## **FACILITY CONDITION ASSESSMENT**



prepared for

**DLR Group** 1650 Spruce Street, Suite 300 Riverside, California 92507 Beryl Mensonides



Fesler Junior High 1100 West Fesler Street Santa Maria, California 93454

#### PREPARED BY:

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### **DATE OF REPORT:**

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#### ON SITE DATE:

January 24-25, 2023

## **TABLE OF CONTENTS**

1.	Executive Summary	1
	Campus Findings and Deficiencies	2
	Facility Condition Index (FCI)	3
	Immediate Needs	5
	Key Findings	6
	Plan Types	9
2.	Building - 010	11
3.	Building - 020	13
4.	Building - 030	15
5.	Building - 040	17
6.	Building – 050/060	
7.	Building - 070	
8.	Building - 080	
9.	Building - 090	
10.	Building - 100	
	Building - 100 GYM	
	Building - 1000	
	Building - 250	
	Building - 900	
	Site Summary	
	Property Space Use and Observed Areas	
	ADA Accessibility	
	Purpose and Scope	
	Opinions of Probable Costs	
	Methodology	
	Definitions	
20	Certification	
	Appendices	45



## 1. Executive Summary

General Information	
Property Type	Junior High School
Number of Buildings	Thirteen
Main Address	1100 East Fesler Street, Santa Maria, California 93454
Site Developed	Original buildings 1960 with additional buildings added in 1962, 1995, and 2003. Renovations and portable buildings added as needed.
Site Area	12.0 acres (estimated)
Parking Spaces	64 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 24 - 25, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
On-site Point of Contact (POC)	Javier Cavazos, Facilities Maintenance Coordinator 559-399-7698
Assessment and Report Prepared By	Sheldon Shaw
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



#### Campus Findings and Deficiencies

#### **Historical Summary**

The Fesler Junior High School Campus buildings were constructed between 1960 and 1962 with buildings being added in 1995 and again in 2003. 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 Fesler Junior High School Campus buildings consist of stucco finished walls over wood frame or steel stud construction on a concrete slab foundation. The portable buildings that were added to the school campus are prefabricated modular buildings with a crawl space over pier foundations. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing systems vary from asphalt shingles and standing seam metal roofing systems. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

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

The HVAC systems vary from Gas-Fired Furnaces located on the mezzanine level of the older buildings, roof top package units and ground mounted split-system condensing unit/heat pumps on the other permanent buildings. The portable buildings have exterior wall mounted Heat Pump units providing heating and cooling. 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 site has been well maintained. Much of the site contains moderate to heavy landscaping with the large grass area playground being re-sodded recently and is served by in-ground irrigation systems which have been recently upgraded. The asphalt paved parking areas and drive aisles are in good condition. Isolated areas of asphalt playground and concrete sidewalks need replacement or repair. Several 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 cutoff points.

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being overanalyzed 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
Fesler Junior High (1962)	\$550	66,907	\$36,798,850	0.0%	0.3%	3.9%	14.7%
Esler Junior High / Building 010 (1960)	\$550	9,910	\$5,450,500	0.0%	0.2%	2.3%	8.8%
Fesler Junior High / Building 020 (1960)	\$550	8,831	\$4,857,050	0.0%	0.0%	1.3%	9.1%
Fesler Junior High / Building 030 (1962)	\$550	6,240	\$3,432,000	0.0%	0.9%	7.2%	13.7%
Fesler Junior High / Building 040 (1962)	\$550	5,982	\$3,290,100	0.0%	0.3%	3.0%	10.3%
Fesler Junior High / Building 050 / 060 (1990)	\$550	1,720	\$946,000	0.0%	0.0%	2.6%	9.8%
Fesler Junior High / Building 070 (1995)	\$550	860	\$473,000	0.0%	2.6%	4.6%	11.6%
Fesler Junior High / Building 080 (1995)	\$550	860	\$473,000	0.0%	2.2%	4.2%	17.4%
Fesler Junior High / Building 090 (1995)	\$550	1,720	\$946,000	0.0%	1.3%	1.7%	9.3%
Fesler Junior High / Building 100 (1995)	\$550	1,720	\$946,000	0.0%	0.0%	3.5%	8.5%
Fesler Junior High / Building 100 GYM (2003)	\$550	9,960	\$5,478,000	0.0%	0.0%	4.6%	11.2%
Fesler Junior High / Building 1000 (2003)	\$550	14,400	\$7,920,000	0.0%	0.0%	1.5%	10.4%
Fesler Junior High / Building 250 (1995)	\$550	1,440	\$792,000	0.1%	0.1%	0.1%	5.3%
Fesler Junior High / Building 900 (2003)	\$550	3,264	\$1,795,200	0.0%	0.0%	1.5%	6.5%



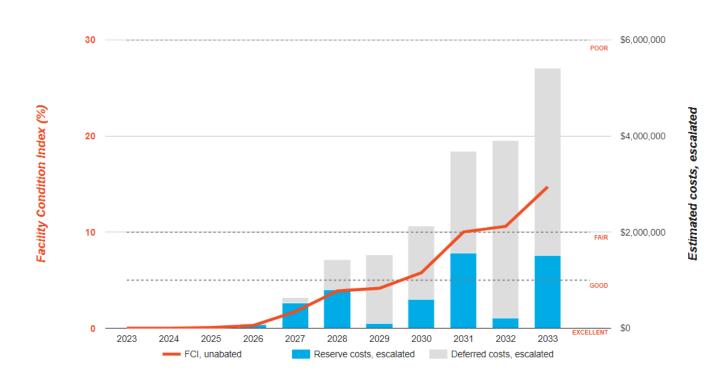
### Campus Level FCI:

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

### **Needs by Year with Unaddressed FCI Over Time**

#### FCI Analysis: Fesler Junior High

Replacement Value: \$36,799,000 Inflation Rate: 3.0% Average Needs per Year: \$492,400





