

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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BV PROJECT #:

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February 23, 2023

ON SITE DATE:

January 31, 2023



Bill Libbon Elementary
750 Meehan Street
Santa Maria, California 93454

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	4
Main Address	750 Meehan Street, Santa Maria, California 93454
Site Developed	2021
Site Area	9.9 acres (estimated)
Parking Spaces	88 total spaces all in open lots; 6 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 31, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Richard Medina, rmedina@smbd.net , 805-249-0671
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Bill Libbon Elementary School was the 21st school in the Santa Maria-Bonita School District. Constructed in 2019, the school is famously named after William Libbon, the longtime director of the Boys & Girls Club. The school opened in the fall of 2020 — although it had no students in classrooms because of remote learning forced by COVID-19.

Architectural

The building envelopes have seen little wear as the campus was developed only a short time ago, while excellent maintenance practices have kept the buildings resembling new. The building roofs briefly had leaks before they were promptly addressed. Another building and additional storage are planned as upcoming expenditures. Typical lifestyle replacements are budgeted and anticipated in the distant future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Likewise, the MEPF system is nearly brand new all across the school as the equipment is original to the recent site development. There has also been little strain on the HVAC system as the school was empty for a decent length of time after being opened to the public. Heating and cooling are provided by rooftop packaged units and split system furnaces with condensing units. Hot water is provided by local domestic water heaters. A main switchboard located within the site boundaries distributes power to local main distribution panels located in each building. Buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the MEPF systems is not expected anytime soon.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are in great condition. Sidewalks and play surfaces are free of cracks and heaving. No areas of significant cracking in the asphalt pavement of the main parking lot.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI’s have been developed to provide owners the intelligence needed to plan and budget for the “keep-up costs” for their facilities. As such the 3-year, 5-year, and 10-year FCI’s are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI’s ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Bill Libbon Elementary / Building A-B (2021)	\$550	55,000	\$30,250,000	0.0%	0.0%	0.0%	2.2%
Bill Libbon Elementary / Building C (2021)	\$550	9,700	\$5,335,000	0.0%	0.0%	0.0%	2.7%
Bill Libbon Elementary / Collaboration Suite (2021)	\$550	8,000	\$4,400,000	0.0%	0.0%	0.0%	2.7%
Bill Libbon Elementary / Multi-Purpose Room (2021)	\$550	10,000	\$5,500,000	0.0%	0.0%	0.0%	1.5%



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.

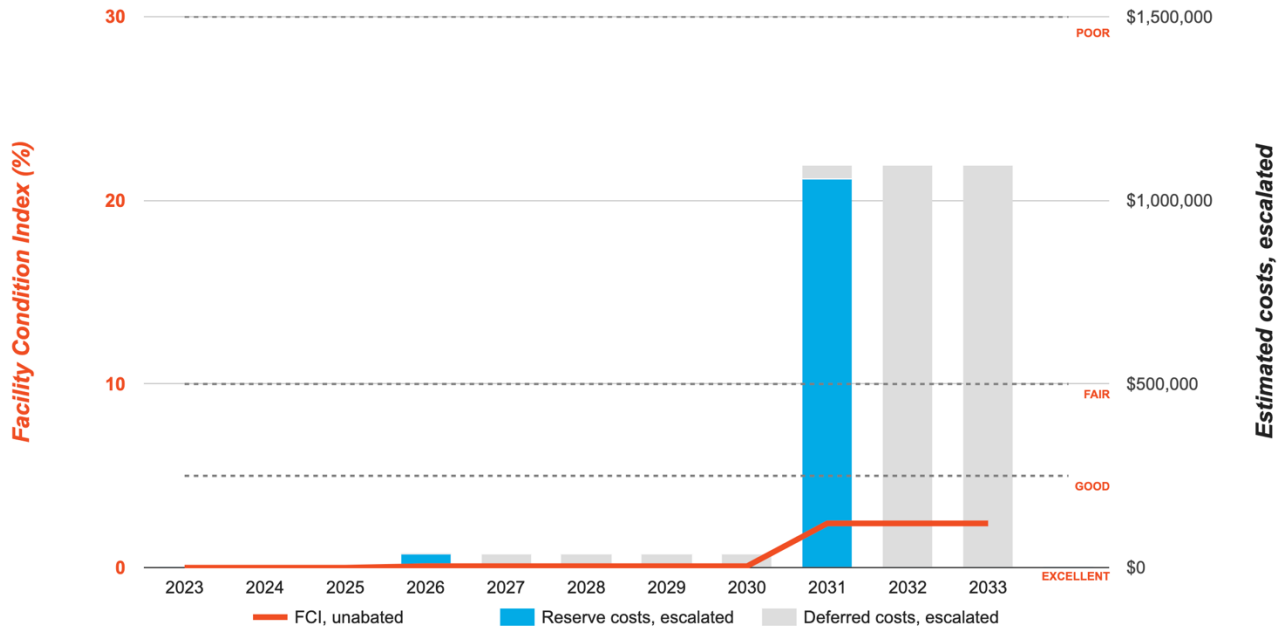
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bill Libbon Elementary

