

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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



Bruce Elementary  
601 West Alvin Avenue  
Santa Maria, California 93458

### **PREPARED BY:**

*Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

### **BV CONTACT:**

*Gregg Young  
Program Manager  
800.733.0660  
[Gregg.Young@bvna.com](mailto:Gregg.Young@bvna.com)*

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Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	Eleven
<b>Main Address</b>	601 West Alvin Avenue, Santa Maria, California 93458
<b>Site Developed</b>	Original building 1953 with additional buildings added in 1958, 1962, 1989 and 2006. Renovations and portable buildings added as needed.
<b>Site Area</b>	9.5 acres (estimated)
<b>Parking Spaces</b>	90 total spaces all in open lots; 7 of which are accessible
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	January 11,2023
<b>Management Point of Contact</b>	DLR Group, Kevin Fleming (951) 682-0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
<b>On-site Point of Contact (POC)</b>	Javier Cavazos, Facilities Maintenance Coordinator 559-399-7698
<b>Assessment and Report Prepared By</b>	Sheldon Shaw
<b>Reviewed By</b>	Al Diefert Technical Report Reviewer For Gregg Young Program Manager <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a> 800.733.0660
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The Bruce Elementary buildings were constructed between 1953 and 1958 with buildings being added in 1989 and again in 2006. Renovation and modifications were completed in 2000 and as needed. Several portable buildings were added to the campus in the 1980's and 1990's.

### Architectural

Most Bruce Elementary buildings consist of stucco finished walls over wood frame construction on a concrete slab foundation. The portable buildings that were added to the school campus are prefabricated modular buildings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing systems vary from asphalt shingle and built-up roofing systems and metal decking for the portable buildings. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems consist of Upflow Gas-Fired Furnaces located mostly in ground level Mechanical Rooms in the older buildings or exterior wall mounted Heat Pumps. The newer structures utilize ground mounted split-system heat pumps. Exterior wall mounted Heat Pump units provide heating and cooling for the portable buildings. Lifecycle replacement of HVAC components is anticipated. Most of the main facility's electrical and plumbing infrastructure and some panels are considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting.

### Site

In general, the sites have been well maintained. Much of the site contains moderate to heavy landscaping, which are served by in-ground irrigation systems. The concrete and asphalt paved parking areas and drive aisles are in good condition. Some of the playground structures are scheduled for replacement.

### 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

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
Bruce Elementary (1953)	\$550	53,796	\$29,587,800	0.1%	1.0%	1.5%	19.3%
Bruce Elementary / Building 010 (1962)	\$550	8,035	\$4,419,250	0.0%	0.0%	0.2%	8.4%
Bruce Elementary / Building 020 (1958)	\$550	4,620	\$2,541,000	1.1%	1.1%	1.4%	11.2%
 Bruce Elementary / Building 030 (1958)	\$550	4,620	\$2,541,000	0.0%	1.2%	1.2%	10.3%
Bruce Elementary / Building 040 (1955)	\$550	4,200	\$2,310,000	0.0%	0.0%	0.1%	28.9%
Bruce Elementary / Building 050 (1953)	\$550	6,990	\$3,844,500	0.0%	3.8%	4.3%	12.5%
Bruce Elementary / Building 090 (1989)	\$550	1,150	\$632,500	0.0%	0.0%	0.0%	6.5%
Bruce Elementary / Building 150 (1989)	\$550	2,000	\$1,100,000	0.0%	0.0%	0.0%	4.3%
Bruce Elementary / Building 160 (1989)	\$550	3,000	\$1,650,000	0.1%	0.1%	0.2%	7.8%
Bruce Elementary / Building 600A (2006)	\$550	7,533	\$4,143,150	0.0%	1.0%	1.9%	8.4%
Bruce Elementary / Building 600B (2006)	\$550	7,567	\$4,161,850	0.0%	0.1%	0.1%	6.1%
Bruce Elementary / Building 900 (2006)	\$550	4,081	\$2,244,550	0.0%	0.2%	0.2%	7.2%

### 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.

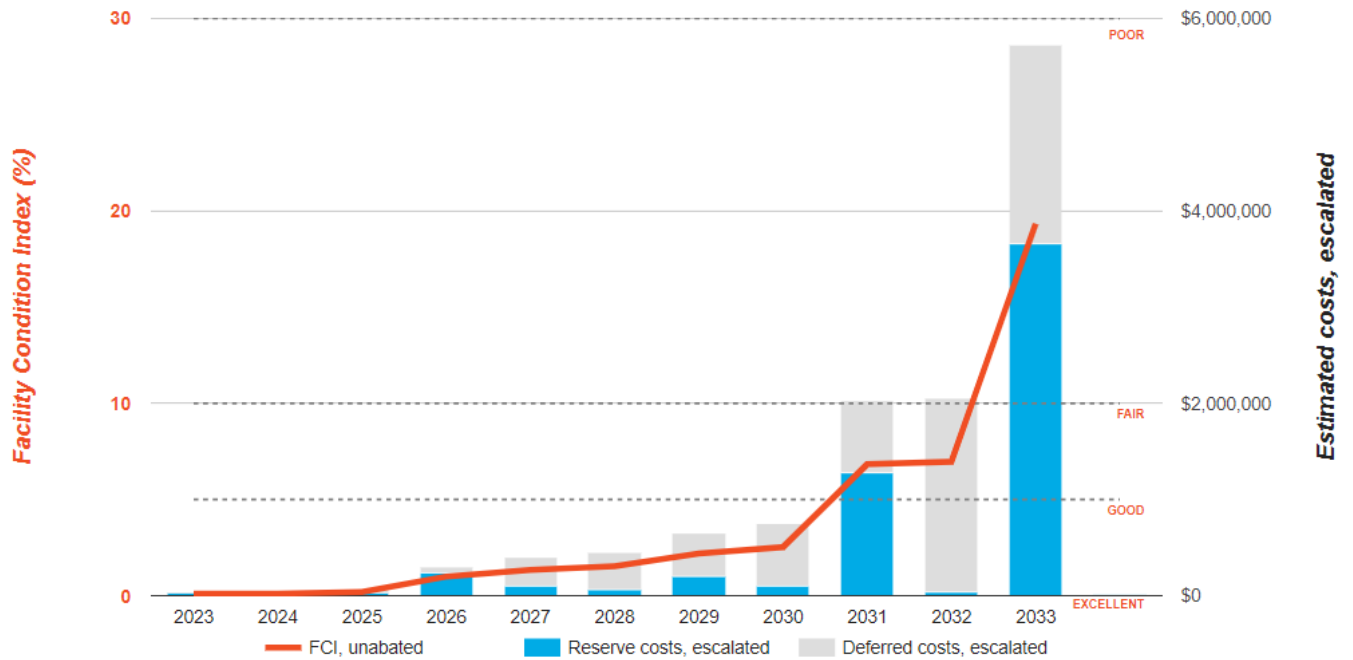
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Bruce Elementary