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

Systems Expenditure Forecast								
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL		
Structure	\$197	-	-	-	-	\$197		
Facade	-	-	\$38,878	\$267,495	\$847,557	\$1,153,930		
Roofing	\$355	-	\$355,456	\$52,939	\$589,918	\$998,668		
Interiors	-	\$5,185	\$109,297	\$937,234	\$1,093,434	\$2,145,150		
Conveying	-	-	\$10,052	-	\$88,414	\$98,466		
Plumbing	-	\$1,395	\$89,034	\$207,228	\$372,830	\$670,487		
HVAC	-	\$19,135	\$331,702	\$320,939	\$462,579	\$1,134,355		
Electrical	-	-	\$51,350	\$329,176	\$469,874	\$850,400		
Fire Alarm & Electronic Systems	-	-	\$31,313	\$312,390	\$95,747	\$439,450		
Equipment & Furnishings	-	-	-	\$219,814	\$78,443	\$298,257		
Special Construction & Demo	-	-	-	\$1,066,275	-	\$1,066,275		
Site Development	-	-	\$370,369	\$243,538	\$485,919	\$1,099,826		
Site Utilities	-	-	\$1,480	\$9,507	\$70,958	\$81,945		
Site Pavement	-	\$1,308	\$15,089	\$17,492	\$301,037	\$334,926		
TOTALS (3% inflation)	\$600	\$27,100	\$1,404,100	\$3,984,100	\$4,956,800	\$10,372,700		

### Immediate Needs

Facility/Building	Total Items	Total Cost
Fesler Junior High / Building 250	2	\$600
Total	2	\$600

#### Building 250

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
5124581	Fesler Junior High / Building 250	Rear exit	B1080	Wood Ramp, Wood, Repair	Failed	Safety	\$200
5124624	Fesler Junior High / Building 250	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$400
Total (2 items)							\$600



### **Key Findings**



### Wood Ramp in Failed condition.

Wood Building 250 Fesler Junior High Rear exit

Uniformat Code: B1080

Recommendation: Repair in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$200

**\$\$\$\$** 

Deteriorated rear wood ramp - AssetCALC ID: 5124581



### Parking Lots in Poor condition.

Pavement, Concrete Site Fesler Junior High Parking area entry

Uniformat Code: G2020

Recommendation: Replace in 2025

Priority Score: 84.7

Plan Type:

Performance/Integrity

Cost Estimate: \$1,200

**\$\$\$\$** 

Repair of deteriorated concrete entry apron - AssetCALC ID: 5124684



# Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Building 250 Fesler Junior High Roof

Uniformat Code: B3020

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$400

**\$\$**\$\$

Gutter has deteriorated, repair or replacement is required - AssetCALC ID: 5124624

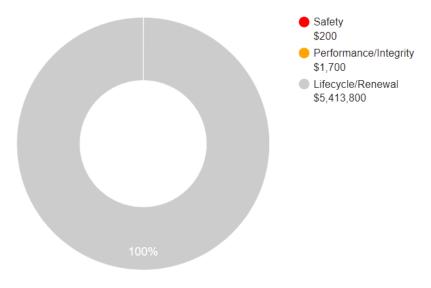


### Plan Types

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

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

### **Plan Type Distribution (by Cost)**



10-YEAR TOTAL: \$5,415,700







Constructed/Renovated	1960 / 2000	
Building/Group Size	9,910 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, painted CMU Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, and sinks in all restrooms, and sinks in classrooms	Fair
HVAC	Non-Central System: Gas- fired furnaces, packaged units	Fair

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







Constructed/Renovated	1960 / 2000	
Building/Group Size	8,831 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, painted CMU Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, and sinks in all restrooms, and sinks in classrooms	Fair
HVAC	Non-Central System: Gas-fired furnaces Supplemental components: Exhaust fans	Fair

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







Constructed/Renovated	1962 / 2000	
Building/Group Size	6,240 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Steel frame with wood deck over concrete pad column footings.	Fair
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, FRP paneling and ACT Floors: Sheet vinyl, VCT, and quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilet and sink in restroom, and sink in breakroom	Fair
HVAC	Non-Central System: Gas-fired furnaces Supplemental components: Exhaust fans	Fair



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







Constructed/Renovated	1962 / 2000	
Building/Group Size	5,982 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, painted CMU Windows: Steel	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, and vinyl Floors: Ceramic tile, VCT and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, and sinks in all restrooms, and sinks in classrooms	Fair
HVAC	Non-Central System: Split-system heat pumps	Fair



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



## 6. Building - 050/060





Constructed/Renovated	1990	
Building/Group Size	1,720 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, Painted wood Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Building - 050/060: Systems Summary			
Fire Suppression	Fire extinguishers only	Good	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Key Issues and Findings	Building lacks fire suppression system		







Constructed/Renovated	1995	
Building/Group Size	860 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, painted wood Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sink in classroom	Fair
HVAC	Non-Central System: Packaged unit	Fair

Building - 070: Systems Summary			
Fire Suppression	Fire extinguishers only	Good	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Key Issues and Findings	Building lacks fire suppression system		





Constructed/Renovated	1995	
Building/Group Size	860 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco, painted wood Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: sink in the classroom	Fair
HVAC	Non-Central System: Packaged unit	Fair

Building - 080: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Key Issues and Findings	Building lacks fire suppression system	





Constructed/Renovated	1995	
Building/Group Size	1,720 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Wall Finish: Painted wood Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Vinyl sheeting Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sinks in classroom	Fair
HVAC	Non-Central System: Packaged unit	Fair

Building - 090: Systems Summary			
Fire Suppression	Fire extinguishers only	Good	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent, incandescent Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Key Issues and Findings	Building lacks fire suppression system		







Constructed/Renovated	1995	
Building Size	1,720 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sink in classrooms	Fair
HVAC	Non-Central System: Packaged unit	Fair