Replacement Value: \$45,485,000

Inflation Rate: 3.0%

Average Needs per Year: \$99,800



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$124	\$166	\$290
Facade	-	-	-	\$80,593	\$108,310	\$188,903
Roofing	-	-	-	-	\$1,988,824	\$1,988,824
Interiors	-	-	-	\$904,435	\$1,563,739	\$2,468,174
Conveying	-	-	-	-	-	-
Plumbing	-	-	-	-	\$28,335	\$28,335
HVAC	-	-	-	-	\$1,406,777	\$1,406,777
Fire Protection	-	-	-	-	\$11,940	\$11,940
Electrical	-	-	-	-	\$746,992	\$746,992
Fire Alarm & Electronic Systems	-	-	-	-	\$669,468	\$669,468
Equipment & Furnishings	-	-	-	\$31,099	\$204,350	\$235,449
Site Development	-	-	\$10,131	\$11,745	\$236,195	\$258,071
Site Utilities	-	-	-	-	\$40,486	\$40,486
Site Pavement	-	-	\$27,242	\$31,581	\$79,055	\$137,878
TOTALS (3% inflation)	-	-	\$37,400	\$1,059,600	\$7,084,700	\$8,181,700

Immediate Needs

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

Key Findings

No Key Findings for this location



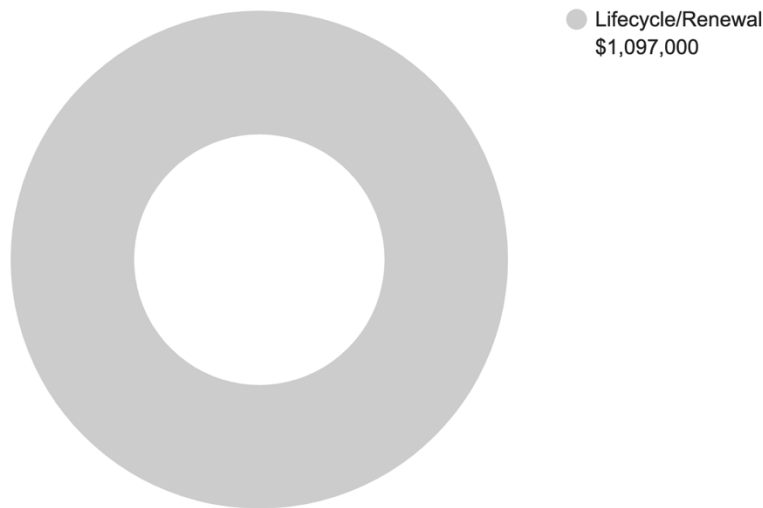
Plan Types

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: \$1,097,000

2. Building A-B



Building A-B: Systems Summary

Constructed/Renovated	2021	
Building/Group Size	55,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, Vinyl Sheeting, laminate faux wood Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building A-B: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Fed from Collaboration Suite building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	



3. Building C



Building C: Systems Summary

Constructed/Renovated	2021	
Building/Group Size	9,700 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal deck over concrete pad column footings	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, Vinyl Sheeting, laminate faux wood Ceilings: Painted gypsum board and ACT	Good
Elevators	None	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Good

Building C: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	



4. Collaboration Suite



Collaboration Suite: Systems Summary

Constructed/Renovated	2021	
Building/Group Size	8,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, Vinyl Sheeting Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 hydraulic cars serving all 2 floors (Shares elevator with Building A-B)	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Good

Collaboration Suite: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	



5. Multi-Purpose Building



Multi-Purpose Building: Systems Summary

Constructed/Renovated	2021	
Building/Group Size	10,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal deck over concrete pad column footings	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile, ACT Floors: Vinyl Sheeting, Wood Panel, Carpet Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	None	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Multi-Purpose Building: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	



6. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; chain link fencing; CMU wall dumpster enclosures Playgrounds, sports fields, and courts with fencing Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	Good
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.	