Replacement Value: \$29,588,000

Inflation Rate: 3.0%

Average Needs per Year: \$520,100



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

<b>Systems Expenditure Forecast</b>						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$1,096	-	-	\$555,101	\$1,240,533	\$1,796,730
Roofing	\$28,758	-	\$199,558	\$235,415	\$257,422	\$721,153
Interiors	-	-	\$6,097	\$656,288	\$987,456	\$1,649,841
Plumbing	-	-	\$4,808	\$161,663	\$551,591	\$718,062
HVAC	-	-	\$76,367	\$334,661	\$311,329	\$722,357
Fire Protection	-	-	-	-	\$34,150	\$34,150
Electrical	-	-	\$6,784	\$336,541	\$298,635	\$641,960
Fire Alarm & Electronic Systems	-	-	-	\$337,112	\$18,822	\$355,934
Equipment & Furnishings	-	-	\$4,310	\$131,248	\$197,657	\$333,215
Special Construction & Demo	-	-	-	\$2,253,586	-	\$2,253,586
Site Development	-	\$29,068	\$85,732	\$178,209	\$606,378	\$899,387
Site Utilities	-	-	\$3,832	\$1,177	\$49,110	\$54,119
Site Pavement	-	-	\$7,975	\$85,542	\$23,144	\$116,661
<b>TOTALS (3% inflation)</b>	<b>\$29,900</b>	<b>\$29,100</b>	<b>\$395,500</b>	<b>\$5,266,600</b>	<b>\$4,576,300</b>	<b>\$10,297,400</b>

### Immediate Needs

Facility/Building	Total Items	Total Cost
Bruce Elementary / Building 020	2	\$28,800
Bruce Elementary / Building 160	1	\$1,100
<b>Total</b>	<b>3</b>	<b>\$29,900</b>

#### Building 020

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4866316	Bruce Elementary / Building 020	Roof	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	\$27,500
4866453	Bruce Elementary / Building 020	Exterior Building	B3080	Soffit/Fascia, Wood, Replace	Poor	Performance/Integrity	\$1,300
<b>Total (2 items)</b>							<b>\$28,800</b>

#### Building 160

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4866290	Bruce Elementary / Building 160	Building exterior	B2010	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	\$1,100
<b>Total (1 items)</b>							<b>\$1,100</b>



### Key Findings



#### Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard Building 020 Bruce Elementary Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$27,500

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Roofing has failed in several large areas and needs replacing. - AssetCALC ID: 4866316



#### Exterior Walls in Poor condition.

Stucco Building 160 Bruce Elementary Building exterior

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

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Repair stucco damage to exterior wall near entry - AssetCALC ID: 4866290



#### Soffit/Fascia in Poor condition.

Wood Building 020 Bruce Elementary Exterior Building

Uniformat Code: B3080  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

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Wood fascia board shows deterioration and needs replacing. - AssetCALC ID: 4866453



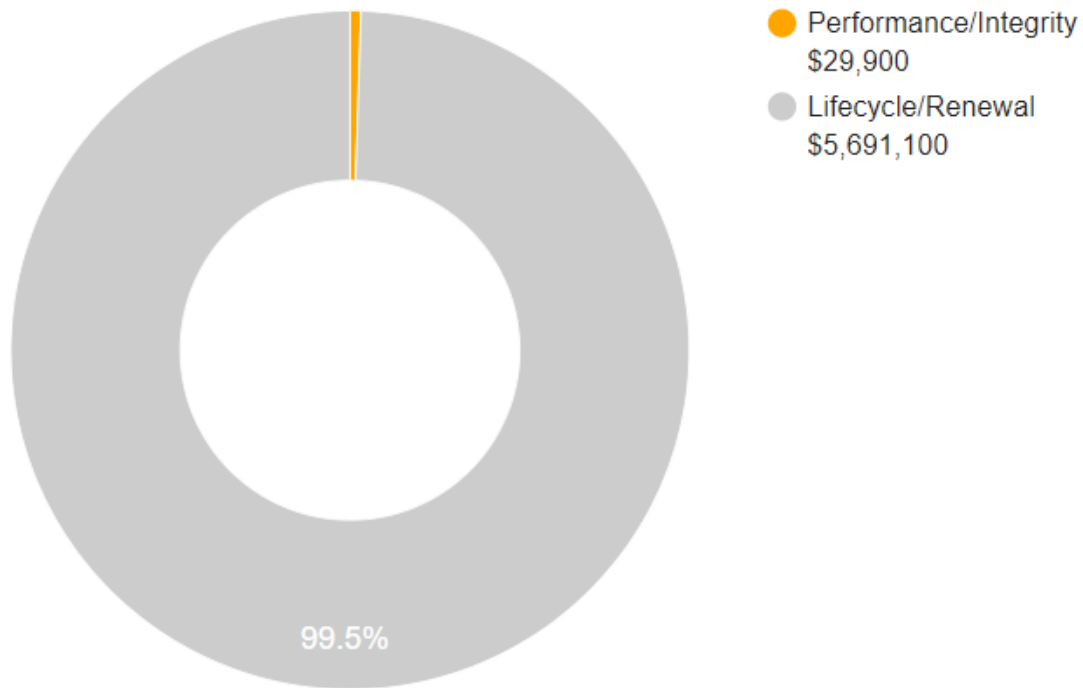
## Plan Types

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

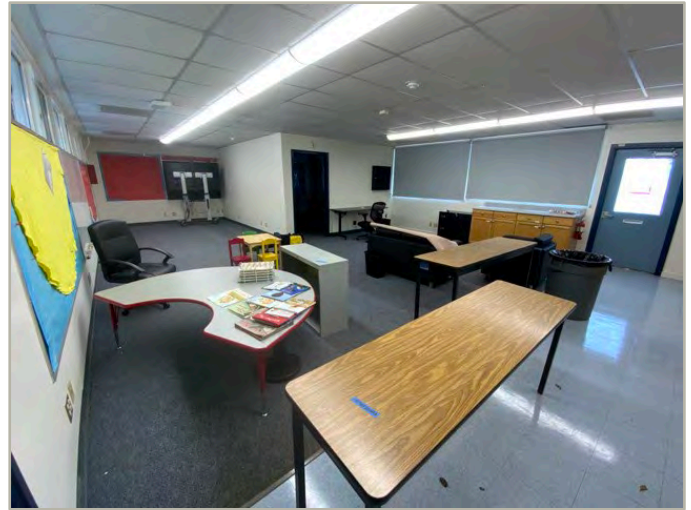
<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$5,721,000**