Building - 100: Syste	ms Summary	
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Key Issues and Findings	Building lacks fire suppression system	



## 11. Building - 100 GYM





Constructed/Renovated	2003	
Building Size	9,960 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Steel frame construction with steel joist and metal decking on concrete slab	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, wood flooring Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, split-system condensing unit/heat pumps, Supplemental components: Exhaust fans	Fair

Building – 100 GYM:	Systems Summary	
Fire Suppression	Fire extinguishers only	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Pendant fluorescent, linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Key Issues and Findings	Building lacks fire suppression system	





Constructed/Renovated	2003	
Building Size	14,400 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Steel frame with metal deck over concrete pad column footings	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: Hydraulic one car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms, sinks in work rooms	Fair
HVAC	Non-Central System: Split-system condensing unit/heat pumps Supplemental components: Exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair

Building - 1000: Syste	ems Summary	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Key Issues and Findings	None observed at time of assessment	







Building/Group Size     1,440 SF       Number of Stories     One above grade       System     Description       Structure     Modular steel frame construction on a concrete slab foundation       Façade     Wall Finish: Painted wood siding Windows: Aluminum       Roof     Flat construction with single-ply TPO/PVC membrane       Interiors     Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT       Elevators     None       Plumbing     None	
Structure Modular steel frame construction on a concrete slab foundation  Façade Wall Finish: Painted wood siding Windows: Aluminum  Roof Flat construction with single-ply TPO/PVC membrane  Interiors Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT  Elevators None	
Structure Modular steel frame construction on a concrete slab foundation  Façade Wall Finish: Painted wood siding Windows: Aluminum  Roof Flat construction with single-ply TPO/PVC membrane  Interiors Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT  None	
Façade Wall Finish: Painted wood siding Windows: Aluminum  Roof Flat construction with single-ply TPO/PVC membrane  Interiors Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT  None	Condition
Windows: Aluminum  Flat construction with single-ply TPO/PVC membrane  Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT  None	Fair
Interiors  Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT  None	Fair
Floors: Carpet Ceilings: ACT  None	Fair
	Fair
Plumbing None	
HVAC Non-Central System: Wall Mounted heat-pump	Fair

Building - 250: Systen	ns Summary	
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Key Issues and Findings	Deteriorated rear wood ramp, deteriorated gutter, Building lacks fire suppress	ion system







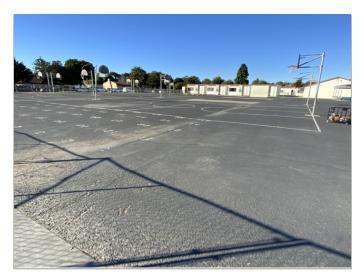
Constructed/Renovated	2003	
Building/Group Size	3,264 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular steel framed construction with moment frame lateral resistance systems built on a concrete slab	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with standing seam metal	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT, painted gypsum board	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: sink	Fair
HVAC	Non-Central System: Split-system condensing unit/heat pumps	Fair

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



## 15. Site Summary





System	Description	Condition
Pavement/Flatwork	Concrete lot and asphalt lot with adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining wall Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer  Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site Appendix D.	e areas. Se
Key Issues and Findings	Deteriorated concrete entry	

# 16. Property Space Use and Observed Areas

#### **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.



### 17. 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
- 3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset

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.



#### 18. Purpose and Scope

#### **Purpose**

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



#### Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans
  with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for
  further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding
  of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior
  common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.



### 19. Opinions of Probable Costs

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

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

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

#### Methodology

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

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

#### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

#### **Key Findings**

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

#### **Exceedingly Aged**

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



#### 20. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fesler Junior High, 1100 East Fesler Street, Santa Maria, California 93454, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Sheldon Shaw,

**Project Manager** 

Reviewed by:

Al Diefert,

**Technical Report Reviewer for** 

Gregg Young,

Program Manager

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# 21. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves