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, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 2021. The campus has not since been substantially renovated.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2021	No	No
Building A-B	2021	No	No
Building C	2021	No	No
Collaboration Suite	2021	No	No



Campus: Accessibility Summary

Multi-Purpose Building	2021	No	No
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No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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



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 Bill Libbon Elementary, 750 Meehan Street, Santa Maria, California 93454, 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: Kylan Boyd,
Project Manager

Reviewed by:



Al Diefert,
Technical Report Reviewer for
Gregg Young,
Program Manager
Gregg.Young@bureauveritas.com
800.733.0660

12. 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



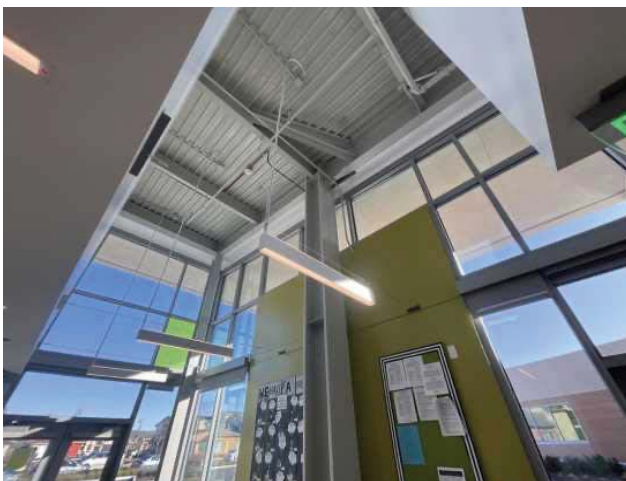
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - PRIMARY ROOF OVERVIEW



