Plan Type:
 Performance/Integrity

Cost Estimate: \$900

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Peeled off - AssetCALC ID: 4271484

Plan Types

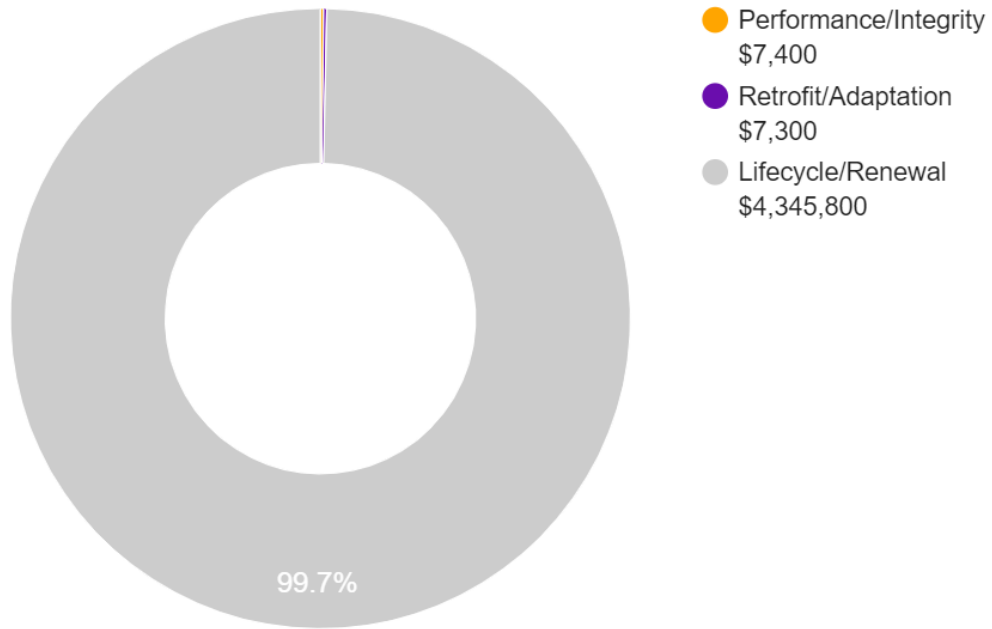
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.



Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,360,500



2. Building 100



Building 100: Systems Summary

Constructed/Renovated	1957	
Building/Group Size	3300 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structur	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Open gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper sand PVC waste & venting No hot water	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard Interior Lighting: LED	Fair
Fire Alarm	Alarm Siren	Fair

Building 100: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



3. Building 400



Building 400: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: No hot water Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair



Building 400: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



4. Building 500



Building 500: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: No hot water Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--



Building 500: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork



5. Building 600



Building 600: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: no hot water Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Building 600: Systems Summary	
Equipment/Special	None --
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork, ceiling finishes in poor condition



6. Building 700



Building 700: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: No hot water Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Mini split-system	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Building 700: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



7. Office Building



Office Building: Systems Summary

Constructed/Renovated	1957	
Building Size	2000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: No hot water Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Mini split-system	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Office Building: Systems Summary	
Equipment/Special	None --
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork



8. MPR Building



Building MPR: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: Gas fired water heater Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, MUA	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Building MPR: Systems Summary

Equipment/Special	Commercial kitchen equipment	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



9. Portables



Building 800: Systems Summary

Constructed/Renovated	Unknown	
Building Size	6300 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Portable: wood frame	Fair
Façade	Primary Wall Finish: Wood Windows: Aluminum	Fair
Roof	Primary: low sloped construction with metal roof	Fair
Interiors	Walls: vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: tankless water heaters Fixtures: sink	Fair
HVAC	Non-Central System: Wall mounted heat pump	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Building 800: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork and flooring finishes in poor condition in P801	



10. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Concrete lots with adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing; CMU Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

11. Property Space Use and Observed Areas

Areas Observed

Most of the 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:

- Most roofs, except roof 600 building; safety concerns and extreme weather
- Building 100, 805; classes in session
- Interior Access routes; occupants actively using space

12. 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.

The campus was originally constructed in 1957. The campus has not since been substantially renovated.

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

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.

13. 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.

14. 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.