# Appendix A: Photographic Record





1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - BUILDING ELEVATION



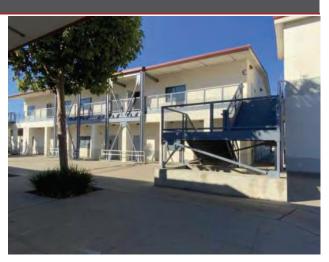
5 - BUILDING ELEVATION



6 - BUILDING FACADE



7 - BUILDING FACADE



8 - BUILDING FACADE



9 - ROOFING



10 - ROOFING



11 - FRONT OFFICE



12 - GYMNASIUM



13 - LIBRARY



14 - CLASSROOM



15 - CLASSROOM



16 - CLASSROOM



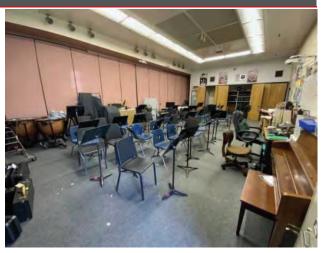
17 - CLASSROOM



18 - KITCHEN



19 - MULTI-PURPOSE ROOM



20 - BAND ROOM



21 - MAINTENANCE OFFICE



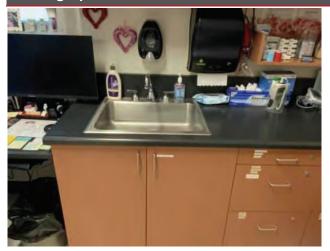
22 - ELEVATOR CAB



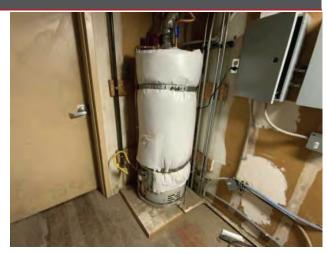
23 - IN-CAB CONTROLS



24 - RESTROOM



25 - CLASSROOM SINK



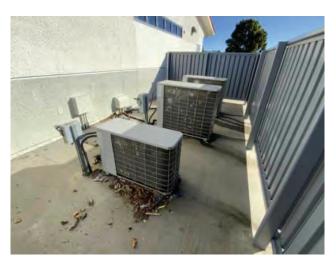
26 - WATER HEATER



27 - FURNACE ROOM



28 - HVAC UNIT



29 - HVAC UNITS



30 - HVAC UNIT



31 - ELECTRICAL PANEL



32 - ELECTRICAL SWITCHBOARD



33 - ELECTRICAL PANEL



34 - ELECTRICAL SWITCHBOARD



35 - FIRE ALARM PANEL



36 - FIRE ALARM SYSTEM



37 - KITCHEN EQUIPMENT



38 - KITCHEN EQUIPMENT



39 - ANCILLARY BUILDINGS



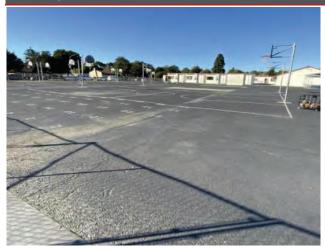
40 - LANDSCAPING



41 - LUNCH AREA



42 - GRASS PLAYFIELD



43 - ASPHALT SPORTS COURTS



44 - PARKING AREA



45 - SIGNAGE



46 - ACCESSIBLE PARKING AREA



47 - ACCESSIBLE PARKING AREA



48 - ACCESSIBLE ROUTE

# Appendix B: Site Plan



# Site Plan





Project Number	Project Name
158764.22R000-011.017	Fesler Junior High
Source	On-Site Date
Google	January 24, 2023



Appendix C:
Pre-Survey Questionnaire



#### **BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE**

Building / Facility Name: Fesler Junior High

Name of person completing form: Javier Cavazos

Title / Association w/ property: Facility Maintenance Coordinator

Length of time associated w/ property: 2 years

Date Completed: 1/24/2023

**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 1962	Renovated 2000	Additional buildings added 1995, 2002 and 2003			
2	Building size in SF	90,000	) SF				
			Year	Additional Detail			
		Facade					
		Roof					
		Interiors					
3	Major Renovation/Rehabilitation	HVAC	2024	HVAC systems being replaced			
		Electrical					
		Site Pavement					
		Accessibility					
4	List other significant capital improvements (focus on recent years; provide approximate date).	Five acre grass playground irrigation system and sod replaced 2023					
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	HVAC units being replaced 2024					
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Front office has roof leaks					

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

Signature of Assessor		•	Signature of POC

Appendix D:
Accessibility Review and Photos



# Visual Checklist - 2010 ADA Standards for Accessible Design

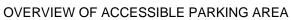
Property Name: Fesler Junior High

BV Project Number: 158764.22R000 - 011.017

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

# Parking







2ND AREA OF ACCESSIBLE PARKING

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

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

# **Building Entrances**





MAIN ENTRANCE

DOOR HARDWARE

	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 ?		×	
8	Do thresholds at accessible entrances appear to have a compliant height?	×		

# Interior Accessible Route



Objection on hamphore

Comprision on hamphore

Applications of hamphor

SELF-SERVICE AREA

DOOR HARDWARE

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

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

#### Elevators







IN-CAB CONTROLS

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

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

#### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

# Abbreviated Accessibility Checklist Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

# Abbreviated Accessibility Checklist Playgrounds & Swimming Pools Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report



# Component Condition Report | Fesler Junior High / Building 1000

Component Condition I	Report   Fesler Junior High / Building 1000					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Good	Stairs, Metal or Pan-Filled, Interior	1,092 SF	36	5124865
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	7,700 SF	7	5124735
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	26	10	5124595
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	20	5124519
Roofing						
B3010	Roof	Fair	Roofing, Metal	10,500 SF	19	5124846
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	20	5124795
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,440 SF	10	5124720
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	10	5124873
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,780 SF	8	5124726
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,790 SF	20	5124774
C2030	Restrooms	Fair	Flooring, Ceramic Tile	960 SF	11	5124603
C2030	Building 1000	Good	Flooring, Carpet, Commercial Standard	13,440 SF	7	5124740
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	5134188
Conveying						
D1010	Building exterior	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	5124594
D1010	Building exterior	Fair	Elevator Controls, Automatic, 1 Car	1	5	5124905
D1010	Building exterior	Fair	Elevator Cab Finishes, Economy	1	4	5124585
Plumbing	Dulluling exterior	ı alı	Elevator Cab i illisites, Economy	<u> </u>	-	3124303
	Destructure	F-:-	Urined Obernstead		•	
D2010	Restrooms	Fair	Urinal, Standard	6	9	5124627
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5124565
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	9	5124552
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	9	5124900
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	14,400 SF	30	5124750
D2010	Workroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	9	5124661
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	5124659
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	8	5124745
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	12	5	5124864
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,400 SF	9	5124763
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124587
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,400 SF	19	5124719
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,400 SF	10	5124759
Fire Alarm & Electronic Sy	ystems					
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	14,400 SF	8	5124755
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,400 SF	8	5124824
Equipment & Furnishings						
E2010	Workroom	Fair	Casework, Cabinetry, Hardwood Standard	32 LF	7	5124863
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	32 LF	8	5124638
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	25	11	5124748
				20	••	
Component Condition I	Report   Fesler Junior High / Building 250					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure				-		
B1080	Rear exit	Failed	Wood Ramp, Wood, Repair	12 LF	0	5124581
Facade				· <del>-</del> <del>-</del>	-	
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,650 SF	7	5124554
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	8	
B2050		Fair	Exterior Door, Steel, Standard	2	18	5124557
	Building Exterior	ावा।	Exterior Door, Oteer, Standard	Z	10	5124773
Roofing	Dest	0 1	Paraffer a Clinate Physiology a TDO/D/O			
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	1,620 SF	15	5124899
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	36 LF	0	5124624

