

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



Administration
10515 South Pioneer Boulevard
Santa Fe Springs, California 90670

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

October 7, 2022

ON SITE DATE:

September 27, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Administration Offices
Number of Buildings	Four
Main Address	10515 South Pioneer Boulevard, Santa Fe Springs, California 90670
Site Developed	1955 / 2010 Adding a portable as permanent building
Site Area	3.61 acres (estimated)
Parking Spaces	46 total spaces all in open lots; two of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 27, 2022
Management Point of Contact	Little Lake City School District/Operational and Custodial Services, Brent Griffen, Director of Maintenance 562.868.8241 bgriffen@llcsd.net
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Nezar M. Tibi
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 Administration buildings were originally constructed in 1955. No building modifications have been completed throughout the years. Additional portable building was added to the campus in the early 2010. This new building was added as a permanent building.

Architectural

The main administration building consists of brick walls construction over a concrete slab foundation. The maintenance warehouse and shop buildings consist of metal framed construction with metal siding and metal roofs. The buildings were constructed in 1955 with no renovations or modifications completed over the years for any of the warehouse and shop buildings. Additional portable building was added permanently on site on 2010. Lifecycle replacement of the roof is anticipated for the main building.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop packaged units and split system and one evaporative cooler. These RTU's are reportedly still functioning well. The warehouse and shop buildings do not have cooling or heating system, except for a unit heater for the shop building. Lifecycle replacement of HVAC components is anticipated. The main facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting. In addition, the buildings were found without a fire sprinkler system.

Site

In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping, with exception of isolated areas of cracks and potholes which will require some repair.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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 | Administration(1955)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 8,250,800	22,002	\$ 375

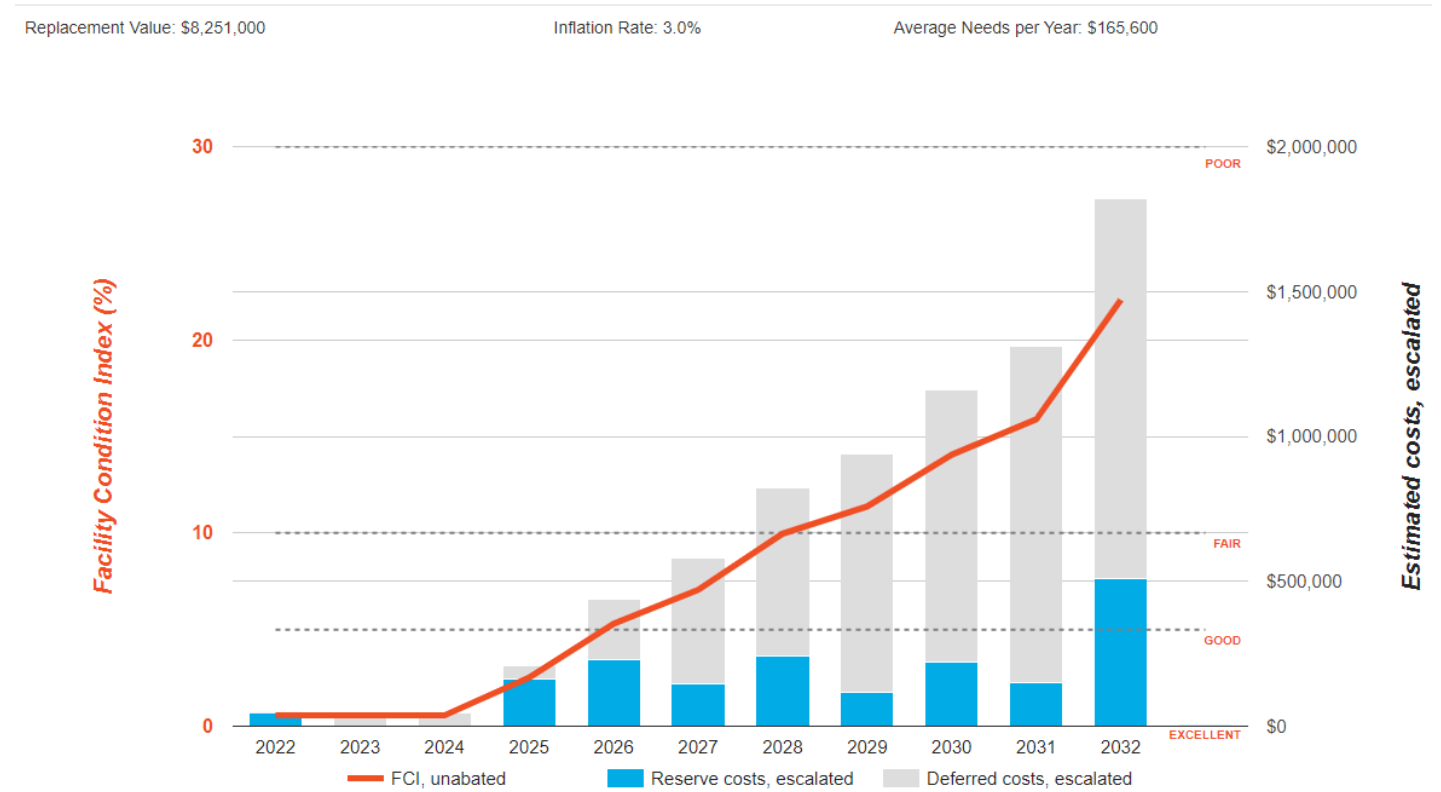
	Est Reserve Cost	FCI
Current	\$ 46,200	0.6 %
3-Year	\$ 208,100	2.5 %
5-Year	\$ 582,100	7.1 %
10-Year	\$ 1,820,900	22.1 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Administration