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Paddison Elementary School located at 12100 Crewe Street, Norwalk, California 90650, 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.

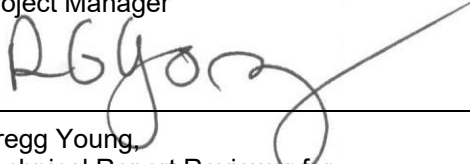
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Quynh Nguyen,
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Reviewed by:



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16. 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 - PORTABLES



6 - ROOF



Photographic Overview



7 - AWNING



8 - PORTABLE CLASSROOM



9 - MPR INTERIOR



10 - PORTABLES CLASSROOM OVERVIEW



11 - MPR WATER HEATER



12 - HEAT PUMP



Photographic Overview



13 - SPLIT SYSTEM DUCTLESS



14 - PACKAGED UNIT



15 - EXHAUST FAN



16 - EXHAUST FAN



17 - FIRE SUPPRESSION SYSTEM



18 - SECONDARY TRANSFORMER



Photographic Overview



19 - SWITCHBOARD



20 - FIRE ALARM PANEL



21 - KITCHEN



22 - BASEBALL FIELD OVERVIEW



23 - IRRIGATION SYSTEM



24 - MPR

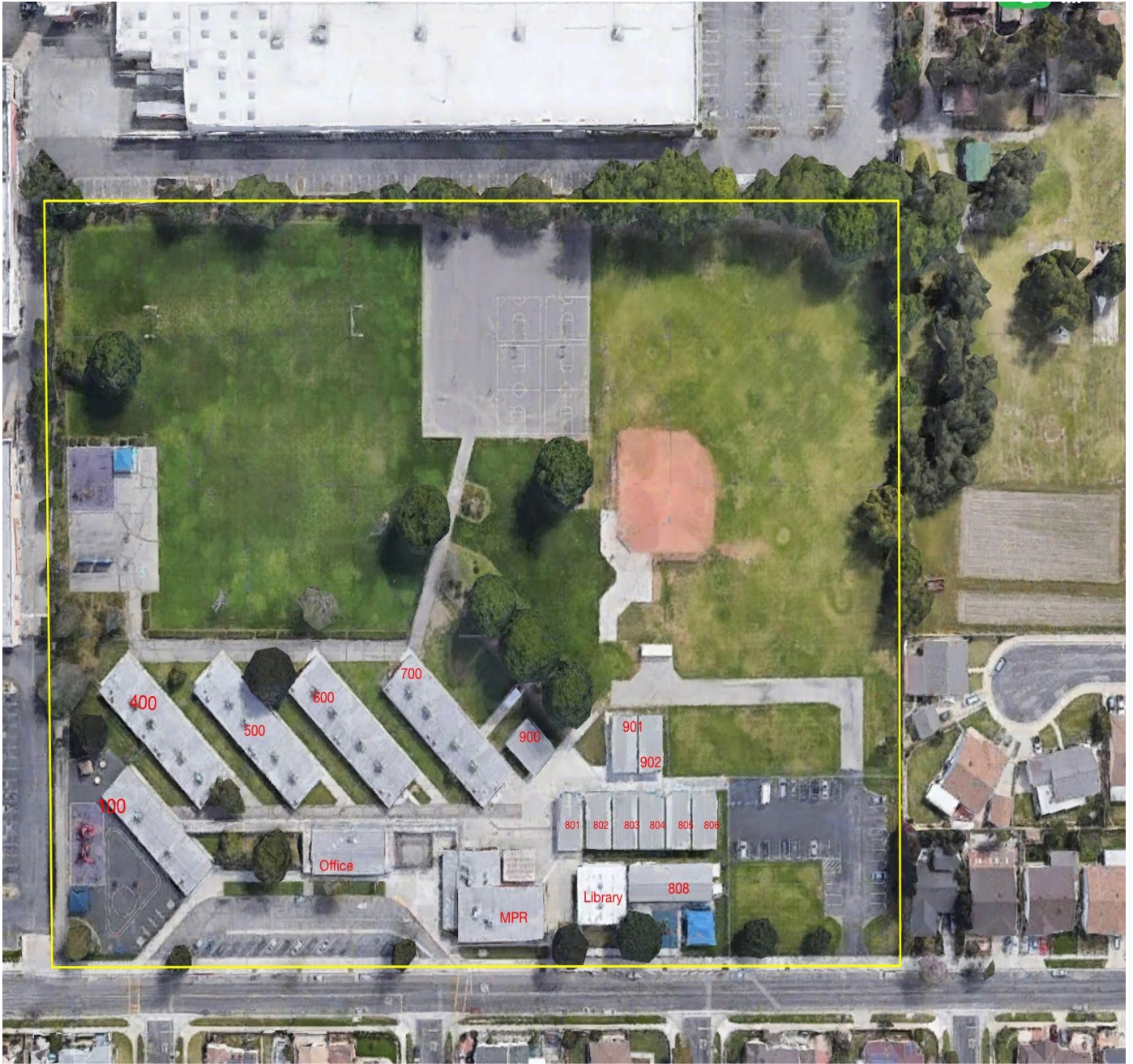


Appendix B:

Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

159753.22R000-007.017

Source

Google

Project Name

Paddison Elementary School

On-Site Date

September 27, 2002



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Paddison Elementary

Name of person completing form: Brent

Title / Association w/ property: Director of Maintenance

Length of time associated w/ property: 18 years; 7 years w/current position

Date Completed: 9/27/2022

Phone Number: 562-577-2139

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 1957	Renovated	
2	Building size in SF	39,506	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2012	Multiple purpose room (MPR) kitchen remodeled
		HVAC		
		Electrical	2017	Lighting interior & exterior has been replaced with LED
		Site Pavement	2022	Concrete work in playground & hall way
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Concrete work in playground, hallway, ADA & restrooms (2018 renovation)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	N/A		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	AC replacement (30 yrs old not enough AC or not working), roof renovation (20 yrs old), interior plumbing OG , interior electrical OG, window frames OG throughout buildings (except MPR), HVAC 20+ yrs old		

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

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

Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Appendix E: Component Condition Report



Component Condition Report | Paddison Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	MPR Building Exterior	Fair	Stairs, Concrete, Exterior	50 SF	30	4271455
B1080	MPR Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	20 LF	8	4271396
Facade						
B2010	MPR Building Exterior	Fair	Exterior Walls, Brick	17,000 SF	35	4271284
B2020	MRP Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	7	18	4271303