Condition

Asset/Component/Repair

UF L3 Code

Interiors

C2010         Throughout building         File         Mall Finishes, Mry 1           C2030         Throughout building         Good         Foodring, Carpet, Commercial Standard         1,240 S							
Section of the control of the contr	C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,440 SF	15	5124540
Mode         Section         Interpretation							5124829
With the property of the prope	C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,440 SF	8	5124571
Somewhat Description of The State of The	HVAC						
State of the properties of the	D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	15	5124588
Association         10month of March 10mon	D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,440 SF	15	5124600
250.0019.0019.00Montage Agency and March Agency	Electrical						
300good point page 100point page 1	D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124713
The series of th	D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,440 SF	25	5124807
300190190modernation of the problem of	D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,440 SF	10	5124564
State of the control of the	Fire Alarm & Electronic S	ystems					
State of the property of th	D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,440 SF	10	5124866
September 1988	D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,440 SF	12	5124636
The second sequence of the	Sitework						
Unit Delived         Seathor         Assert Support Support         Assert S	G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	12	5124775
Unit Defe         Leading Margament (Margament Agent (Marga							
SWARD COMPANY OR STATE OF THE STAT	Component Condition	Report   Fesler Junior High / Building 01	10				
SPO       Maje Bold       Ose       Bold with Maje Bold       48       7       Apple         102       Jalegabot       16       Nobe Bold       18       20       10	UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Big	Facade						
Side of the state of the st	B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,850 SF	7	5124746
Solution of the control of t	B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	15	5124520
900         Polity         Agency (mysel)	B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	25	5124778
Short         Jest of March	Roofing						
Short         Modern Service           State         Inspiration of the Service Service         1 month of the Service Service         4 month of the Service Service Service Service <td></td> <td>Roof</td> <td>Fair</td> <td>Roofing, Asphalt Shingle, 20-Year Standard</td> <td>12,150 SF</td> <td>4</td> <td>5124653</td>		Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,150 SF	4	5124653
Store         Program Subriga         19         Section Subriga         19         19         20         19         20         19         20         19         20         19         20         19         20         19         20         19         20         19         20         19         20         19         20	B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC		15	5124553
6000         Toughal Malading         File         Membrand (Gring)         40         9							
GUM         Mayors buttered         197         Support buttered         198         9         9         9         9         9         19 <t< td=""><td></td><td>Throughout building</td><td>Fair</td><td>Interior Door, Wood, Solid-Core</td><td>10</td><td>25</td><td>5124808</td></t<>		Throughout building	Fair	Interior Door, Wood, Solid-Core	10	25	5124808
Effect     Salone     0.90     Interface Members     4     9     10           CRO         Registed kirking         16         0.00         10         0.00         10         0.00 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
GROME         STROME         SEPTION         SEPTION         SERVIT							
Colf 1         Prognation langing         Face         May Produce Processed Standard         All 1         Section Processed         1         Section Processed <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>							
2500     Noughout bilding     Good     Income, Centreal Batted     450     9     9     9       2500     Perr Deen     Agron     Agron     Agron     100     9     9     9       2500     Boylow Linding     10     100     9     9     9     9       2500     Boylow Linding     10     100     9     9     9     9       2500     Boylow Linding     10     10     9     9     9       2500     Boylow Linding     9     10     9     9     9       2500     Boylow Linding     9     9     9     9     9     9       2500     Boylow Linding     9     9     9     9     9     9     9       2500     Boylow Linding     9							
CRORD     FRINA     FRANCE SCHEME     FRANCE SCHEME     GLANGE     40.00 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
GSO     Rispola Risp							
C250         Modulo Billiding         File         Claim File Househout         C200 or 1920         Common C							
Power Substance Subst							
D201 De 100 DE		Throughout Building	Гаш	Centing Finishes, any natistinate, Fiep & Famil	2,230 3F		5133225
D2010         Classrone         File         Substantion Stepling         1.9         1.		Destruction	01	Circlett acceptance Well Llower Viteracce Obine		00	
D2010         Q500         Vertical Residential Selection, Residential Se					<u> </u>		
D2010         Relotation         Good         Interchapted (Springer)         Good         1,000         1					•		
D2010         Proughout building         Fair         Purbing System, Supply & Sanitary, Low Density (socilated factores)         100 10 (a)         100 10 (b)         100 10 (c)         100 (c) <t< td=""><td></td><td></td><td></td><td></td><td>·</td><td></td><td></td></t<>					·		
D2010     Restrome     Good     Viral, Standard       D2010     Juding esterior     504     10 de 14 de 1							
D2010         gliding skerior         Go.         private presentation         g. 1         p. 10 per part part part part part part part par							
HNAC           D3020         Mezanlen         Firmace, Gas         Firmace, Gas         10         514/478           D3030         Medanici room         Fir         Splt System, Fan Cilorli, DX, STON         1         2         514/807           D3030         Roof         Fir         Splt System, Condensig Unither Pump         1         4         514/807           D3030         Roof         Fir         Splt System, Condensig Unither Pump         1         4         514/807           D3030         Roof         Fir         Mexicon Michally Carpol Pump         1         4         514/807           D3030         Roof         Fir         Mexicon Michally Carpol Pump         4         514/807         514/807           D3030         Roof         Fir         Mexicon Michally Carpol         514/807         514/807         514/807           D3040         Mexicon         Fir         Substitution Panel (20/204 V         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         514/907         5							