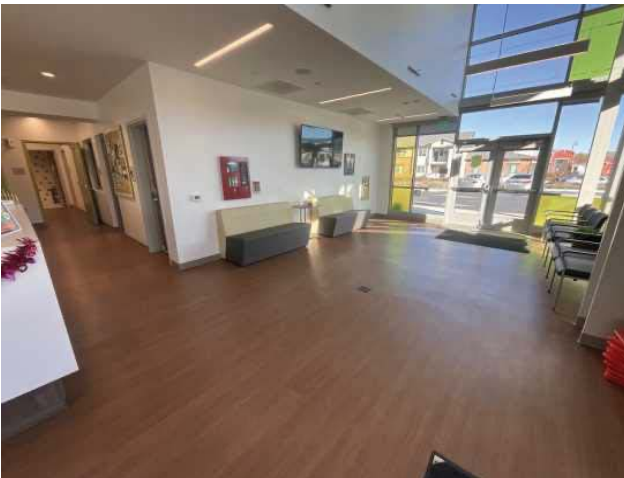
Photographic Overview



7 - DRAINAGE / PARAPET WALL



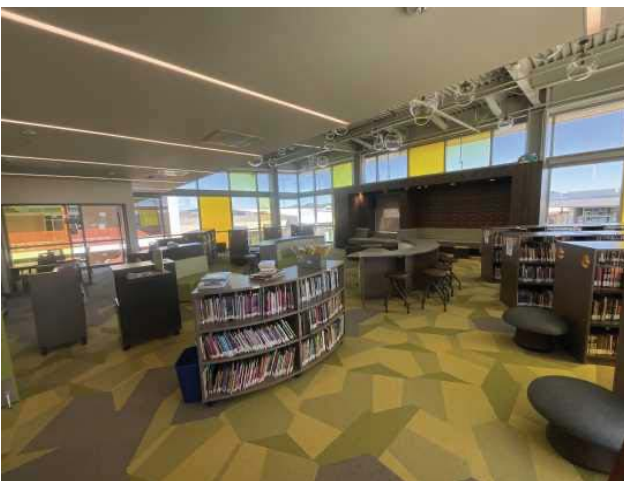
8 - SECONDARY ROOF OVERVIEW



9 - ENTRANCE LOBBY



10 - CLASSROOM



11 - LIBRARY



12 - CHILDREN'S AREA



Photographic Overview



13 - WORK ROOM



14 - COPY ROOM



15 - COLLABORATION ROOM



16 - KITCHEN



17 - DOMESTIC WATER HEATER



18 - HEATING MAIN COMPONENTS / AHU



Photographic Overview



19 - COOLING MAIN COMPONENTS



20 - ELECTRICAL ROOM



21 - MAIN ELETRICAL EQUIPMENT



22 - FIRE RISER



23 - FIRE ALARM PANEL



24 - SUPPRESSION SYSTEM



Photographic Overview



25 - PRIMARY PARKING AREA



26 - SIGNAGE



27 - FURNISHINGS



28 - ATHLETIC COURTS



29 - OUTDOOR SEATING



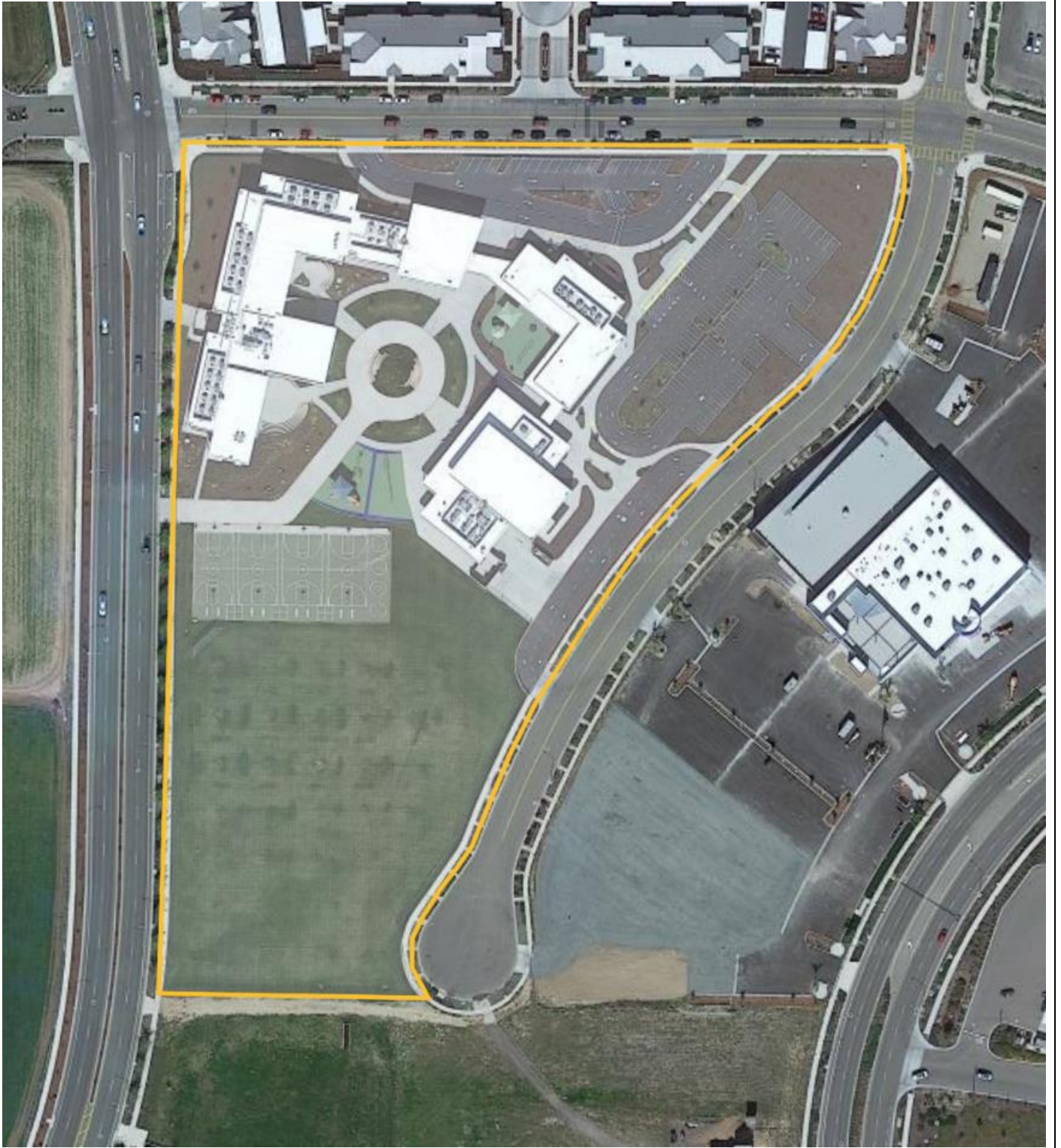
30 - PLAY STRUCTURE



Appendix B: Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

158764.22R000-006.017

Source

Google Earth

Project Name

Bill Libbon Elementary

On-Site Date

January 31, 2023



Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bill Libbon

Name of person completing form: Sarah Metz-Outland

Title / Association w/ property: Vice-Principal

Length of time associated w/ property: 2

Date Completed: 1/31/2023

Phone Number: 895 441 6647

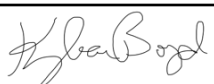
Method of Completion: INTERVIEW - verbally completed during interview

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.

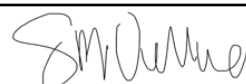
Data Overview		Response		
1	Year(s) constructed	Constructed 2021	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Adding another building and storage.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

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			There were leaks but they were fixed.
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			
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			
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				During construction
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



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bill Libbon Elementary

BV Project Number: 158764.22R000 - 006.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✘			
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



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	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 ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



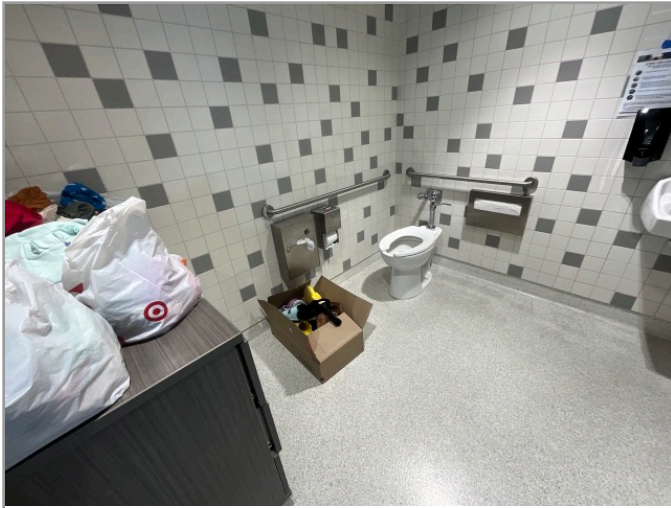