B2050	MRP Building Exterior	Fair	Exterior Door, Steel, Standard	4	36	4271568
B2050	MPR Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	20	4271569
Roofing						
B3010	MPR Roof	Fair	Roofing, Modified Bitumen	5,000 SF	8	4271492
B3080	MPR Roof	Fair	Soffit, Wood	500 SF	3	4271365
Interiors						
C1030	MPR Throughout Building	Fair	Interior Door, Wood, Solid-Core	9	20	4271565
C1070	MPR Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,800 SF	10	4271350
C2010	MPR Restroom	Fair	Wall Finishes, Ceramic Tile	400 SF	25	4271326
C2010	MPR Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	16,600 SF	8	4271376
C2030	MPR Stage	Fair	Flooring, Laminate Faux Wood	400 SF	6	4271369
C2030	MPR Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	4,300 SF	8	4271564
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,300 SF	7	4271412
C2030	MPR Restroom	Fair	Flooring, Ceramic Tile	200 SF	20	4271536
C2050	MPR Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	7	4271294
Plumbing						
D2010	MPR Custodian	Fair	Water Heater, Gas, High-Efficiency Condensing Style	1	5	4271526
D2010	MPR Restroom	Fair	Toilet, Commercial Water Closet	2	15	4271344
D2010	MPR Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4271550
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	15	4271458
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	4271304
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	25	4271483
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	25	4271360
HVAC						
D3050	MPR Roof	Fair	Make-Up Air Unit, MUA or MAU	1	8	4271530

Component Condition Report | Paddison Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	MPR Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	4271462
D3060	MPR KITCHEN	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	9	4271542
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	12	4271431
D4030	MPR Throughout Building	Good	Fire Extinguisher, Wet Chemical/CO2	3	9	4271541
Electrical						
D5040	MRP Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	12	4271479
Fire Alarm & Electronic Systems						
D7050	MPR Throughout Building	Fair	Fire Alarm Devices, Horn & Strobe	3	12	4271305
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	4271544
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	4271324
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	4271320
E1030	Kitchen	Fair	Foodservice Equipment, Braising Pan	1	10	4271500
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	8	4271301
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	4271358
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 1 to 2 LF	2	7	4271420
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	4271459
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	4271460
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	4271467
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	4271351
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	8	4271336