D3000MezanineFairFurnace, Gas10514734D3030Mechanicat roomFairSplit System, Condensing Unlift Asa TOMING123124607D3030RoofFairSplit System, Condensing Unlift Asa TOMING14512467D3050RoofFairPick System, Condensing Unlift Asa TOMING110512467D3050Throughout buildingFairHACA System, Duckork, Medium Density9810124707D3050RoofFairExhaust Fan, Roof or Wall-Mounted, 16° Damper811124707B5050WashingFairDistribution Panel, 120208 V11124508D5030Mechanicat roomFairSult-bloom, 120208 V11143820D5030Throughout buildingFairIclicitical System, Wirling & Switches, Average or Low Posity/Complexity9,01 SF11,014508D5040Throughout buildingFairIclicitical System, Wirling & Switches, Average or Low Posity/Complexity9,01 SF11,014508D640Throughout buildingFairIclicitical System, Wirling & Switches, Average or Low Posity/Complexity9,01 SF11,014508D640Throughout buildingFairIclicitical System, Wirling & Switches, Average or Low Posity/Complexity9,01 SF11,014508D640Throughout buildingFairIclicitical System, Wirling & Switches, Average or Low Posity11,014508D640Throughout buildingFa		Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5124616
D303Mednair aromFairSpit System, Fan Coll Unit, DX, 3 TOND303RofFairSpit System, Cordening Unit Heat Pump14514467D305RofFairPackaged Unit, RTU, Pad or Roof-Mounted1110514761D305Troughout UnitingFairHVAC System, Ductwork, Medium Density81514801D306ForPart Agent Part Ag							
D3030         Rof         Fair         Split System, Condensing Unti/Heat Pump         4         514647           D3050         Rof         Fair         Packaged Unit, RTU, Pad or Roof-Mounted         1         1         512461           D3050         Thoughout building         Fair         HVXC System, Ductwork, Medium Density         9,910 SF         12         512480           D3060         Rof         Fair         Exhaust Fan, Roof or Wall-Mounted, 16" Damper         8         4         512471           Electrical         Electrical         Electrical         9,910 SF         1         11         512460           D5020         Mezanine         Fair         Svitchboard, 120/208 V         1         1         512460           D5030         Thoughout building         Fair         Svitchboard, 120/208 V         9,910 SF         4         512482           D5040         Thoughout building         Fair         Interior Lighting System, Full Upgrade, Medium Density/Complexity         9,910 SF         4         512483           D5040         Thoughout building         Fair         Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures         9,910 SF         1         9,910 SF         1         9,2483		Mezzanine		Furnace, Gas			5124734
D3050         Roof         Fair         Packaged Unit, RTU, Pad or Roof-Mounted         1         10         5124761           D3050         Troughout building         Fair         HVAC System, Ductwork, Medium Density         9,910 SF         12         512480           D3060         Roof         Fair         Exhaust Fan, Roof or Wall-Mounted, 16" Damper         8         4         9,12177           Electrical         Flectrical         Fair         Distribution Panel, 120/208 V         1         11         512463           D5020         Mechanical room         Fair         Switchboard, 120/208 V         1         16         512483           D5030         Troughout building         Fair         Electrical System, Wiring & Switches, Average or Low Density/Complexity         9,910 SF         1         10         512482           D5040         Troughout building         Fair         Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures         9,910 SF         1         912 St2483           Fire Alarm & Electronic System         Fire Alarm & Electronic System         Fire Alarm & Electronic System         1         10         10         10         10         10         10         10         10         10         10         10         10         10         10 <td>D3030</td> <td>Mechanical room</td> <td>Fair</td> <td>Split System, Fan Coil Unit, DX, 3 TON</td> <td>1</td> <td>2</td> <td>5124607</td>	D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	2	5124607
D3050         Throughout building         Fair         HVAC System, Ductwork, Medium Density         4         5124880           D3060         Roof         Fair         Exhaust Fan, Roof or Wall-Mounted, 16" Damper         8         4         512477           Electrical         Evertical         Electrical         In June 10 June 1	D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	5124674
D3060         Roof         Fair         Exhaust Fan, Roof or Wall-Mounted, 16" Damper           Electrical           D5020         Mezzanine         Fair         Distribution Panel, 120/208 V         1         1         5124568           D5020         Mechanical room         Fair         Switchboard, 120/208 V         3         1         5124508           D5030         Thoughout building         Fair         Electrical System, Wiring & Switches, Average or Low Density/Complexity         9,910 SF         4         5124508           Fie Alarm & Electronic System.	D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5124761
ElectricalD5020MezzanineFairDistribution Panel, 120/208 V15124563D5020Mechanical roomFairSwitchboard, 120/208 V1165124598D5030Throughout buildingFairElectrical System, Wiring & Switches, Average or Low Density/Complexity9,910 SF45124852D5040Throughout buildingFairInterior Lighting System, Full Upgrade, Medium Density & Standard FixturesFixe Alarm & Electronic System:	D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,910 SF	12	5124860
D5020MezzanineFairDistribution Panel, 120/208 VD5020Mechanical roomFairSwitchboard, 120/208 V1165124598D5030Throughout buildingFairElectrical System, Wiring & Switches, Average or Low Density/Complexity9,910 SF45124822D5040Throughout buildingFairInterior Lighting System, Full Upgrade, Medium Density & Standard FixturesFire Alarm & Electronic System	D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	4	5124717
D5020Mechanical roomFairSwitchboard, 120/208 VD5030Throughout buildingFairElectrical System, Wiring & Switches, Average or Low Density/ComplexityD5040Throughout buildingFairInterior Lighting System, Full Upgrade, Medium Density & Standard FixturesFire Alarm & Electronic Systems	Electrical						
D5030 Throughout building Fair Electrical System, Wiring & Switches, Average or Low Density/Complexity  D5040 Throughout building Fair Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Fire Alarm & Electronic Systems	D5020	Mezzanine	Fair	Distribution Panel, 120/208 V	1	11	5124563
D5040 Throughout building Fair Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Fire Alarm & Electronic Systems  Throughout building Fair Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  5124853	D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	16	5124598
D5040 Throughout building Fair Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Fire Alarm & Electronic Systems  Throughout building Fair Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  5124853			Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,910 SF		5124822
Fire Alarm & Electronic Systems							
					-,-		
5,010 01 10 0124000			Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9.910 SF	13	5124895
				,,yy,y	5,515 51		