## 2. Building - 090



Building 090: Systems Summary		
<b>Constructed/Renovated</b>	1989 / as needed	
<b>Building/Group Size</b>	1,150 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Electric tankless water heater Fixtures: sink	Fair
<b>HVAC</b>	Non-Central System: Packaged unit	Fair

## Building 090: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at the time of assessment.	

### 3. Building - 150



#### Building 150: Systems Summary

<b>Constructed/Renovated</b>	1989 / as needed	
<b>Building/Group Size</b>	2,000 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over crawl space foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, FRP paneling Floors: VCT, faux wood plank LVT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, bathtub and sinks in all restrooms, kitchen sink	Fair
<b>HVAC</b>	Non-Central System: Wall mounted heat pumps Supplemental components: Exhaust fans	Good

<b>Building 150: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Fed from 050 building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 4. Building - 160

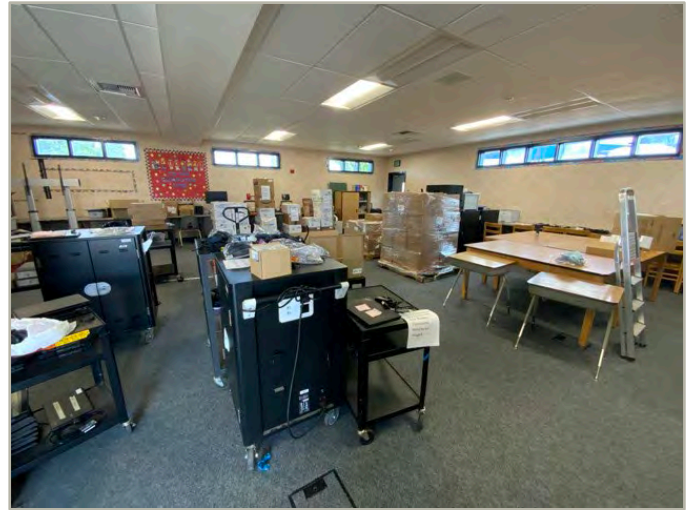


### Building 160: Systems Summary

<b>Constructed/Renovated</b>	1989	
<b>Building/Group Size</b>	3,000 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over crawl space foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, FRP paneling Floors: Carpet, VCT, Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilet, tub, sinks in all restrooms and therapy rooms	Fair
<b>HVAC</b>	Non-Central System: Wall mounted heat pumps Supplemental components: Exhaust fans	Fair

<b>Building 160: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 5. Building - 900



### Building 900: Systems Summary

<b>Constructed/Renovated</b>	2006	
<b>Building/Group Size</b>	4,081 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular construction using steel frame construction on a concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sink	Fair
<b>HVAC</b>	Non-Central System: Split-system heat pumps	Fair



<b>Building 900: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 6. Building - 600A



### Building 600A: Systems Summary

<b>Constructed/Renovated</b>	2006	
<b>Building/Group Size</b>	7,533 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular construction using steel frame construction on a concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
<b>HVAC</b>	Non-Central System: Split-system heat pumps	Fair

<b>Building 600A: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 7. Building - 600B



Building 600B: Systems Summary		
<b>Constructed/Renovated</b>	2006	
<b>Building/Group Size</b>	7,567 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular construction using steel frame construction on a concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
<b>HVAC</b>	Non-Central System: Split-system heat pumps Supplemental components: Exhaust fans	Fair

<b>Building 600B: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 8. Building - 020



### Building 020: Systems Summary

<b>Constructed/Renovated</b>	1958 / as needed	
<b>Building/Group Size</b>	4,620 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel beam and column structure with wood roof sub framing and wood roof deck with grade beam foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Hip construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
<b>HVAC</b>	Non-Central System: Upflow Gas-Fired Furnaces Supplemental components: Exhaust fans	Fair

<b>Building 020: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, asphalt shingle deterioration	

## 9. Building - 030



Building 030: Systems Summary		
<b>Constructed/Renovated</b>	1958 / as needed	
<b>Building/Group Size</b>	4,620 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel beam and column structure with wood roof sub framing and wood roof deck with grade beam foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Hip construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, unfinished concrete Ceilings: Painted gypsum board, and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
<b>HVAC</b>	Non-Central System: Upflow Gas-fired Furnaces Supplemental components: Exhaust fans	Fair



<b>Building 030: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, asphalt shingle deterioration	

## 10. Building - 040



### Building 040: Systems Summary

<b>Constructed/Renovated</b>	1955 / as needed	
<b>Building Size</b>	4,200 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Flat construction with TPO/PVC membrane roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
<b>HVAC</b>	Non-Central System: Upflow Gas-fired Furnaces Supplemental components: Exhaust fans	Fair

<b>Building 040: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, antiquated HVAC ductwork	

## 11. Building - 050



### Building 050: Systems Summary

<b>Constructed/Renovated</b>	1953 / as needed	
<b>Building Size</b>	6,990 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms and classrooms	Fair
<b>HVAC</b>	Non-Central System: Upflow Gas-fired Furnaces, split-system condensing unit/heat pump, Supplemental components: Exhaust fans	Fair

<b>Building 050: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers only	--
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

## 12. Building - 010



### Building 010: Systems Summary

<b>Constructed/Renovated</b>	1962 / 2002	
<b>Building Size</b>	8,035 square feet	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel beam and column structure with wood roof sub framing and wood roof deck with grade beam foundation	Fair
<b>Façade</b>	Wall Finish: Stucco, painted brick Windows: Steel	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms, sinks in classrooms	Fair
<b>HVAC</b>	Non-Central System: Upflow Gas-fired furnaces Supplemental components: Exhaust fans	Fair

<b>Building 010: Systems Summary</b>		
<b>Fire Suppression</b>	Fire extinguishers, kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

### 13. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Concrete lot and asphalt lot with adjacent concrete sidewalks and curbs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with picnic tables	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining wall Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: LED, incandescent	Fair
<b>Ancillary Structures</b>	Prefabricated modular buildings	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 14. Property Space Use and Observed Areas

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### Areas Observed

Most of 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.



## 15. 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:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- 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

The campus was originally constructed in 1953 with additional buildings added and renovated in phases over time. Accessibility improvements appear to have been implemented over time.