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	\$1,811	-	-	-	-	\$1,811
Facade	\$6,588	-	\$121,268	\$41,353	\$98,336	\$267,545
Roofing	-	-	\$65,124	\$276,573	-	\$341,697
Interiors	-	-	\$115,600	\$35,797	\$234,850	\$386,247
Plumbing	-	-	\$4,102	\$38,968	\$11,517	\$54,587
HVAC	\$4,501	-	\$28,291	\$16,411	\$169,362	\$218,565
Fire Protection	-	-	\$98,614	-	-	\$98,614
Electrical	-	-	\$16,797	\$573,641	\$7,159	\$597,597
Fire Alarm & Electronic Systems	-	-	\$40,038	\$43,395	-	\$83,433
Equipment & Furnishings	-	-	\$18,709	\$119,986	\$24,985	\$163,680
Site Pavement	\$24,979	-	\$25,915	\$30,042	\$362,589	\$443,525
Site Development	-	-	-	\$55,335	\$79,719	\$135,054
Site Utilities	-	-	\$1,526	\$7,230	-	\$8,756
Accessibility	\$8,235	-	-	-	-	\$8,235
TOTALS (3% inflation)	\$46,200	-	\$536,000	\$1,238,800	\$988,600	\$2,809,600

Immediate Needs

Facility/Building	Total Items	Total Cost
Administration / Administration Building	2	\$10,000
Administration / Maintenance Warehouse	2	\$11,100
Administration / Site	1	\$25,000
Total	5	\$46,100

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4257825	Administration / Administration Building	Building Exterior	B1010	Structural Flooring/Decking, Wood, Repair	Poor	Performance/Integrity	\$1,800
4257836	Administration / Administration Building	Restrooms	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,200
Total (2 items)							\$10,000

Maintenance Warehouse

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4257840	Administration / Maintenance Warehouse	Building exterior	B2010	Exterior Walls, Insulated Finishing System (EIFS), Repair	Poor	Performance/Integrity	\$6,600
4257810	Administration / Maintenance Warehouse	Warehouse	D3020	Unit Heater, Natural Gas, Replace	Failed	Performance/Integrity	\$4,500
Total (2 items)							\$11,100

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4257856	Administration / Site	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$25,000
Total (1 items)							\$25,000

Key Findings



Structural Flooring/Decking in Poor condition.

Wood
Administration Building Administration Building
Exterior

Uniformat Code: B1010

Recommendation: **Repair in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

Isolated areas of deteriorated wood façade, repair is required. - AssetCALC ID: 4257825



Exterior Walls in Poor condition.

Insulated Finishing System (EIFS)
Maintenance Warehouse Administration
Building exterior

Uniformat Code: B2010

Recommendation: **Repair in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Isolated areas of exterior wall metal dents, repair is required. - AssetCALC ID: 4257840



Parking Lots in Poor condition.

Pavement, Asphalt
Site Administration Parking lot

Uniformat Code: G2020

Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

\$\$\$\$

Isolated areas of alligator asphalt surface, repair is required. - AssetCALC ID: 4257856



Unit Heater in Failed condition.

Natural Gas
Maintenance Warehouse Administration
Warehouse

Uniformat Code: D3020

Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Unit is not operational, replacement is required. - AssetCALC ID: 4257810



ADA Miscellaneous

Level III Study, Includes Measurements
Administration Building Administration
Restrooms

Unifomat Code: Y1090
Recommendation: **Evaluate/Report in 2022**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$8,200

\$\$\$\$

Restrooms are not ADA accessible. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. - AssetCALC ID: 4257836

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Low
Density/Complexity
Shop Warehouse Administration Throughout

Unifomat Code: D4010
Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$26,700

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275117

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Low
Density/Complexity
Maintenance Warehouse Administration
Throughout

Unifomat Code: D4010
Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$26,700

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275114

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Low
Density/Complexity
Administration Building Administration
Throughout

Unifomat Code: D4010
Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$27,300

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275115

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Low
Density/Complexity
Portable Administration Throughout

Unifomat Code: D4010
Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$6,900

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275119

No photo

Modernization recommendation
Item does not currently exist at site

Fire Alarm System

Full System Upgrade, Simple Addressable
Shop Warehouse Administration Throughout

Unifomat Code: D7050
Recommendation: **Install in 2026**

Priority Score: **54.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$17,800

\$\$\$\$

Building lacks fire alarm system - AssetCALC ID: 4275118

No photo

Modernization recommendation
Item does not currently exist at site

Fire Alarm System

Full System Upgrade, Simple Addressable
Maintenance Warehouse Administration
Throughout

Unifomat Code: D7050
Recommendation: **Install in 2026**

Priority Score: **54.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$17,800