Quantity

RUL

ID

# Component Condition Report | Fesler Junior High / Building 010

B3010

Roof

Fair

Roofing, Built-Up

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Mechanical room	Good	Fire Alarm Panel, Fully Addressable	1	12	5124702
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,910 SF	10	5124666
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	68 LF	8	5124542
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	68 LF	8	5124609
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	15	5124656
34000	Dalianing Oxterns.	0000	Excitor i fixure w Early, any 1995, w EED replacement	· <del>-</del>		012.000
Component Condition P	Report   Fesler Junior High / Building 020					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,850 SF	7	5124835
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	15	5124770
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	22	25	5124576
Roofing	Dulluling Exterior	I all	Exterior Door, Steer, Standard			3124070
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,768 SF	4	5124765
	Rooi	Ган	Roofing, Aspnait Sningle, 20-Year Stariuaru	12,100 01		5124700
Interiors		<del></del>	· · · · · · · · · · · · · · · · · · ·	7.750 OE		- 1700
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,750 SF	15	5124769
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	9	10	5124568
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	8,640 SF	8	5133341
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	960 SF	19	5133332
C2030	Restrooms	Fair	Flooring, Ceramic Tile	960 SF	11	5124562
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	7,750 SF	7	5124538
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	288 SF	7	5124628
C2050		Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,080 SF	4	5133382
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,831 SF	15	5124699
D2010	Restrooms	Fair	Urinal, Standard	4	15	5124802
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	5124802
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	5124567
		Fair Fair	Sink/Lavatory, Vanity Top, Stainless Steel	11 		
D2010	Classrooms				15	5124555
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5124584
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	8	8	5124840
D3050	Mezzanine	Fair	HVAC System, Ductwork, Medium Density	8,831 SF	15	5124744
D3060	Building 020	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	8	15	5124703
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	6	5124528
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,831 SF	10	5124725
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,831 SF	10	5124820
Fire Alarm & Electronic Sys	vstems					
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,831 SF	8	5124784
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,831 SF	10	5124583
Equipment & Furnishings			· · · · · · · · · · · · · · · · · · ·			-
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	72 LF	7	5124629
E2010	Classrooms	Fair Fair	Casework, Countertop, Plastic Laminate	72 LF 72 LF	8	5124629
E2010	Office	Fair Fair	Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard	72 LF 12 LF	10	5124620
	Office	ган	Casework, Cabinetry, Hardwood Standard	12 51		5124015
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	17	5124771
Component Condition F	Report   Fesler Junior High / Building 030	,				
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
	Location	Continue	Assev-component/kepair	Quantity	KUL	U
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	5,700 SF	7	5124637
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	3	15	5124847
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	20	5124790
Roofing						

80 SF

3

5124856

Component Condition R	eport   Fesler Junior High / Building 030					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,440 SF	4	5124622
Interiors						
C1030	Building 030	Fair	Interior Door, Wood, Solid-Core	9	20	5124579
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,075 SF	4	5124798
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	9,950 SF	7	5124817
C2030	Gymnasium	Fair	Flooring, Vinyl Sheeting	3,450 SF	3	5124886
C2030	Breakroom	Fair	Flooring, Vinyl Tile (VCT)	275 SF	7	5124731
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	1,420 SF	4	5124810
C2030	Kitchen	Fair	Flooring, Quarry Tile	120 SF	20	5124546
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	7	5133466
Plumbing	g		g,y	.,		
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,240 SF	4	5124730
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	5124838
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	5124906
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	5124768
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	10	
		Good		1		5124904
D2010	Building exterior	Good	Emergency Plumbing Fixtures, Shower Station	l l	15	5124757
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	2	5	5124619
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,240 SF	5	5124723
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	4	11	5124787
Electrical						
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	4	5124655
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,240 SF	10	5124648
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,240 SF	15	5124692
D5040	Cafeteria	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	2	7	5124514
Fire Alarm & Electronic Sys	stems					
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,240 SF	5	5124848
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,240 SF	10	5124758
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	2	12	5124776
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 8-Burner	1	8	5124766
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	7	5124697
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	5124515
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	8	5124832
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	9	5124680
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	5124799
E1030	Building exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	10	5124671
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	5124903
Athletic, Recreational & Pla	yfield Areas					
G2050	Cafeteria	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	5124533
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	15	5124881
	S .					
Component Condition R	eport   Fesler Junior High / Building 040					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,120 SF	7	5124811
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	15	5124704
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	12	30	5124729
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	20	5124558
Roofing	5				-	
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,050 SF	4	5124752
Interiors	1.001	, wii	. com.g., opner stilligio, 20 Tota statistica	0,000 01	7	0.27/02
	Throughout building	Cood	Interior Dear Wood, Solid Core	F	20	E404700
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5 700 85	30	5124782
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,700 SF	5	5124871
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	360 SF	20	5124858
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,400 SF	6	5124801