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.

## 16. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 17. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 18. Certification

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DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bruce Elementary, 601 West Alvin Avenue, Santa Maria, California 93458, 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:** Sheldon Shaw,  
Project Manager

**Reviewed by:**



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Al Diefert,  
Technical Report Reviewer for  
Gregg Young,  
Program Manager  
[Gregg.Young@bureauveritas.com](mailto:Gregg.Young@bureauveritas.com)  
800.733.0660

## 19. Appendices

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- 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

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### Photographic Overview



1 - FRONT ELEVATION



2 - CLASSROOM ELEVATION



3 - CLASSROOM ELEVATION



4 - CLASSROOM ELEVATION



5 - CLASSROOM BUILDING



6 - ANCILLARY BUILDING

### Photographic Overview



7 - CLASSROOM FACADE



8 - EXTERIOR DOORS AND WINDOWS



9 - CLASSROOM FACADE



10 - ROOFING



11 - ROOFING



12 - ROOFING

### Photographic Overview



13 – ROOFING ISSUE



14 – FRONT OFFICE



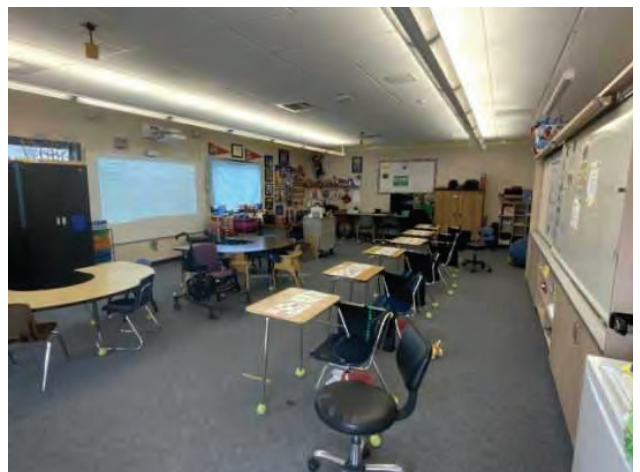
15 – BACK OFFICE



16 – MULTI-PURPOSE ROOM



17 - LIBRARY



18 - CLASSROOM

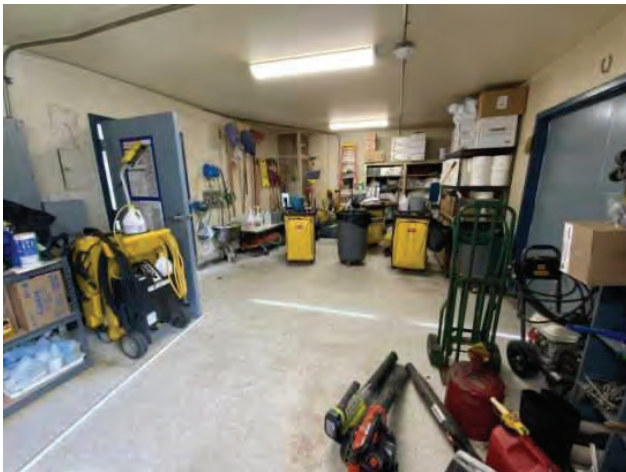
### Photographic Overview



19 - CLASSROOM



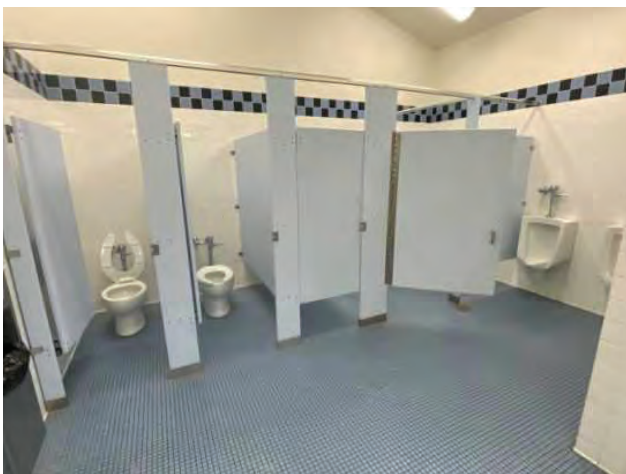
20 - CLASSROOM



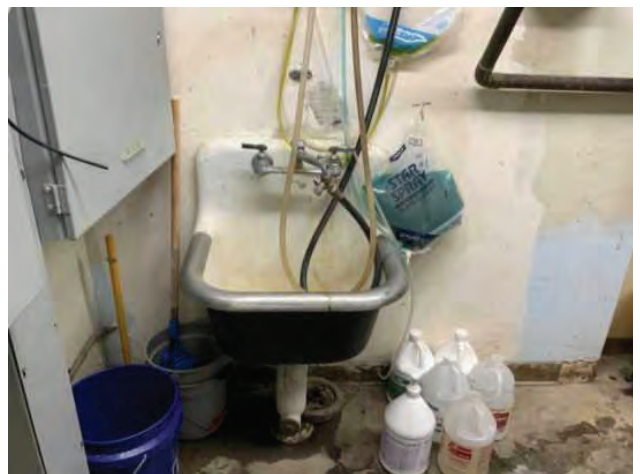
21 - MAINTENANCE OFFICE



22 - RESTROOM



23 - RESTROOM



24 - JANITOR CLOSET

**Photographic Overview**



25 – CLASSROOM SINK



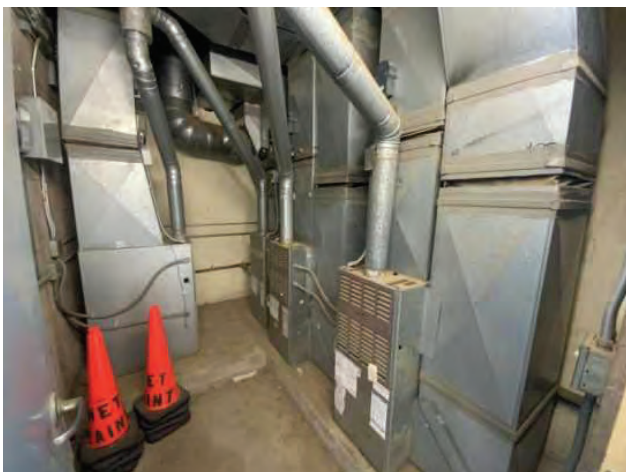
26 – WATER HEATER



27 - FURNACES



28 – HVAC UNITS



29 – HVAC EQUIPMENT



30 – EXHAUST FAN

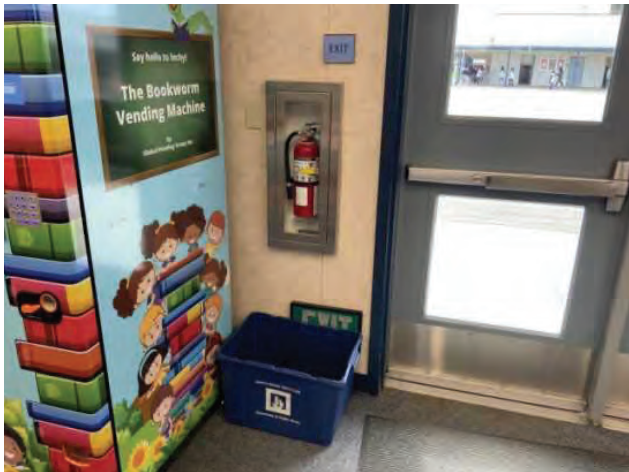
# Photographic Overview



31 - HVAC UNIT



32 - KITCHEN HOOD



33 - FIRE EXTINGUISHER



34 - ELECTRICAL SWITCHBOARD



35 - ELECTRICAL EQUIPMENT



36 - ELECTRICAL PANEL

### Photographic Overview



37 – FIRE ALARM PANEL



38 – KITCHEN SINK



39 – KITCHEN EQUIPMENT



40 – KITCHEN



41 – PLAY STRUCTURE



42 – ASPHALT PLAYGROUND



### Photographic Overview



43 – GRASS PLAYGROUND



44 – PICNIC TABLES



45 – PARKING OVERVIEW



46 – SITE FENCING



47 – SITE SIGNAGE



48 – DUMPSTER AREA

**Photographic Overview**



49 - SITE SIDEWALK



50 - SITE SIDEWALKS



51 - ACCESSIBLE PARKING OVERVIEW



52 - ACCESSIBLE PARKING STALL



53 - ACCESSIBLE RAMP



54 - ACCESSIBLE RAMP

## Appendix B:



### Site Plan

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Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p>N</p>
	158764.22R000-008.017	Bruce Elementary	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	January 11, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Bruce Elementary

**Name of person completing form:** Javier Cavazos

**Title / Association w/ property:** Facilities Maintenance Coordinator

**Length of time associated w/ property:** 2 years

**Date Completed:** January 11, 2023

**Phone Number:** 559-399-7698

**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 1953	Renovated 1962	
2	Building size in SF	60,000 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2018	Classroom flooring
		HVAC	2019	Portables units
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2018 Playground equipment		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	2024 HVAC Units		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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			