Component Condition Report | Paddison Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building 100 Exterior	Fair	Exterior Walls, Brick	11,000 SF	35	4271380
B2020	Building 100 Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	20	18	4271291
B2050	Building 100 Exterior	Fair	Exterior Door, Steel, Standard	5	35	4271447
Roofing						
B3010	Building 100 roof	Fair	Roofing, Modified Bitumen	3,300 SF	10	4271520
B3080	Building 100 roof	Fair	Soffit, Wood	150 SF	6	4271503

Component Condition Report | Paddison Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2010	Building 100 throughout	Fair	Wall Finishes, Ceramic Tile	300 SF	20	4271328
HVAC						
D3060	Building 100 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	4271561
Fire Protection						
D4030	Building 100 throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	10	4271415
Electrical						
D5040	Building 100 Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	12	4271392
Fire Alarm & Electronic Systems						
D6060	Building 100 Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4271531
D7050	Building 100 throughout	Fair	Fire Alarm Devices, Alarm Siren	2	12	4271576

Component Condition Report | Paddison Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building 400 Exterior	Fair	Exterior Walls, Brick	14,000 SF	35	4271426
B2020	Building 400 Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	16	18	4271397
B2050	Building 400 Exterior	Fair	Exterior Door, Steel, Standard	9	35	4271363
Roofing						
B3010	Building 400 roof	Fair	Roofing, Modified Bitumen	5,000 SF	8	4271370
B3080	Building 400 roof	Fair	Soffit, Wood	400 SF	8	4271456
Interiors						
C1090	Building 400 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	15	4271445
C2010	Building 400 Restroom	Fair	Wall Finishes, Ceramic Tile	300 SF	20	4271537
C2030	Building 400 Restroom	Fair	Flooring, Ceramic Tile	400 SF	20	4271577
C2050	Building 400 Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	7	4271444
Plumbing						
D2010	Building 400 Restroom	Fair	Toilet, Commercial Water Closet	1	17	4271433
D2010	Building 400 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	4271480
D2010	Building 400 Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4271307
D2010	Building 400 Storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	4271498
D2010	Building 400 Restroom	Fair	Urinal, Standard	1	20	4271311

Component Condition Report | Paddison Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3060	Building 400 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	13	4271490
D3060	Building 400 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4271571
Fire Protection						
D4030	Building 400 throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	9	4271410
Electrical						
D5040	Building 400 Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	15	4271579
Fire Alarm & Electronic Systems						
D6060	Building 400 Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4271362
D7050	Building 400 throughout	Fair	Fire Alarm Devices, Alarm Siren	6	12	4271442

Component Condition Report | Paddison Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building 500 Exterior	Fair	Exterior Walls, Brick	14,000 SF	30	4271341
B2020	Building 500 Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	16	18	4271395
B2050	Building 500 Exterior	Fair	Exterior Door, Steel, Standard	9	35	4271549
Roofing						
B3010	Building 500 roof	Fair	Roofing, Modified Bitumen	5,000 SF	8	4271485
B3080	Building 500 roof	Fair	Soffit, Wood	500 SF	7	4271302
Interiors						
C1090	Building 500 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	13	4271453
C2030	Building 500 throughout	Fair	Flooring, Ceramic Tile	400 SF	20	4271290
C2050	Building 500 Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	7	4271532
Plumbing						
D2010	Building 500 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4271321
D2010	Building 500 Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4271418
D2010	Building 500 Restroom	Fair	Toilet, Commercial Water Closet	3	15	4271333
HVAC						
D3060	Building 500 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4271511
D3060	Building 500 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	10	4271525
Fire Protection						

Component Condition Report | Paddison Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Building 500 throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	9	4271585
Electrical						
D5020	Building 500 Exterior	Fair	Switchboard, 277/480 V	1	11	4271468
D5040	Building 500 Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	15	4271546
Fire Alarm & Electronic Systems						
D6060	Building 500 Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4271491
D7050	Building 500 throughout	Fair	Fire Alarm Devices, Alarm Siren	6	12	4271448