IN-CAB CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	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



SINK CLEARANCE



OVEN WITH CONTROLS

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report



Component Condition Report | Bill Libbon Elementary / Building A-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stair/Ramp Rails, Metal, Refinish	60 LF	8	5272397
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	2,000 SF	43	5272414
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	8,000 SF	28	5272427
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	8	5272412
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	120	28	5300676
B2020	Building Exterior	Good	Storefront, Glazing & Framing	5,000 SF	28	5272396
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	22	28	5272423
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	28	38	5272400
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	32,500 SF	18	5272413
Interiors						
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Residential Slider	18	23	5272420
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	34	38	5272429
C1030	Throughout building	Good	Interior Door, Steel, Standard	4	38	5272399
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	23	5272421
C2010	Throughout building	Good	Wall Finishes, Ceramic Tile	3,000 SF	38	5272428
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	90,000 SF	8	5272410
C2030	Administration office	Good	Flooring, Laminate Faux Wood	5,200 SF	13	5272384
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	16,775 SF	13	5272388
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	3,250 SF	13	5272392
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	29,775 SF	8	5272404
C2050	Throughout building	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,000 SF	8	5272393
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	35,000 SF	8	5272402
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Service Sink, Floor	3	33	5272422
D2010	Restrooms	Good	Toilet, Commercial Water Closet	24	28	5272430
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	55,000 SF	38	5272405
D2010	Throughout building	Good	Water Heater, Gas, Tankless	2	12	5272403
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	13	5272394
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	27	28	5272411
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	25	28	5272416
D2010	Restrooms	Good	Urinal, Standard	6	28	5272408
HVAC						
D3010	Site	Good	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	1	18	5272390