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	
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?					



Signature of Assessor



Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bruce Elementary

BV Project Number: 158764.22R000-008.017

### Abbreviated Accessibility Checklist

#### Facility History and Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
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 ?	✘			

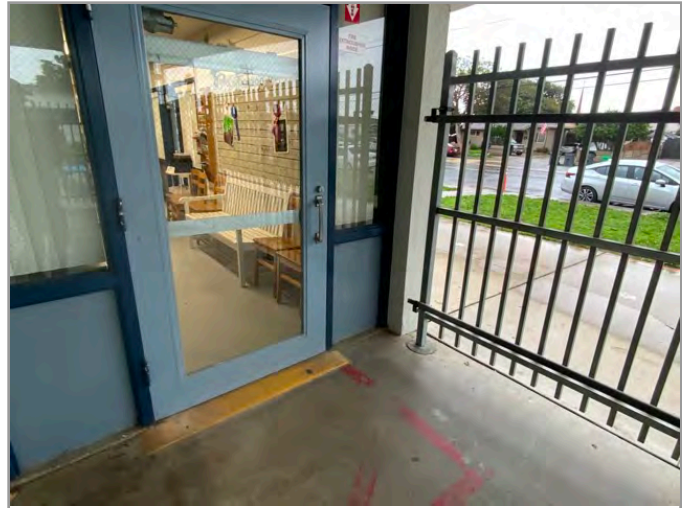
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



DOOR THRESHOLD

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



SELF-SERVICE AREA



ACCESSIBLE INTERIOR PATH

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

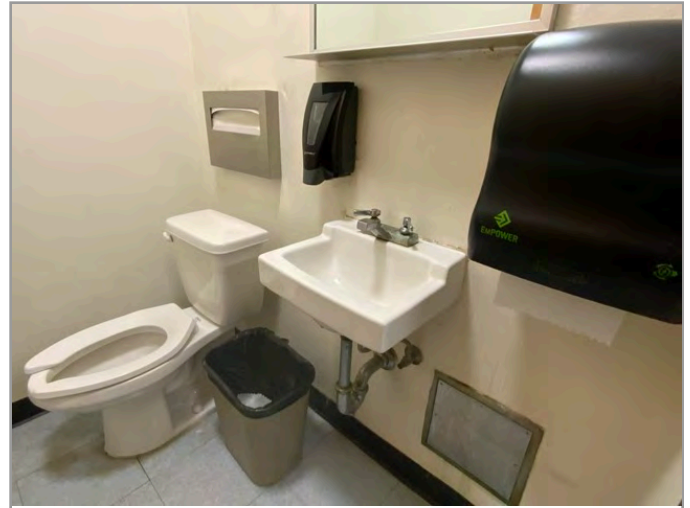
*Elevators section not applicable at this site.*

## 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 ?		✗		Restroom does not have the minimum clear floor clearances
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 ?		✗		No pipe wrap on plumbing pipes
5	Are grab bars provided at compliant locations around the toilet ?		✗		No grab bars around 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		Mirror is located non-compliant

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes

*Kitchens/Kitchenettes section not applicable at this site.*

# Abbreviated Accessibility Checklist

## Playgrounds and 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

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**Component Condition Report | Bruce Elementary**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,500 SF	8	4866595
<b>Interiors</b>						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	1	25	4922874

**Component Condition Report | Bruce Elementary / Building 020**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	7	4866247
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	160	15	4866349
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	25	4866318
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	6,600 SF	0	4866316
B3080	Exterior Building	Poor	Soffit/Fascia, Wood	80 SF	0	4866453
<b>Interiors</b>						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,550 SF	10	4866269
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,200 SF	8	4866541
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	3,200 SF	8	4866218
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	720 SF	10	4866618
C2050	Classrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,460 SF	8	4866418
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,620 SF	9	5106868
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	4866369
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	4866350
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	4	10	4866539
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,920 SF	8	4866251
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,620 SF	3	4922884
<b>Electrical</b>						
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V [No tag/plate found]	1	4	4866521
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,620 SF	10	4866506
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,620 SF	15	4866476
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,620 SF	8	4866491
D7050	Classroom Building 020	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,620 SF	10	4866442
<b>Equipment &amp; Furnishings</b>						
E2010	Classroom Building 020	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	8	4866540