Component Condition Report | Paddison Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building 600 Exterior	Fair	Exterior Walls, Brick	14,000 SF	30	4271437
B2020	Building 600 Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	16	18	4271400
B2050	Building 600 Exterior	Fair	Exterior Door, Steel, Standard	10	35	4271501
Roofing						
B3010	Building 600 roof	Fair	Roofing, Modified Bitumen	5,000 SF	9	4271432
B3080	Building 600 roof	Fair	Soffit, Wood	500 SF	6	4271493
Interiors						
C1090	Building 600 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	12	4271297
C2010	Building 600 Restroom	Fair	Wall Finishes, Ceramic Tile	700 SF	20	4271411
C2030	Building 600 Restroom	Fair	Flooring, Ceramic Tile	400 SF	20	4271322
C2050	Building 600 Restroom	Poor	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	2	4271484
Plumbing						
D2010	Building 600 Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	4271429
D2010	Building 600 throughout	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	4271339
D2010	Building 600 Restroom	Fair	Toilet, Commercial Water Closet	3	20	4271575
D2010	Building 600 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4271523
HVAC						
D3060	Building 600 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4271317
D3060	Building 600 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	11	4271540
Fire Protection						
D4030	Building 600 throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	9	9	4271404

Component Condition Report | Paddison Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Building 600 Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	12	4271572
Fire Alarm & Electronic Systems						
D6060	Building 600 Exterior	Fair	Intercom/Public Address Component, Speaker	1	10	4271534
D7050	Building 600 Restroom	Fair	Fire Alarm Devices, Alarm Siren	5	9	4271449

Component Condition Report | Paddison Elementary / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building 700 Exterior	Fair	Exterior Walls, Brick	14,000 SF	35	4271554
B2020	Building 700 Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	16	18	4271361
B2050	Building 700 Exterior	Fair	Exterior Door, Steel, Standard	9	35	4271582
Roofing						
B3010	Building 700 roof	Fair	Roofing, Modified Bitumen	5,000 SF	9	4271393
B3080	Building 700 roof	Fair	Soffit, Wood	500 SF	4	4271584
Interiors						
C1070	Building 700 throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	5	4271507
C1090	Building 700 Exterior	Fair	Toilet Partitions, Plastic/Laminate	1	12	4271371
C2010	Building 700 Restroom	Fair	Wall Finishes, Ceramic Tile	700 SF	20	4271465
C2030	Building 700 throughout	Fair	Flooring, Carpet, Commercial Standard	1,150 SF	7	4271300
C2030	Building 700 Restroom	Fair	Flooring, Ceramic Tile	400 SF	20	4271521
C2050	Building 700 Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	7	4271323
Plumbing						
D2010	Building 700 throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	17	4271348
D2010	Building 700 Restroom	Fair	Urinal, Standard	2	15	4271398
D2010	Building 700 Restroom	Fair	Toilet, Commercial Water Closet	1	20	4271463
D2010	Building 700 Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4271349
D2010	Building 700 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	19	4271516
HVAC						
D3030	Building 700 custodian	Fair	Split System Ductless, Single Zone	1	7	4271430
D3030	Building 700 Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	4271427
D3060	Building 700 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	11	4271440

Component Condition Report | Paddison Elementary / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Building 700 roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	4271374
Fire Protection						
D4030	Building 700 throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	7	9	4271452
Electrical						
D5040	Building 700 Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	12	4271384
Fire Alarm & Electronic Systems						
D6060	Building 700 Exterior	Fair	Intercom/Public Address Component, Speaker	1	10	4271416
D7050	Building 700 throughout	Fair	Fire Alarm Devices, Alarm Siren	6	11	4271386

Component Condition Report | Paddison Elementary / Building 801

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P801 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271441
B2020	P801 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	17	4271495
B2050	P801 Building exterior	Fair	Exterior Door, Steel, Standard	1	36	4271434
Roofing						
B3010	P801 Roof	Fair	Roofing, Metal	1,050 SF	12	4271421
B3080	P801 Roof	Fair	Soffit, Wood	50 SF	6	4271475
Interiors						
C1070	P801 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	9	4271581
C2010	P801 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	7	4271405
C2030	P801 Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	1,100 SF	2	4271314
Plumbing						
D2010	P801 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	4271439
HVAC						
D3030	P801 Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	9	7	4271538
Fire Protection						
D4030	P801 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271553
Electrical						
D5020	P801 Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	12	4271355
D5040	P801 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	13	4271288
Fire Alarm & Electronic Systems						