\$\$\$\$

Building lacks fire alarm system - AssetCALC ID: 4275113

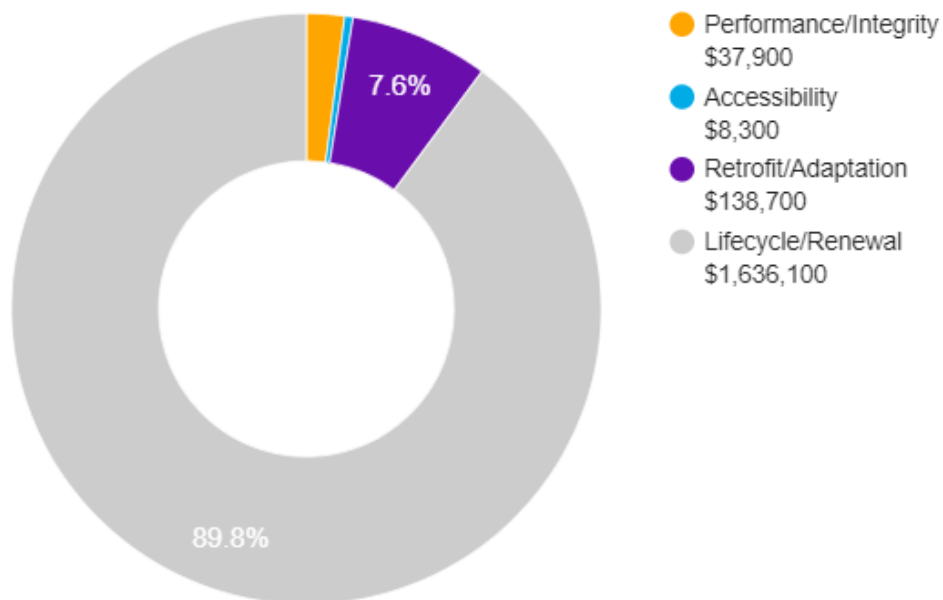
Plan Types

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: \$1,821,000

2. Administration Building



Administration Building: Systems Summary

Constructed/Renovated	1955 / Renovation as needed	
Building/Group Size	8,300 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, meta, and Unfinished Floors: Carpet, and ceramic tile Ceilings: ACT, and hard tile ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems and evaporative cooler	Fair
Fire Suppression	Fire extinguishers only	Fair

Administration Building: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Fed from adjacent building with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Structural decking repair, building lacks fire suppression system	

3. Maintenance Warehouse



Maintenance Warehouse: Systems Summary

Constructed/Renovated	1955	
Building Size	9,200 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Pre-engineered steel structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Metal integral to superstructure Windows: Steel	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and unfinished Floors: Carpet, VCT, and unfinished concrete Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Ductless split-systems, and Suspended unit heater	Good
Fire Suppression	Fire extinguishers only	Fair

Maintenance Warehouse: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Exterior wall repair, replace unit heater, building lacks fire alarm system, building lacks fire suppression system	

4. Portable



Portable: Systems Summary

Constructed/Renovated	2010	
Building Size	2,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Pre-engineer portable building	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Fabric, and ceramic tile Floors: Carpet, and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilet, and sink in restroom	Good
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair

Portable: Systems Summary

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

5. Shop Warehouse



Shop Warehouse: Systems Summary

Constructed/Renovated	1955	
Building Size	3500 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Pre-engineered steel structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Metal integral to superstructure Windows: None	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Galvanized iron supply and PVC waste and venting Hot Water: None Fixtures: Toilet, and sink in all restrooms	Fair
HVAC	No heating or cooling systems Supplemental components: Suspended unit heaters	Failed
Fire Suppression	Fire extinguishers only	Fair

Shop Warehouse: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alar	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	Building lacks fire suppression, building lacks fire alarm system	

6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Poor
Site Development	No signage; chain link fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	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	Severe alligator cracking and potholes	

7. 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, the roof was observed from ground level.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1955 with additional portable building added in 2010.

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. 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.

10. 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 and 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.

11. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Administration, 10515 South Pioneer Boulevard, Santa Fe Springs, California 90670, 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: Nezar M. Tibi,
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Reviewed by:


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Program Manager
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12. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - PERMANENT PORTABLE



6 - ROOF



Photographic Overview



7 - HALLWAY



8 - OFFICE



9 - EDUCATION SERVICE



10 - CONFERENCE ROOM



11 - WAREHOUSE



12 - MAINTENANCE SHOP



Photographic Overview



13 - SINKS



14 - TOILET STALL OVERVIEW



15 - PACKAGED UNIT, (RTU)