**Component Condition Report | Bruce Elementary / Building 020**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classroom Building 020	Fair	Casework, Countertop, Plastic Laminate	40 LF	8	4922890
<b>Sitework</b>						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	17	4866590

**Component Condition Report | Bruce Elementary / Building 030**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	8	4866259
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	160	15	4866542
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	25	4866409
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,600 SF	3	4866283
<b>Interiors</b>						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,550 SF	10	4866568
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	10	4866435
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	6,220 SF	6	4866536
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	720 SF	8	4866237
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	6	4866358
C2050	Classrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,460 SF	6	5107007
<b>Plumbing</b>						
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	4866504
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	4866527
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,620 SF	15	4866339
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4866489
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4866617
D2010	Restrooms	Fair	Urinal, Standard	2	15	4866430
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	4	10	4866609
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,620 SF	10	4866382
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,620 SF	3	4922883
<b>Electrical</b>						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	15	4866235
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,620 SF	10	4866230
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,620 SF	10	4866522
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,620 SF	10	4866560
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,620 SF	10	4866587

**Equipment & Furnishings**



**Component Condition Report | Bruce Elementary / Building 030**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	40 LF	6	4922880
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	8	4922887
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	17	4866524
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	17	4866582

**Component Condition Report | Bruce Elementary / Building 040**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,200 SF	8	4866466
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	172	10	4866472
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	25	4866274
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,800 SF	8	4866547
<b>Interiors</b>						
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	12	4866578
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,800 SF	6	4866222
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	20	4866509
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	6	4866346
C2030	Mechanical room	Fair	Flooring, Vinyl Tile (VCT)	450 SF	8	4866478
C2030	Restrooms	Fair	Flooring, Ceramic Tile	350 SF	20	4866616
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	8	4866333
C2050	Classrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	6	4866337
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	4866575
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4866581
D2010	Utility closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	4	4866327
D2010	Restrooms	Fair	Urinal, Standard	1	15	4866535
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	4866448
D2010	Mechanical room	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	4866225
D2010	Building exterior	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	4866298
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,200 SF	8	4866510
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	4	10	4866377
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	8	4866526
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,200 SF	3	4922881
<b>Electrical</b>						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V [Panel C]	1	6	4866254

**Component Condition Report | Bruce Elementary / Building 040**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	8	4866294
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	8	4866279
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,200 SF	10	4922877
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	8	4866216
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	32 LF	8	4866307
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	32 LF	8	4922879
<b>Sitework</b>						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	17	4866227
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	17	4866565

**Component Condition Report | Bruce Elementary / Building 050**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,100 SF	8	4866360
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	173	15	4866403
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	4866572
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	7,600 SF	3	4866348
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	15	4866374
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	480 SF	20	4866384
C2030	Restrooms	Fair	Flooring, Ceramic Tile	380 SF	25	4866493
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	650 SF	8	4866233
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	5,800 SF	8	4866352
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	6,990 SF	8	4866331
<b>Plumbing</b>						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	4866530
D2010	Restrooms	Good	Urinal, Standard	2	20	4866486
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,990 SF	10	4866564
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	4866561
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	4866576
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	4866315
D2010	Mechanical room	Good	Water Heater, Gas, Residential [No tag/plate found]	1	10	4866304
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	2	20	4866389
<b>HVAC</b>						
D3020	Mechanical room	Fair	Furnace, Gas	4	3	4866249
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4866357

**Component Condition Report | Bruce Elementary / Building 050**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	6,990 SF	5	4866400
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,990 SF	3	4922900
<b>Electrical</b>						
D5020	Mechanical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	8	4866508
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,990 SF	8	4866494
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,990 SF	15	4866445
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Classroom Building 050	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,990 SF	8	4866245
D7050	Classroom Building 050	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,990 SF	8	4866492
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	40 LF	6	5107408
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	8	4866598
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	17	4866381

**Component Condition Report | Bruce Elementary / Building 090**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	8	4866321
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	15	4866450
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	25	4866243
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,320 SF	7	4866537
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,150 SF	15	4866484
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	1,300 SF	8	4866258
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	95 SF	10	4866356
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,000 SF	8	4866229
<b>Plumbing</b>						
D2010	Classrooms	Good	Water Heater, Electric, Instant Hot [No tag/plate found]	1	10	4866552
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4866264
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,150 SF	25	4866513
<b>HVAC</b>						
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	1,150 SF	20	4866250
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	19	4866428
<b>Electrical</b>						
D5020	Classrooms	Good	Distribution Panel, 120/208 V	1	20	4866608
D5030	Building 090	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,150 SF	20	4866567

**Component Condition Report | Bruce Elementary / Building 090**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,150 SF	10	4866498
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,150 SF	15	4922897
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,150 SF	10	4866523
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	12	4866434
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	16 LF	8	4922892
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	15	4866570

**Component Condition Report | Bruce Elementary / Building 150**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	8	4866368
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	8	20	4866399
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	30	4866325
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	2,000 SF	15	4866378
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	25	4866604
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,700 SF	15	4866392
C2010	Throughout building	Good	Wall Finishes, Vinyl	1,800 SF	12	4866496
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	8	4866558
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	2,600 SF	10	4866538
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	8	4922885
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,000 SF	20	4866385
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	4866293
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	4866270
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	20	4866550
D2010	Utility closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	9	4866375
<b>HVAC</b>						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	19	4866287
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	2,000 SF	20	4866363
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,000 SF	3	4922875
<b>Electrical</b>						
D5020	Office	Good	Distribution Panel, 120/208 V	1	20	4866422
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	25	4866326

**Component Condition Report | Bruce Elementary / Building 150**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,000 SF	15	4866592
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,000 SF	15	4866296
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,000 SF	15	4866583
<b>Equipment &amp; Furnishings</b>						
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	16 LF	7	5106772
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	12	4866390
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4866417