Component Condition Report | Paddison Elementary / Building 801

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	P801 Building exterior	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271436

Component Condition Report | Paddison Elementary / Building 802

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P802 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271419
B2020	P802 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	17	4271382
B2050	P802 Building exterior	Fair	Exterior Door, Steel, Standard	1	36	4271570
Roofing						
B3010	P802 roof	Fair	Roofing, Metal	1,050 SF	12	4271494
B3080	P802 roof	Fair	Soffit, Wood	50 SF	8	4271381
Interiors						
C1070	P802 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	6	4271409
C2010	P802 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	6	4271286
C2030	P802 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	6	4271497
Plumbing						
D2010	P802 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	4271486
Fire Protection						
D4030	P802 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271313
Electrical						
D5040	P802 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	14	4271377
Fire Alarm & Electronic Systems						
D6060	P802 Building exterior	Fair	Intercom/Public Address Component, Speaker	1	12	4271327

Component Condition Report | Paddison Elementary / Building 803

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P803 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271394
B2020	P803 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	18	4271346
B2050	P803 Building exterior	Good	Exterior Door, Steel, Standard	1	36	4271499
Roofing						
B3010	P803 Roof	Fair	Roofing, Metal	1,050 SF	12	4271357

Component Condition Report | Paddison Elementary / Building 803

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3080	P803 Roof	Fair	Soffit, Wood	50 SF	8	4271567
Interiors						
C1070	P803 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	3	4271298
C2010	P803 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	7	4271329
C2030	P803 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	3	4271438
Plumbing						
D2010	P803 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	4271295
Fire Protection						
D4030	P803 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271345
Electrical						
D5040	P803 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4271510
Fire Alarm & Electronic Systems						
D7050	P803 Building exterior	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271519

Component Condition Report | Paddison Elementary / Building 804

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P804 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271543
B2020	P804 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	18	4271454
B2050	P804 Building exterior	Fair	Exterior Door, Steel, Standard	1	36	4271573
Roofing						
B3010	P804 Roof	Fair	Roofing, Metal	1,050 SF	12	4271287
B3080	P804 Roof	Fair	Soffit, Wood	50 SF	4	4271451
Interiors						
C1070	P804 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	4	4271470
C2010	P804 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	7	4271481
C2030	P804 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	7	4271551
Plumbing						
D2010	P804 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	4271466
Fire Protection						
D4030	P804 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271316
Electrical						

Component Condition Report | Paddison Elementary / Building 804

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	P804 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4271343

Component Condition Report | Paddison Elementary / Building 805

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P805 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271407
B2020	P805 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	18	4271558
B2050	P805 Building exterior	Fair	Exterior Door, Steel, Standard	1	36	4271446
Roofing						
B3010	P805 roof	Fair	Roofing, Metal	1,050 SF	12	4271496
B3080	P805 roof	Fair	Soffit, Wood	50 SF	7	4271296
Interiors						
C1070	P805 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	7	4271401
C2010	P805 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	8	4271406
C2030	P805 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	6	4271308
Plumbing						
D2010	P805 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	4271557
Fire Protection						
D4030	P805 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271354
Electrical						
D5040	P805 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	12	4271353
Fire Alarm & Electronic Systems						
D6060	P805 Building exterior	Fair	Intercom/Public Address Component, Speaker	1	12	4271506

Component Condition Report | Paddison Elementary / Building 806

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P806 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271403
B2020	P806 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	18	4271356
B2050	P806 Building exterior	Good	Exterior Door, Steel, Standard	1	36	4271352
Roofing						
B3010	P806 roof	Fair	Roofing, Metal	1,050 SF	12	4271450