Component Condition Report | Bill Libbon Elementary / Building A-B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	15	13	5272415
D3030	Throughout building	Good	Split System, Fan Coil Unit, DX	6	13	5272425
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	5272386
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	65,000 SF	28	5272407
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	18	5272424
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	26	16	5272419
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	5272409
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	23	5272417
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	55,000 SF	38	5272406
Electrical						
D5020	Throughout building	Good	Secondary Transformer, Dry, Stepdown	2	28	5272385
D5020	Electrical room	Good	Distribution Panel, 120/208 V	3	28	5272389
D5020	Electrical room	Good	Distribution Panel, 277/480 V	4	28	5272426
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	26	5272401
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	65,000 SF	38	5272431
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	55,000 SF	18	5272387
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	50	18	5272432
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	55,000 SF	18	5272391
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	55,000 SF	18	5272418
D7050	Administration office	Good	Fire Alarm Panel, Multiplex	1	13	5272398

Component Condition Report | Bill Libbon Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	5,700 SF	28	5272527
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	8	5272536
B2020	Building Exterior	Good	Storefront, Glazing & Framing	1,000 SF	28	5272540
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	19	28	5272525
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	38	5272544
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	28	5272534
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	9,700 SF	18	5272524
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	16	38	5272555
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,800 SF	23	5272535

Component Condition Report | Bill Libbon Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	15,000 SF	8	5272538
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,500 SF	38	5272539
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	100 SF	13	5272523
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	1,000 SF	13	5272541
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	8,600 SF	8	5272522
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	8	5272548
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	5	28	5272533
D2010	Throughout building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	28	5272549
D2010	Restrooms	Good	Toilet, Child-Sized	8	28	5272532
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	13	5272556
HVAC						
D3010	Site	Good	Meter, w/ Digital Pulser, Natural Gas	1	28	5272542
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	6	13	5272553
D3030	Throughout building	Good	Split System, Fan Coil Unit, DX	2	13	5272554
D3030	Electrical room	Good	Split System, Fan Coil Unit, DX	1	13	5272551
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	18	5272557
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	5272550
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	23	5272528
Fire Protection						
D4010	Fire room	Good	Supplemental Components, Fire Riser, Wet	1	38	5272530
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	9,700 SF	38	5272543
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	2	28	5272552
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	28	5272547
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	28	5272529
D5020	Electrical room	Good	Distribution Panel, 120/240 V, Residential Style	1	28	5272537
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	9,700 SF	38	5272526
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	30	18	5272546
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,700 SF	18	5272545
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,700 SF	18	5272531

Component Condition Report | Bill Libbon Elementary / Collaboration Suite

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	2,250 SF	28	5300349

Component Condition Report | Bill Libbon Elementary / Collaboration Suite

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	8	5300359
B2020	Building Exterior	Good	Storefront, Glazing & Framing	3,750 SF	28	5300364
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	28	5300343
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,000 SF	18	5300352
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	15	38	5300337
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	23	5300353
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	250 SF	38	5300347
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	14,000 SF	8	5300358
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	250 SF	13	5300363
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	200 SF	13	5300355
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	7,550 SF	8	5300336
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	8	5300338
Conveying						
D1010	Building exterior	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	28	5300339
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	28	5300348
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	28	5300341
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	28	5300365
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	5	13	5300354
D3030	Throughout building	Good	Split System Ductless, Single Zone	5	13	5300333
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	5300346
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	5300340
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	23	5300356
Fire Protection						
D4010	Fire riser room	Good	Supplemental Components, Fire Riser, Wet	1	38	5300335
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,000 SF	38	5300342
Electrical						
D5020	Electrical room	Good	Distribution Panel, 277/480 V	4	28	5300361
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	28	5300334
D5020	Electrical room	Good	Distribution Panel, 120/208 V	2	28	5300351
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	28	5300357
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	28	5300345
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	28	5300360

Component Condition Report | Bill Libbon Elementary / Collaboration Suite

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	8,000 SF	38	5300350
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	8,000 SF	18	5300344
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,000 SF	18	5300362