**Component Condition Report | Bruce Elementary / Building 160**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,800 SF	8	4866531
B2010	Building exterior	Poor	Exterior Walls, Stucco, Repair	50 SF	0	4866290
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	13	7	4866490
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	4866516
B2080	Building Exterior	Good	Awning, Fabric, per SF of awning	80 SF	7	4866481
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,000 SF	15	4922891
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	4866344
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	15	4866556
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	200 SF	20	4922896
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	3,100 SF	8	4866359
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	100 SF	8	4866544
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	2,600 SF	10	4866239
C2030	Office	Good	Flooring, Carpet, Commercial Standard	225 SF	7	4866438
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	20	4866436
D2010	Utility closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL [No tag/plate found]	1	5	4866353
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	4866431
D2010	Therapy	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	4866505
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	4866338
D2010	Office	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	4866282
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	20	4866480
D2010	Restrooms	Fair	Tub, Fiberglass, w/ Shower Enclosure	1	10	4866265
<b>HVAC</b>						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	3	14	4866571

**Component Condition Report | Bruce Elementary / Building 160**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	15	4866432
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,000 SF	3	4866301
<b>Electrical</b>						
D5020	Therapy	Fair	Distribution Panel, 120/208 V	1	15	4866295
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	4866396
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	10	4922886
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,000 SF	10	4922888
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	10	4866606
<b>Equipment &amp; Furnishings</b>						
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	27 LF	8	4922893
E2010	Therapy	Fair	Casework, Cabinetry, Hardwood Standard	27 LF	10	4866614
<b>Sitework</b>						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	4866224

**Component Condition Report | Bruce Elementary / Building 600A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,900 SF	8	4866500
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	10	20	4866373
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	25	4866320
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,250 SF	3	5106855
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	8	30	4866354
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,400 SF	20	4866268
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	9,575 SF	6	5106859
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	5,700 SF	8	4866591
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	1,440 SF	10	4866260
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,533 SF	23	5106858
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	4866577
<b>HVAC</b>						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	6	4	4866398
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,533 SF	10	4866297
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,533 SF	3	4922899
<b>Electrical</b>						

**Component Condition Report | Bruce Elementary / Building 600A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	15	4866474
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,533 SF	25	4866597
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,533 SF	10	4866335
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,533 SF	10	4866328
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,533 SF	10	4866446
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Good	Casework, Cabinetry, Hardwood Standard	80 LF	15	4866278
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	80 LF	6	5106863
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4866372
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	4866219

**Component Condition Report | Bruce Elementary / Building 600B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,900 SF	8	4866449
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	10	20	4866424
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	23	5106778
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	9,300 SF	15	4866447
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	25	4866242
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,400 SF	20	4866313
C1090	Restrooms	Good	Toilet Partitions, Metal	6	15	4866483
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	25	4866580
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	9,600 SF	6	5106780
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	1,440 SF	10	4866517
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	5,700 SF	8	4866429
C2030	Restrooms	Fair	Flooring, Ceramic Tile	350 SF	25	4866355
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	20	4866215
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	4866452
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,567 SF	25	4866559
D2010	Restrooms	Good	Urinal, Standard	3	20	4866607
D2010	Exterior Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	5106867
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	20	4866503
<b>HVAC</b>						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	6	7	5106781

**Component Condition Report | Bruce Elementary / Building 600B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,567 SF	15	4866555
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,567 SF	3	4922901
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,567 SF	20	4866426
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,567 SF	10	4866433
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,567 SF	10	4866511
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,567 SF	10	4866444
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms	Good	Casework, Cabinetry, Hardwood Standard	80 LF	15	4866586
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	80 LF	6	5106783
<b>Sitework</b>						
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	3	5106784

**Component Condition Report | Bruce Elementary / Building 900**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	8	4866421
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	18	20	4866501
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	25	4866288
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,250 SF	10	4866401
<b>Interiors</b>						
C1030	Office	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	2	24	4866462
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,081 SF	15	4866292
C2010	Throughout Building	Good	Wall Finishes, Vinyl	5,200 SF	12	4866391
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,081 SF	8	4866619
<b>Plumbing</b>						
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	4866416
D2010		Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,081 SF	26	5106774
<b>HVAC</b>						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump [No tag/plate found]	3	10	4866477
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,081 SF	15	4866427
<b>Fire Protection</b>						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,081 SF	3	4922889
<b>Electrical</b>						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	1	20	4866300
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,081 SF	25	4866302



**Component Condition Report | Bruce Elementary / Building 900**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,081 SF	15	4866347
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,081 SF	10	4866425
D7050	Office	Good	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	10	4866545
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,081 SF	10	4866291
<b>Equipment &amp; Furnishings</b>						
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	1 LF	6	5106776
E2010	Office	Fair	Casework, Cabinetry, Standard	12 LF	3	5106775
<b>Sitework</b>						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	17	4866394
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4866440

**Component Condition Report | Bruce Elementary / Building 010**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2020	Multi-Use Building 010	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	15	4866404
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	52	10	4866468
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	15	4866593
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	10,400 SF	8	4866231
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	300 SF	10	4922894
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	17	25	4866312
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	15	4866361
C1090	Restrooms	Good	Toilet Partitions, Metal	13	15	4866314
C2010	Multi-Use Building 010	Good	Wall Finishes, any surface, Prep & Paint	3,500 SF	8	4866289
C2010	Multi-Use Building 010	Good	Wall Finishes, Laminated Paneling (FRP)	1,080 SF	20	4866499
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,750 SF	30	4866423
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	25	4866340
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	8	4866284
C2030	Multi-Use Building 010	Good	Flooring, Carpet, Commercial Standard	2,800 SF	8	4866497
C2050	Multi-Use Building 010	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,400 SF	5	4866473
<b>Plumbing</b>						
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	4866383
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	15	20	4866534
D2010	Multi-Use Building 010	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	4866464
D2010	Utility closet	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,035 SF	15	4866343
D2010	Mechanical room	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	4866554
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	4866502

**Component Condition Report | Bruce Elementary / Building 010**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Gymnasium	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	4866319
D2010	Restrooms	Fair	Urinal, Standard	5	14	4866365
D2010	Multi-Use Building 010	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	4866603
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	20	4866485
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	15	4866613
<b>HVAC</b>						
D3020	Mezzanine	Good	Furnace, Gas [No tag/plate found]	6	16	4866579
D3030	Roof	Good	Unit Ventilator, approx/nominal 3 Ton	1	15	4866266
D3030	Roof	Good	Unit Ventilator, approx/nominal 2 Ton	1	18	4866549
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,035 SF	8	4866371
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	4	10	4866332
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	4	17	4866471
<b>Fire Protection</b>						
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	50 LF	15	4866334
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	8,035 SF	3	4922882
<b>Electrical</b>						
D5020	Kitchen	Fair	Distribution Panel, 120/240 V [Panel M]	1	6	4866611
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,035 SF	15	4866232
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,035 SF	12	4866405
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,035 SF	10	4866600
D7050	Mechanical room	Good	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	10	4866461
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,035 SF	8	4866588
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Deep Fryer [No tag/plate found]	1	12	4866596
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 6-Burner [No tag/plate found]	1	10	4866234
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	8	4866330
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	12	4866589
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator [No tag/plate found]	1	12	4866351
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	4866336
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	18 LF	7	5107409
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	18 LF	10	4866470
<b>Sitework</b>						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4866563