Component Condition Report | Paddison Elementary / Building 806

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3080	P806 Building exterior	Fair	Soffit, Wood	50 SF	6	4271524
Interiors						
C1070	P806 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	5	4271292
C2010	P806 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	7	4271375
C2030	P806 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	3	4271529
Plumbing						
D2010	P806 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	4271515
Fire Protection						
D4030	P806 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271547
Electrical						
D5040	P806 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4271513
Fire Alarm & Electronic Systems						
D7050	P806 Throughout Building	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271509

Component Condition Report | Paddison Elementary / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	P900 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	15	4271574
B2020	P900 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	17	4271514
B2050	P900 Building exterior	Fair	Exterior Door, Steel, Standard	1	36	4271347
Roofing						
B3010	P900 Roof	Fair	Roofing, Metal	1,250 SF	12	4271367
B3080	P900 Roof	Fair	Soffit, Wood	50 SF	9	4271340
Interiors						
C1070	P900 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,250 SF	4	4271555
C2010	P900 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	6	4271464
C2030	P900 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,250 SF	6	4271332
Plumbing						
D2010	P900 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4271366
Fire Protection						
D4030	P900 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271533
Electrical						

Component Condition Report | Paddison Elementary / Building 900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	P900 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	14	4271388

Fire Alarm & Electronic Systems

D7050	P900 Throughout Building	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271423
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Component Condition Report | Paddison Elementary / Building 901

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

B2010	P901 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271373
B2020	P901 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	18	4271364
B2050	P901 Building exterior	Good	Exterior Door, Steel, Standard	1	36	4271505

Roofing

B3010	P901 Roof	Fair	Roofing, Metal	1,150 SF	12	4271563
B3080	P901 Roof	Fair	Soffit, Wood	50 SF	6	4271289

Interiors

C1070	P901 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,150 SF	7	4271335
C2010	P901 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	6	4271385
C2030	P901 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,150 SF	8	4271469

Plumbing

D2010	P901 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	17	4271331
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Fire Protection

D4030	P901 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271383
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Electrical

D5040	P901 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4271338
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Fire Alarm & Electronic Systems

D7050	P901 Throughout Building	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271457
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Component Condition Report | Paddison Elementary / Building 902

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

B2010	P902 Building exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	4271319
B2020	P902 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	18	4271580
B2050	P902 Building exterior	Good	Exterior Door, Steel, Standard	1	36	4271517

Component Condition Report | Paddison Elementary / Building 902

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	P902 Roof	Fair	Roofing, Metal	1,150 SF	12	4271282
B3080	P902 Roof	Fair	Soffit, Wood	50 SF	7	4271578
Interiors						
C1070	P902 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,150 SF	3	4271293
C2010	P902 Throughout Building	Fair	Wall Finishes, Vinyl	4,000 SF	6	4271489
C2030	P902 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	4	4271325
Plumbing						
D2010	P902 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	4271566
Fire Protection						
D4030	P902 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4271285
Electrical						
D5040	P902 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4271477
Fire Alarm & Electronic Systems						
D7050	P902 Throughout Building	Fair	Fire Alarm Devices, Alarm Siren	1	12	4271587

Component Condition Report | Paddison Elementary / Buildings 808/807

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	808 Building Exterior	Fair	Exterior Walls, Stucco	10,000 SF	19	4271508
B2020	808 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	20	4271472
B2050	808 Building Exterior	Fair	Exterior Door, Steel, Standard	2	35	4271408
Interiors						
C1030	808 Throughout Building	Fair	Interior Door, Wood, Solid-Core	1	20	4271299
C1070	808 Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	7	4271390
C2010	808 Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	6	4271315
C2030	808 Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	6	4271512
Plumbing						
D2010	808 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4271281
D2010	808 Restroom	Fair	Toilet, Commercial Water Closet	4	15	4271586
HVAC						
D3030	808 Throughout Building	Fair	Air Conditioner, Window/Thru-Wall	2	4	4271337

Component Condition Report | Paddison Elementary / Buildings 808/807

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	808 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	12	4271559