Component Condition Report | Bill Libbon Elementary / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	1,500 SF	43	5272766
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,050 SF	8	5272758
B2020	Building Exterior	Good	Storefront, Glazing & Framing	2,000 SF	28	5272736
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	28	5272735
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	38	5272729
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	28	5272788
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	16,500 SF	18	5272740
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5	38	5272782
C1030	Throughout building	Good	Interior Door, Steel, Standard	4	38	5272775
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	23	5272752
C2010	Throughout building	Good	Wall Finishes, Acoustical Tile (ACT), Standard	8,000 SF	23	5272785
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	12,000 SF	8	5272733
C2010	Throughout building	Good	Wall Finishes, Ceramic Tile	1,000 SF	38	5272741
C2030	Throughout building	Good	Flooring, Vinyl Sheetting	2,000 SF	13	5272787
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,000 SF	8	5272762
C2030	Gymnasium	Good	Flooring, Laminate Faux Wood	7,000 SF	13	5272792
Conveying						
D1010	Stage area	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	23	5272786
Plumbing						
D2010	Kitchen	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	28	5272734
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	28	5272784
D2010	Throughout building	Good	Water Heater, Gas, Residential	1	13	5272769
D2010	Restrooms	Good	Urinal, Standard	3	28	5272789
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	13	5272770
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	14	28	5272744
D2010	Restrooms	Good	Toilet, Commercial Water Closet	13	28	5272732
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,000 SF	38	5272779

Component Condition Report | Bill Libbon Elementary / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	33	5272765
HVAC						
D3010	Building exterior	Good	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	1	18	5272731
D3010	Building exterior	Good	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	2	18	5272737
D3020	Fire riser room	Good	Cabinet Heater, Electric, 3 to 4 LF	1	23	5272756
D3030	Roof	Good	Split System, Fan Coil Unit, DX	2	13	5272728
D3030	Throughout building	Good	Split System, Fan Coil Unit, DX	1	13	5272747
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	4	13	5272746
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	5272763
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	10,000 SF	28	5272767
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	1	18	5272727
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	10,000 SF	38	5272759
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	5272761
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	18	5272764
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 8' Wide Heated	1	18	5272748
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	23	5272730
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Heated	1	18	5272781
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	2	23	5272742
D3060	Throughout building	Good	Exhaust Fan, Centrifugal, 12" Damper	1	23	5272743
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	23	5272771
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	23	5272760
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	10,000 SF	38	5272754
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	16 LF	18	5272791
D4010	Fire riser room	Good	Supplemental Components, Fire Riser, Wet	1	38	5272783
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	28	5272777
D5020	Electrical room	Good	Distribution Panel, 120/208 V	2	28	5272751
D5020	Throughout building	Good	Distribution Panel, 277/480 V	3	28	5272750
D5020	Throughout building	Good	Distribution Panel, 120/240 V, Residential Style	2	28	5272745
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	10,000 SF	38	5272753
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,000 SF	18	5272793
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	30	18	5272772
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,000 SF	18	5272773
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,000 SF	18	5272749

Component Condition Report | Bill Libbon Elementary / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	2	13	5272774
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	4	8	5272739
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	5272768
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	18	5272790
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	4	13	5272757
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	18	5272738
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	5272780
E1070	Cafeteria	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	475 SF	13	5272755
Sitework						
G2060	Multipurpose room	Good	Picnic Table, Wood/Composite/Fiberglass	14	18	5272778

Component Condition Report | Bill Libbon Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Good	Piping & Valves, Gate Valve, Domestic Water	1	28	5272813
D2010	Site	Good	Backflow Preventer, Domestic Water	1	28	5272811
HVAC						
D3010	Site	Good	Meter, w/ Digital Pulser, Natural Gas	1	28	5272807
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,550 SF	23	5272800
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,550 SF	3	5272812
G2030	Site	Good	Sidewalk, Concrete, Large Areas	28,000 SF	48	5272809
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Play Structure, Multipurpose, Small	1	18	5272806
G2050	Site	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	18	5272815
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,800 SF	23	5272799
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	3,700 SF	13	5272814
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,800 SF	3	5272818
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	18	5272801
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	23	5272817
Sitework						
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Manual	2	23	5272797
G2060	Site	Good	Flagpole, Metal	1	28	5272798
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	450 LF	38	5272816
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	120 LF	38	5272819
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	105 LF	38	5272802

Component Condition Report | Bill Libbon Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Bike Rack, Fixed Single Loop	12	18	5272808
G2060	Site	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	15	23	5272794
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	1,150 LF	38	5272810
G2060	Site	Good	Picnic Table, Precast Concrete	8	23	5272805
G2060	Site	Good	Park Bench, Precast Concrete	3	23	5272803
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	19	18	5272795
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	18	5272796
G4050	Site	Good	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	2	48	5272804

Appendix F: Replacement Reserves