16 - WATER HEATER



17 - PARKING LOTS

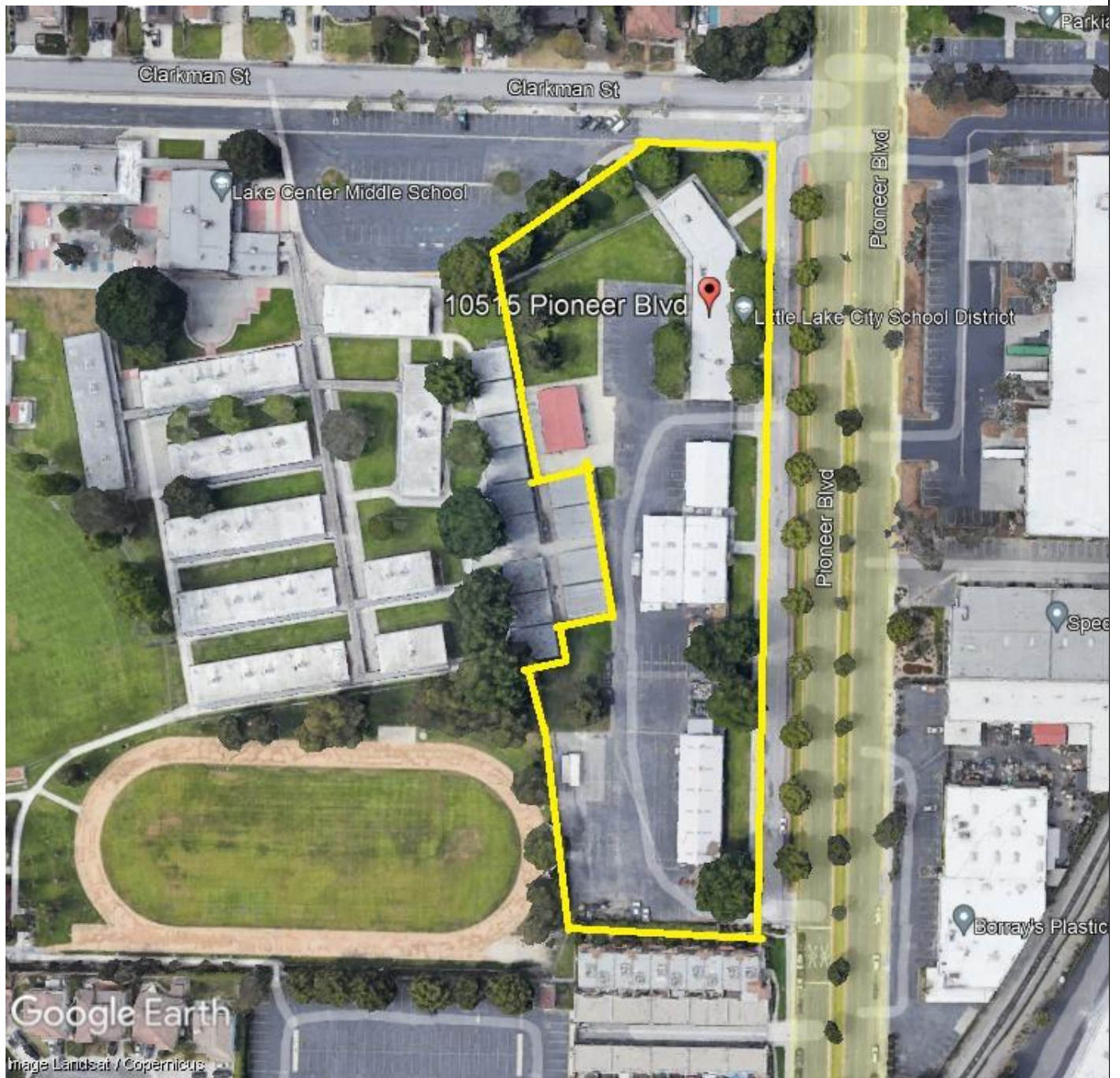


18 - LANDSCAPING

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

159753.22R000-010.017

Source

Google

Project Name

Administration

On-Site Date

September 27, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Administration

Name of person completing form: Brent Griffen

Title / Association w/ property: Director of Maintenance

Length of time associated w/ property: 18 years

Date Completed: 9/24/2022

Phone Number: 562.868.8241 Ext. 2280

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 1955	Renovated	
2	Building size in SF	22,002	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors		None
		HVAC		None
		Electrical		None
		Site Pavement		None
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Administration

BV Project Number: 159753.22R000 - 010.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



ADDITIONAL ENTRANCE



MAIN ENTRANCE

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

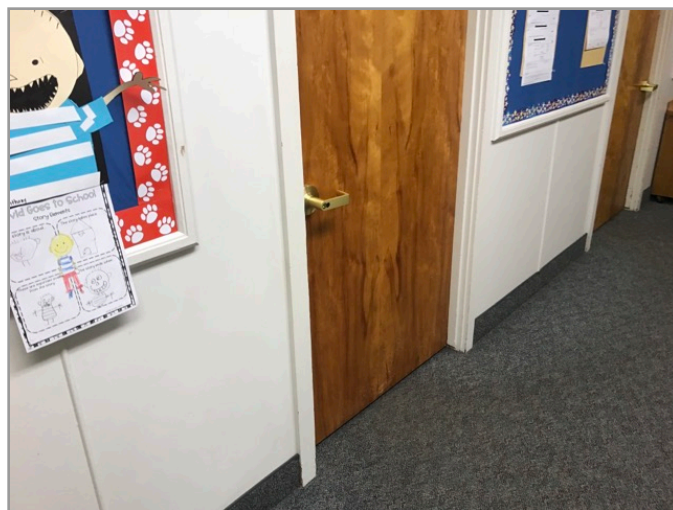
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



KITCHEN PATH OF TRAVEL

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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Abbreviated Accessibility Checklist
Playgrounds & Swimming Pools

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:

Component Condition Report

Component Condition Report | Administration / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Poor	Structural Flooring/Decking, Wood, Repair	150 SF	0	4257825
Facade						
B2020	Building exterior	Fair	Window, Steel, 28-40 SF	18	4	4257868
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	10	4257860
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	10	4257865
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,300 SF	7	4257830
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Decorative High-End	3	26	4257851
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	16	12	4257824
C1070	Throughout	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,200 SF	5	4257858
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	10	4257802
C1090	Common area restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	8	4257835
C2010	Throughout	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	750 SF	16	4257827
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	400 SF	18	4257859
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	10,500 SF	5	4257849
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,400 SF	5	4257855
C2030	Lobby	Fair	Flooring, Ceramic Tile	400 SF	15	4257872
Plumbing						
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	4257838
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	2	10	4257811
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4257832
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4257867
D2010	Common area restrooms	Fair	Urinal, Waterless	2	10	4257803
HVAC						
D3030	Roof	Fair	Evaporative Cooler, 0.33 to 0.50 HP	3	4	4257807
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	4257870
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	4257847
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	4257804
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	8,300 SF	12	4265645
Fire Protection						