**Component Condition Report | Bruce Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	15,300 SF	10	4866271

**Component Condition Report | Bruce Elementary / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,800 SF	3	4927775
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,800 SF	10	4866311
G2020	Site	Fair	Parking Lots, Pavement, Concrete	30,000 SF	30	4866228
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	8	4866551
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	12,500 SF	2	4866525
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	4866303
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	12,500 SF	4	4866388
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	33,000 SF	17	4866574
G2050	Site	Good	Play Structure, Multipurpose, Large	2	15	4866515
<b>Sitework</b>						
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	4866443
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	40 SF	30	4866263
G2060	Site	Good	Picnic Table, Metal Powder-Coated	6	15	4866267
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 4'	475 LF	15	4866220
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	500 SF	30	4866253
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	4866257
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,500 LF	30	4866599
G2060	Site	Good	Retaining Wall, Brick/Stone	200 SF	30	4866280
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	85,000 SF	10	4866420

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/21/2023

Bruce Elementary / Building 900

Unifmat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	4866421	Exterior Walls, any painted surface, Prep & Paint	10	2	8	4500	SF	\$3.29	\$14,796										\$14,796												\$14,796	\$29,592
B2020	Building Exterior	4866501	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	18	EA	\$1,041.20	\$18,742																					\$18,742	\$18,742	
B3010	Roof	4866401	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	5250	SF	\$4.16	\$21,865											\$21,865												\$21,865
C1070	Throughout building	4866292	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	4081	SF	\$3.84	\$15,655																\$15,655							\$15,655
C2010	Throughout Building	4866391	Wall Finishes, Vinyl, Replace	15	3	12	5200	SF	\$2.74	\$14,248													\$14,248										\$14,248
C2030	Throughout building	4866619	Flooring, Carpet, Commercial Standard, Replace	10	2	8	4081	SF	\$8.22	\$33,546																						\$33,546	\$67,092
D2010	Classrooms	4866416	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,315.20	\$1,315																					\$1,315	\$1,315	
D3030	Building exterior	4866477	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	3	EA	\$4,384.00	\$13,152												\$13,152											\$13,152
D3050	Throughout building	4866427	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4081	SF	\$4.38	\$17,891																\$17,891							\$17,891
D4010	Throughout building	4922889	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	37	3	4081	SF	\$5.48	\$22,364				\$22,364																			\$22,364
D5020	Building exterior	4866300	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$2,192.00	\$2,192																					\$2,192	\$2,192	
D5040	Throughout building	4866347	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	4081	SF	\$4.93	\$20,127																\$20,127							\$20,127
D6060	Throughout building	4866425	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	4081	SF	\$1.64	\$6,709												\$6,709											\$6,709
D7050	Office	4866545	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,440.00	\$16,440												\$16,440											\$16,440
D7050	Throughout building	4866291	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	4081	SF	\$3.29	\$13,418												\$13,418											\$13,418
E2010	Office	5106775	Casework, Cabinetry, Standard, Replace	20	17	3	12	LF	\$328.80	\$3,946				\$3,946																			\$3,946
E2010	Office	5106776	Casework, Countertop, Plastic Laminate, Replace	15	9	6	1	LF	\$54.80	\$55																							\$55
G4050	Building Exterior	4866440	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$438.40	\$1,754																\$1,754							\$1,754
G4050	Building exterior	4866394	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	7	EA	\$438.40	\$3,069																						\$3,069	\$3,069
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$26,309	\$0	\$0	\$55	\$0	\$48,342	\$0	\$71,585	\$0	\$14,248	\$0	\$0	\$55,427	\$0	\$3,069	\$48,342	\$0	\$22,249	\$289,625
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$28,749	\$0	\$0	\$65	\$0	\$61,238	\$0	\$96,204	\$0	\$20,314	\$0	\$0	\$86,353	\$0	\$5,072	\$82,299	\$0	\$40,184	\$420,479

Bruce Elementary / Site

Unifmat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
F1020	Site	4866271	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	15	10	15300	SF	\$109.60	\$1,676,880											\$1,676,880												\$1,676,880
G2020	Site	4927775	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	14800	SF	\$0.49	\$7,299				\$7,299																			\$7,299
G2020	Site	4866311	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	14800	SF	\$3.84	\$56,773											\$56,773												\$56,773
G2050	Site	4866388	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	21	4	12500	SF	\$3.84	\$47,950					\$47,950																		\$47,950
G2050	Site	4866551	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	\$5,480.00	\$10,960																							\$10,960
G2050	Site	4866574	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	8	17	33000	SF	\$3.84	\$126,588																							\$126,588
G2050	Site	4866525	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	12500	SF	\$2.19	\$27,400			\$27,400			\$27,400						\$27,400				\$27,400							\$27,400
G2050	Site	4866303	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$21,920.00	\$21,920																							\$21,920
G2050	Site	4866515	Play Structure, Multipurpose, Large, Replace	20	5	15	2	EA	\$38,360.00	\$76,720																							\$76,720
G2060	Site	4866267	Picnic Table, Metal Powder-Coated, Replace	20	5	15	6	EA	\$767.20	\$4,603																							\$4,603
G2060	Site	4866220	Fences & Gates, Fence, Vinyl 4', Replace	25	10	15	475	LF	\$26.30	\$12,494																							\$12,494
G2060	Site	4866257	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,288.00	\$3,288												\$3,288											\$3,288
G2060	Site	4866443	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	5	15	1	EA	\$27,400.00	\$27,400																							\$27,400
G2080	Site	4866420	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	85000	SF	\$1.10	\$93,160												\$93,160											\$93,160
<b>Totals, Unescalated</b>												\$0	\$0	\$27,400	\$7,299	\$47,950	\$27,400	\$0	\$0	\$45,659	\$0	\$1,830,101	\$27,400	\$0	\$7,299	\$27,400	\$143,138	\$0	\$153,988	\$7,299	\$0	\$27,400	\$2,379,734
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$29,069	\$7,976	\$53,968	\$31,764	\$0	\$0	\$57,840	\$0	\$2,459,502	\$37,928	\$0	\$10,719	\$41,445	\$223,004	\$0	\$254,519	\$12,427	\$0	\$49,487	\$3,269,648