Component Condition Report | Paddison Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Library Building Exterior	Fair	Exterior Walls, Wood Siding	5,000 SF	9	4271330
B2020	Library Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	20	4271428
B2050	Library Building Exterior	Good	Exterior Door, Steel, Standard	3	36	4271539
Roofing						
B3080	Library Roof	Fair	Soffit, Wood	60 SF	9	4271379
Interiors						
C1070	Library Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	10	4271560
C2010	Library Throughout building	Fair	Wall Finishes, Vinyl	5,000 SF	6	4271488
C2030	Library Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	6	4271535
Plumbing						
D2010	Library Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4271443
Electrical						
D5040	Library Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	12	4271425
Fire Alarm & Electronic Systems						
D6060	Library Building Exterior	Fair	Intercom/Public Address Component, Speaker	1	9	4271478
D7050	Library Building Exterior	Fair	Fire Alarm Devices, Alarm Siren	1	10	4271476

Component Condition Report | Paddison Elementary / Office Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Office Exterior	Fair	Exterior Walls, Brick	10,000 SF	30	4271552
B2020	Office Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	15	20	4271309
B2050	Office Exterior	Good	Exterior Door, Steel, Standard	3	36	4271424
Roofing						
B3010	Office Roof	Fair	Roofing, Modified Bitumen	2,000 SF	8	4271473
B3080	Office Roof	Fair	Soffit, Wood	200 SF	4	4271389

Component Condition Report | Paddison Elementary / Office Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1020	Office Throughout	Fair	Interior Window, Fixed, 24 SF	1	20	4271378
C1030	Office Throughout	Fair	Interior Door, Wood, Solid-Core	3	16	4271482
C1030	Office Throughout	Fair	Interior Door, Steel, Standard	2	30	4271522
C1070	Office Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,350 SF	17	4271402
C2010	Office Restroom	Fair	Wall Finishes, Ceramic Tile	500 SF	20	4271399
C2010	Office Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	7	4271527
C2030	Office Throughout	Fair	Flooring, Ceramic Tile	250 SF	20	4271368
C2030	Office Throughout	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	6	4271318
C2050	Office Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	7	4271413
Plumbing						
D2010	Office Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4271283
D2010	Office Restroom	Fair	Toilet, Commercial Water Closet	3	18	4271548
D2010	Office Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	4271504
HVAC						
D3030	Office Throughout	Fair	Air Conditioner, Window/Thru-Wall	3	3	4271417
D3030	Office Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	4271310
D3030	Office Throughout	Fair	Air Conditioner, Window/Thru-Wall	1	3	4271583
Fire Protection						
D4030	Office Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	9	4271474
Electrical						
D5040	Office Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	12	4271502
Fire Alarm & Electronic Systems						
D6060	Office Throughout	Fair	Intercom/Public Address Component, Speaker	5	7	4271528
D7050	Office Throughout	Fair	Fire Alarm Panel, Fully Addressable	1	10	4271306
Equipment & Furnishings						
E2010	Office Throughout	Fair	Casework, Cabinetry, Hardwood Standard	105 LF	10	4271461

Component Condition Report | Paddison Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	150 SF	7	4271471

Component Condition Report | Paddison Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Building 500 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	5	4276020
C1070	Building 600 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	5	4276051
C1070	Building 400 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	5	4276019
C2030	Building 600 throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	4276017
C2030	Building 500 throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	4276016
C2030	Building 400 throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	4276018
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	18	4	4271422
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	18	4271545
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	4	10	4271556
G2050	Site	Good	Play Structure, Multipurpose, Medium	2	19	4271435
G2050	Site	Good	Play Structure, Multipurpose, Large	1	19	4271312
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	100 SF	2	4271562
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	17	4271487
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	21	15	4271387
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,000 LF	20	4271342
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	17	4271334
G2060	Site	Fair	Flagpole, Metal	1	20	4271391
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	450,000 SF	8	4271518
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	15	4271414

Component Condition Report | Paddison Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 901	1,200 SF	6	4274726
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 902	1,200 SF	6	4274727
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable Library	2,400 SF	7	4274729
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 804	1,200 SF	6	4274730
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 803	1,200 SF	6	4274732

Component Condition Report | Paddison Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 900	1,200 SF	6	4274728
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 806	1,200 SF	6	4274731
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 805	1,200 SF	6	4274735
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 801	1,200 SF	6	4274733
F1020		Fair	Ancillary Building, Classroom/Office Module, Basic/Portable; Portable 802	1,200 SF	6	4274734

Appendix F: Replacement Reserves