Component Condition Report | Administration / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,300 SF	4	4275115
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	8,300 SF	6	4257817
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	10	4257829
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,300 SF	8	4257857
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	56 LF	10	4257812
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	56 LF	22	4257846
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	8	4257854
Accessibility						
Y1090	Restrooms	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4257836

Component Condition Report | Administration / Maintenance Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, Insulated Finishing System (EIFS), Repair	120 SF	0	4257840
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,500 SF	3	4257852
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	5	10	4257828
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	8	4257864
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	5	4257826
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,100 SF	9	4257863
B3060	Warehouse	Fair	Roof Skylight, per unit, up to 20 SF	8	6	4257805
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,300 SF	11	4257844
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	10,500 SF	5	4257806
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	750 SF	5	4257818
C2030	Offices	Fair	Flooring, Carpet, Commercial Standard	600 SF	3	4257843
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	7	4257850
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4257841

Component Condition Report | Administration / Maintenance Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	4257821
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	8	4257833
D2010	Restroom	Fair	Toilet, Residential Water Closet	2	10	4257808
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	2	12	4257866
D3020	Warehouse	Failed	Unit Heater, Natural Gas	1	0	4257810
D3030	Building interior	Fair	Split System Ductless, Single Zone	1	8	4257822
D3050	Warehouse	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	4257861
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,100 SF	4	4275114
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	15	4257820
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	4257814
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	8,300 SF	10	4257823
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	8	4257842
Fire Alarm & Electronic Systems						
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	8,100 SF	4	4275113
Equipment & Furnishings						
E1030	Building interior	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	8	4257848
E1030	Building interior	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	4257853
E1030	Building interior	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	4257809
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	5	4257831
E2010	Throughout	Fair	Casework, Cabinetry Economy	12 LF	5	4257869
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	12 LF	10	4257816
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	4257819

Component Condition Report | Administration / Shop Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,750 SF	4	4268278
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	3	4268281
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,700 SF	3	4268276

Component Condition Report Administration / Shop Warehouse						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Skylight, per SF of glazing	120 SF	4	4268274
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	3	3	4268284
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	4	4268279
D2010	Building interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	4268275
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	4268285
HVAC						
D3020	Throughout building	Fair	Unit Heater, Electric	1	3	4268282
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,100 SF	4	4275117
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/208 V	1	10	4257837
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	3,500 SF	3	4268283
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	6	4268277
Fire Alarm & Electronic Systems						
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	8,100 SF	4	4275118
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	3	5	4268280
Component Condition Report Administration / Portable						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	8	18	4260790
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	28	4260769
Roofing						
B3010	Roof	Good	Roofing, Metal	2,100 SF	28	4260780
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	7	8	4260776
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	18	4260764
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,850 SF	13	4260783
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	140 SF	28	4268286
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	90 SF	18	4268287

Component Condition Report | Administration / Portable

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Fabric	3,100 SF	6	4260788
C2030	Restrooms	Good	Flooring, Ceramic Tile	250 SF	28	4268288
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	5	4260772
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	18	4260785
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	18	4260782
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	4260765
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,100 SF	28	4260779
HVAC						
D3020	Attic	Fair	Furnace, Electric	2	8	4260767
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	5	4260768
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,100 SF	18	4260774
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,100 SF	4	4275119
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	18	4260763
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	2,100 SF	28	4260766
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,100 SF	8	4260777
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,100 SF	8	4260771
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	16 LF	28	4260761
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	16 LF	8	4260760
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	2	8	4260770

Component Condition Report | Administration / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water, 6 IN	1	8	4257834
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	48,000 SF	15	4257839
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	48,000 SF	3	4257862

Component Condition Report | Administration / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	3,500 SF	0	4257856
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	4,200 SF	22	4257871
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	1,200 LF	14	4257815
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	37,500 SF	10	4257813

Appendix F:

Replacement Reserves

Replacement Reserves Report

10/7/2022

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										
Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
Administration / Administration Building	\$10,047	\$0	\$0	\$0	\$95,726	\$66,763	\$195,874	\$112,083	\$41,449	\$0	\$126,534	\$7,295	\$73,578	\$0	\$0	\$84,934	\$37,001	\$0	\$13,459	\$21,487	\$0		\$886,230									
Administration / Maintenance Warehouse	\$11,090	\$0	\$0	\$50,392	\$50,050	\$48,879	\$13,635	\$4,186	\$91,592	\$150,857	\$325,551	\$6,915	\$8,454	\$67,723	\$1,993	\$30,364	\$0	\$0	\$0	\$28,880	\$40,555		\$931,116									
Administration / Portable	\$0	\$0	\$0	\$0	\$7,786	\$27,367	\$10,095	\$0	\$43,327	\$0	\$0	\$0	\$0	\$10,441	\$0	\$23,094	\$0	\$0	\$48,302	\$0	\$15,865		\$186,276									
Administration / Shop Warehouse	\$0	\$0	\$0	\$85,667	\$75,940	\$1,527	\$20,649	\$0	\$0	\$0	\$2,951	\$0	\$0	\$0	\$23,667	\$0	\$0	\$0	\$2,243	\$0	\$0		\$212,645									
Administration / Site	\$24,980	\$0	\$0	\$25,916	\$0	\$0	\$0	\$0	\$44,648	\$0	\$55,336	\$0	\$0	\$34,829	\$79,720	\$287,389	\$0	\$0	\$40,376	\$0	\$0		\$593,193									
Grand Total	\$46,116	\$0	\$0	\$161,975	\$229,502	\$144,536	\$240,253	\$116,270	\$221,016	\$150,857	\$510,373	\$14,211	\$82,031	\$112,992	\$105,379	\$425,780	\$37,001	\$0	\$104,380	\$50,367	\$56,419		\$2,809,460									
Administration																																
Administration / Administration Building																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B1010	Building Exterior	4257825	Structural Flooring/Decking, Wood, Repair	0	0	0	150	SF	\$12.08	\$1,812	\$1,812																					\$1,812
B2020	Building exterior	4257868	Window, Steel, 28-40 SF, Replace	30	26	4	18	EA	\$2,525.40	\$45,457					\$45,457																	\$45,457
B2050	Building exterior	4257860	Exterior Door, Steel, Standard, Replace	40	30	10	6	EA	\$658.80	\$3,953											\$3,953											\$3,953
B2050	Building exterior	4257865	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	5	EA	\$1,427.40	\$7,137											\$7,137											\$7,137
B3010	Roof	4257830	Roofing, Modified Bitumen, Replace	20	13	7	8300	SF	\$10.98	\$91,134								\$91,134														\$91,134
C1030	Throughout	4257824	Interior Door, Wood, Hollow-Core Residential, Replace	20	8	12	16	EA	\$439.20	\$7,027													\$7,027									\$7,027
C1070	Throughout	4257858	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	3200	SF	\$3.84	\$12,298						\$12,298																\$12,298
C1070	Throughout	4257802	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4200	SF	\$3.84	\$16,141											\$16,141											\$16,141
C1090	Common area restrooms	4257835	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	2	EA	\$823.50	\$1,647									\$1,647													\$1,647
C2010	Restroom	4257859	Wall Finishes, Ceramic Tile, Replace	40	22	18	400	SF	\$19.76	\$7,906																			\$7,906			\$7,906
C2010	Throughout	4257827	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	14	16	750	SF	\$30.74	\$23,058																	\$23,058					\$23,058
C2010	Throughout	4257849	Wall Finishes, any surface, Prep & Paint	10	5	5	10500	SF	\$1.65	\$17,294						\$17,294									\$17,294							\$17,294
C2030	Lobby	4257872	Flooring, Ceramic Tile, Replace	40	25	15	400	SF	\$19.76	\$7,906																\$7,906						\$7,906
C2030	Throughout	4257855	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3400	SF	\$8.24	\$27,999						\$27,999										\$27,999						\$27,999
D2010	Custodian closet	4257832	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,537.20	\$1,537									\$1,537													\$1,537
D2010	Common area restrooms	4257838	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,647.00	\$3,294											\$3,294											\$3,294
D2010	Common area restrooms	4257811	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,427.40	\$2,855											\$2,855											\$2,855
D2010	Common area restrooms	4257803	Urinal, Waterless, Replace	30	20	10	2	EA	\$658.80	\$1,318											\$1,318											\$1,318
D2010	Kitchen	4257867	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,317.60	\$1,318																\$1,318						\$1,318
D3030	Roof	4257807	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	11	4	3	EA	\$4,084.56	\$12,254					\$12,254														\$12,254			\$12,254
D3030	Building exterior	4257870	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	\$5,270.40	\$5,270												\$5,270										\$5,270
D3050	Roof	4257847	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	\$16,470.00	\$16,470													\$16,470									\$16,470
D3050	Roof	4257804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	\$9,882.00	\$9,882													\$9,882									\$9,882
D3050	Throughout	4265645	HVAC System, Ductwork, Low Density, Replace	30	18	12	8300	SF	\$2.20	\$18,227													\$18,227									\$18,227
D4010	Throughout	4275115	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	8300	SF	\$3.29	\$27,340					\$27,340																	\$27,340
D5020	Throughout	4257817	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	34	6	8300	SF	\$19.76	\$164,041							\$164,041															\$164,041
D5040	Throughout	4257829	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8300	SF	\$4.94	\$41,010											\$41,010											\$41,010
D7050	Throughout	4257857	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	8300	SF	\$3.29	\$27,340									\$27,340													\$27,340
E2010	Throughout	4257812	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	56	LF	\$329.40	\$18,446											\$18,446											\$18,446
G4050	Building exterior	4257854	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	5	EA	\$439.20	\$2,196									\$2,196													\$2,196
Y1090	Restrooms	4257836	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$8,235.00	\$8,235	\$8,235																					\$8,235
Totals, Unescalated											\$10,047	\$0	\$0	\$0	\$85,051	\$57,590	\$164,041	\$91,134	\$32,720	\$0	\$94,154	\$5,270	\$51,606	\$0	\$0	\$54,516	\$23,058	\$0	\$7,906	\$12,254	\$0	\$689,346
Totals, Escalated (3.0% inflation, compounded annually)											\$10,047	\$0	\$0	\$0	\$95,726	\$66,763	\$195,874	\$112,083	\$41,449	\$0	\$126,534	\$7,295	\$73,578	\$0	\$0	\$84,934	\$37,001	\$0	\$13,459	\$21,487	\$0	\$886,230

Administration / Maintenance Warehouse

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	4257840	Exterior Walls, Insulated Finishing System (EIFS), Repair	0	0	0	120	SF	\$54.90	\$6,588	\$6,588																					\$6,588
B2010	Building exterior	4257852	Exterior Walls, any painted surface, Prep & Paint	10	7	3	12500	SF	\$3.29	\$41,175				\$41,175										\$41,175								\$82,350
B2020	Building exterior	4257828	Window, Steel, 16-25 SF, Replace	30	20	10	5	EA	\$1,866.60	\$9,333										\$9,333												\$9,333
B2050	Building exterior	4257826	Exterior Door, Steel, Standard, Replace	40	35	5	7	EA	\$658.80	\$4,612					\$4,612						\$9,333											\$4,612
B2050	Building exterior	4257864	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	22	8	1	EA	\$10,980.00	\$10,980									\$10,980													\$10,980
B3010	Roof	4257863	Roofing, Metal, Replace	40	31	9	8100	SF	\$14.27	\$115,619										\$115,619												\$115,619
B3060	Warehouse	4257805	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	8	EA	\$1,427.40	\$11,419							\$11,419															\$11,419
C1070	Throughout	4257844	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	1300	SF	\$3.84	\$4,996											\$4,996											\$4,996
C2010	Throughout	4257806	Wall Finishes, any surface, Prep & Paint	10	5	5	10500	SF	\$1.65	\$17,294						\$17,294									\$17,294							\$34,587
C2030	Throughout	4257818	Flooring, Vinyl Tile (VCT), Replace	15	10	5	750	SF	\$5.49	\$4,118						\$4,118															\$4,118	\$8,235
C2030	Offices	4257843	Flooring, Carpet, Commercial Standard, Replace	10	7	3	600	SF	\$8.24	\$4,941				\$4,941									\$4,941									\$9,882
D2010	Mechanical room	4257850	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$2,086.20	\$2,086									\$2,086													\$2,086
D2010	Hallway	4257821	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,317.60	\$1,318									\$1,318													\$1,318
D2010	Restroom	4257833	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	2	EA	\$1,647.00	\$3,294										\$3,294												\$3,294
D2010	Restroom	4257808	Toilet, Residential Water Closet, Replace	30	20	10	2	EA	\$768.60	\$1,537										\$1,537												\$1,537
D2010	Kitchen	4257841	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,317.60	\$1,318															\$1,318							\$1,318
D3020	Mechanical room	4257866	Furnace, Gas, Replace	20	8	12	2	EA	\$2,964.60	\$5,929													\$5,929									\$5,929
D3020	Warehouse	4257810	Unit Heater, Natural Gas, Replace	20	20	0	1	EA	\$4,501.80	\$4,502	\$4,502																				\$4,502	\$9,004
D3030	Building interior	4257822	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$5,270.40	\$5,270									\$5,270													\$5,270
D3050	Warehouse	4257861	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$16,470.00	\$16,470																				\$16,470		\$16,470
D4010	Throughout	4275114	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	8100	SF	\$3.29	\$26,681					\$26,681																	\$26,681
D5020	Mechanical room	4257814	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,980.00	\$10,980										\$10,980												\$10,980
D5020	Throughout	4257823	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	30	10	8300	SF	\$19.76	\$164,041										\$164,041												\$164,041
D5020	Mechanical room	4257820	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,196.00	\$2,196															\$2,196							\$2,196
D5040	Throughout	4257842	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	8100	SF	\$4.94	\$40,022									\$40,022													\$40,022
D7050	Throughout	4275113	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	16	4	8100	SF	\$2.20	\$17,788					\$17,788																	\$17,788
E1030	Building exterior	4257831	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$6,917.40	\$13,835						\$13,835														\$13,835		\$27,670
E1030	Building interior	4257848	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$5,050.80	\$10,102									\$10,102													\$10,102
E1030	Building interior	4257853	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$27,450.00	\$27,450										\$27,450												\$27,450
E1030	Building interior	4257809	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$27,450.00	\$27,450										\$27,450												\$27,450
E2010	Throughout	4257869	Casework, Cabinetry Economy, Replace	20	15	5	12	LF	\$192.15	\$2,306						\$2,306																\$2,306
E2010	Throughout	4257816	Casework, Countertop, Solid Surface, Replace	40	30	10	12	LF	\$120.78	\$1,449										\$1,449												\$1,449
G4050	Building exterior	4257819	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$439.20	\$2,635									\$2,635													\$2,635
Totals, Unescalated											\$11,090	\$0	\$0	\$46,116	\$44,469	\$42,163	\$11,419	\$3,404	\$72,303	\$115,619	\$242,241	\$4,996	\$5,929	\$46,116	\$1,318	\$19,490	\$0	\$0	\$0	\$16,470	\$22,454	\$705,597
Totals, Escalated (3.0% inflation, compounded annually)											\$11,090	\$0	\$0	\$50,392	\$50,050	\$48,879	\$13,635	\$4,186	\$91,592	\$150,857	\$325,551	\$6,915	\$8,454	\$67,723	\$1,993	\$30,364	\$0	\$0	\$0	\$28,880	\$40,555	\$931,116

Administration / Portable

[illegible]

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
D3030	Building exterior	4260768	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	2	EA	\$4,392.00	\$8,784						\$8,784															\$8,784	\$17,568
D3050	Throughout building	4260774	HVAC System, Ductwork, Medium Density, Replace	30	12	18	2100	SF	\$4.39	\$9,223																			\$9,223		\$9,223	
D4010	Throughout	4275119	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	2100	SF	\$3.29	\$6,917					\$6,917																	\$6,917
D5020	Electrical room	4260763	Distribution Panel, 120/208 V, 200 AMP, Replace	30	12	18	1	EA	\$2,196.00	\$2,196																			\$2,196			\$2,196
D5040	Throughout building	4260777	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2100	SF	\$4.94	\$10,376									\$10,376													\$10,376
D7050	Throughout building	4260771	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2100	SF	\$3.29	\$6,917									\$6,917													\$6,917
E2010	Throughout building	4260760	Casework, Cabinetry, Standard, Replace	20	12	8	16	LF	\$329.40	\$5,270									\$5,270													\$5,270
G4050	Building exterior	4260770	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	12	8	2	EA	\$439.20	\$878									\$878													\$878
Totals, Unescalated											\$0	\$0	\$0	\$0	\$6,917	\$23,607	\$8,455	\$0	\$34,203	\$0	\$0	\$0	\$0	\$7,110	\$0	\$14,823	\$0	\$0	\$28,372	\$0	\$8,784	\$132,271
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$7,786	\$27,367	\$10,095	\$0	\$43,327	\$0	\$0	\$0	\$0	\$10,441	\$0	\$23,094	\$0	\$0	\$48,302	\$0	\$15,865	\$186,276

Administration / Shop Warehouse

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	4268278	Exterior Walls, any painted surface, Prep & Paint	10	6	4	4750	SF	\$3.29	\$15,647					\$15,647									\$15,647								\$31,293
B2050	Building Exterior	4268281	Exterior Door, Steel, Standard, Replace	40	37	3	3	EA	\$658.80	\$1,976				\$1,976																		\$1,976
B3010	Roof	4268276	Roofing, Metal, Replace	40	37	3	3700	SF	\$14.27	\$52,814				\$52,814																		\$52,814
B3060	Roof	4268274	Roof Skylight, per SF of glazing, Replace	30	26	4	120	SF	\$54.90	\$6,588					\$6,588																	\$6,588
C1030	Throughout building	4268284	Door Hardware, School, per Door, Replace	30	27	3	3	EA	\$439.20	\$1,318				\$1,318																		\$1,318
D2010	Building interior	4268275	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,317.60	\$1,318				\$1,318															\$1,318			\$2,635
D2010	Restrooms	4268285	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,647.00	\$1,647				\$1,647																		\$1,647
D2010	Restrooms	4268279	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	\$768.60	\$769					\$769																	\$769
D3020	Throughout building	4268282	Unit Heater, Electric, Replace	20	17	3	1	EA	\$3,952.80	\$3,953				\$3,953																		\$3,953
D4010	Throughout	4275117	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	8100	SF	\$3.29	\$26,681					\$26,681																	\$26,681
D5020	Building interior	4257837	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,196.00	\$2,196											\$2,196											\$2,196
D5030	Throughout building	4268283	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	37	3	3500	SF	\$4.39	\$15,372				\$15,372																		\$15,372
D5040	Throughout building	4268277	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	3500	SF	\$4.94	\$17,294							\$17,294															\$17,294
D7050	Throughout	4275118	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	16	4	8100	SF	\$2.20	\$17,788					\$17,788																	\$17,788
G4050	Building exterior	4268280	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	15	5	3	EA	\$439.20	\$1,318						\$1,318																\$1,318
Totals, Unescalated											\$0	\$0	\$0	\$78,397	\$67,472	\$1,318	\$17,294	\$0	\$0	\$0	\$2,196	\$0	\$0	\$0	\$15,647	\$0	\$0	\$0	\$1,318	\$0	\$0	\$183,641
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$85,667	\$75,940	\$1,527	\$20,649	\$0	\$0	\$0	\$2,951	\$0	\$0	\$0	\$23,667	\$0	\$0	\$0	\$2,243	\$0	\$0	\$212,645

Administration / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Site	4257834	Backflow Preventer, Domestic Water, 6 IN, Replace	30	22	8	1	EA	\$11,529.00	\$11,529									\$11,529													\$11,529
G2020	Parking lot	4257856	Parking Lots, Pavement, Asphalt, Repair	0	0	0	3500	SF	\$7.14	\$24,980	\$24,980																					\$24,980
G2020	Parking lot	4257862	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	48000	SF	\$0.49	\$23,717				\$23,717					\$23,717					\$23,717				\$23,717				\$94,867
G2020	Parking lot	4257839	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	48000	SF	\$3.84	\$184,464														\$184,464								\$184,464
G2060	Site	4257815	Fences & Gates, Fence, Metal Tube 6', Replace	40	26	14	1200	LF	\$43.92	\$52,704													\$52,704									\$52,704
G2080	Landscaping	4257813	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	37500	SF	\$1.10	\$41,175											\$41,175											\$41,175
Totals, Unescalated											\$24,980	\$0	\$0	\$23,717	\$0	\$0	\$0	\$0	\$35,246	\$0	\$41,175	\$0	\$0	\$23,717	\$52,704	\$184,464	\$0	\$0	\$23,717	\$0	\$0	\$409,719
Totals, Escalated (3.0% inflation, compounded annually)											\$24,980	\$0	\$0	\$25,916	\$0	\$0	\$0	\$0	\$44,648	\$0	\$55,336	\$0	\$0	\$34,829	\$79,720	\$287,389	\$0	\$0	\$40,376	\$0	\$0	\$593,193