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	160 SF	8	5124706
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,700 SF	4	5124794
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	320 SF	8	5124898
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	1,230 SF	7	5124700
Plumbing		·		,		
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,982 SF	15	5124690
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	5124543
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	5124907
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	5124874
D2010	Restrooms	Fair	Urinal, Standard	1	15	5124857
D2010	Mechanical room	Good	Water Heater, Gas, Residential		10	5124701
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	12	5124536
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	12	5124714
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	5124714
	Restrooms	Гаш	Silik/Lavatory, vvaii-nurig, vitieous Crima	2		5124000
HVAC	Mamazina	F-:-	F O		40	5101070
D3020	Mezzanine	Fair	Furnace, Gas	5	10	5124876
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump		7	5124664
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	5124791
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,982 SF	10	5124535
D3060	Building 040	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	5	5124521
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	3	3	5124572
Electrical						
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	6	5124615
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,982 SF	10	5124882
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,982 SF	10	5124596
Fire Alarm & Electronic S	Systems					
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,982 SF	10	5124788
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,982 SF	10	5124813
Equipment & Furnishing	js					
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	10	5124516
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	8 LF	8	5124814
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	12 LF	8	5124617
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	10	5124888
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	15	5124683
	-					
Component Condition	n Report   Fesler Junior High / Building	050 / 060				
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,090 SF	7	5124649
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	4	15	5124722
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	25	5124662
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,000 SF	4	5124736
Interiors				,		
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,720 SF	10	5124816
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,400 SF	6	5124693
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	1,495 SF	8	5124693
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	1,495 SF 225 SF	7	5124635
	Giassi GUIIIs	Ган	r tooting, virit the (voi)	220 35		J1Z4033
Plumbing	014	F.:	Cink/I averton. Vanity Tan. Calid Confess on Vityanus China		40	=10
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1 700 05	10	5124678
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,720 SF	10	5124547
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	2	15	5124800
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	4	5124527
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,720 SF	15	5124531
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,720 SF	10	5124712

Component Condition Report	Fesler Junior High / Building 050 / 060
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Location

Throughout building

Throughout building

Condition

Fair

Fair

Fair

Good

Fair

Fair

Flooring, Vinyl Tile (VCT)

Flooring, Carpet, Commercial Standard

Sink/Lavatory, Vanity Top, Stainless Steel

Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)

Asset/Component/Repair

Intercom/PA System, Intercom System Upgrade, Facility-Wide

Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install

UF L3 Code

D6060

D7050

C2030

C2030

D2010

D2010

HVAC

Plumbing

Classrooms

Classrooms

Classrooms

Throughout building

Fire Alarm & Electronic Systems

D7050	I hroughout building	Fair	Fire Alarm System, Full System Opgrade, Standard Addressable, Opgrade/Install	1,720 SF	12	5124885
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	16 LF	8	5124676
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	6	5124803
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	4	5124626
Commonant Condition Do	word   Fooley Issuing High / Building 070					
	port   Fesler Junior High / Building 070					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	7	5124685
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	15	5124551
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	5124760
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,340 SF	8	5124550
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	860 SF	10	5124708
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,080 SF	7	5124539
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	825 SF	7	5124642
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	36 SF	7	5124843
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	860 SF	15	5124715
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	3	5124781
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	860 SF	2	5124834
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5124621
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124709
D5030	Classrooms	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	860 SF	12	5124541
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	860 SF	5	5124632
Fire Alarm & Electronic Syst	tems					
D6060	Classrooms	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	860 SF	4	5124586
D7050	Classrooms	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	860 SF	4	5124608
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	8 LF	8	5124821
E2010	Building 070	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	7	5124884
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	15	5124658
O	and Frein hair High / Building 000					
	port   Fesler Junior High / Building 080					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	8	5124639
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	10	5124767
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	25	5124830
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,340 SF	8	5124592
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	860 SF	8	5124779
C2010	Building 080	Fair	Wall Finishes, Vinyl	1,080 SF	7	5124711

Quantity

1,720 SF

1,720 SF

RUL

10

12

7

7

12

2

5124852

5124793

5124737

5124844

144 SF

715 SF

860 SF

ID

5124841

5124885

Condition

Asset/Component/Repair

Location

UF L3 Code

D3050	Poof	Foi-	Destraced Unit DTU Ded or Peof Mounted	4	2	E404747
	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5124747
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	860 SF	19	5124792
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124652
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	860 SF	12	5124677
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	860 SF	4	5124732
Fire Alarm & Electronic Syste	ems					
D6060	Classrooms	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	860 SF	5	5124647
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	860 SF	4	5124842
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	7	5124891
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	8 LF	8	5124580
Component Condition Rep	oort   Fesler Junior High / Building 090					
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,825 SF	7	5124670
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	5124650
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,000 SF	8	5124548
Interiors						
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	2	12	5124909
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,920 SF	15	5124694
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,400 SF	6	5124623
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,920 SF	8	5124506
Plumbing				,		
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	5124849
D2010	Building 090	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station		12	5124806
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,720 SF	15	5124879
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	15	5124789
HVAC	0.000.000	. 4	Child Zallater, framing top, examined order			0.12.17.00
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	5124889
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,720 SF	2	5124665
20000	· · · · · · · · · · · · · · · · · · ·			.,. 20 0.		0121000
Electrical						
Electrical	Ruilding exterior	Fair	Distribution Panel 120/208 V	1	15	5124612
D5020	Building exterior	Fair	Distribution Panel, 120/208 V  Flectrical System, Wiring & Switches, Average or Low Density/Complexity	1 1 720 SE	15	5124612
D5020 D5030	Building 090	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,720 SF	12	5124696
D5020 D5030 D5040	Building 090 Throughout building			·		
D5020 D5030 D5040 Fire Alarm & Electronic Syste	Building 090  Throughout building	Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,720 SF 1,720 SF	12 10	5124696 5124532
D5020 D5030 D5040 Fire Alarm & Electronic Syste	Building 090  Throughout building  Throughout building	Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,720 SF 1,720 SF 1,720 SF	12 10	5124696 5124532 5124570
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050	Building 090  Throughout building	Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,720 SF 1,720 SF	12 10	5124696 5124532
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings	Building 090  Throughout building  Throughout building  Throughout building  Throughout building	Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,720 SF 1,720 SF 1,720 SF 1,720 SF	12 10 10 12	5124596 5124532 5124570 5124517
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010	Building 090 Throughout building  Throughout building Throughout building Classrooms	Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate	1,720 SF 1,720 SF 1,720 SF 1,720 SF	12 10 10 12 8	5124696 5124532 5124570 5124517
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010	Building 090  Throughout building  Throughout building  Throughout building  Throughout building	Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,720 SF 1,720 SF 1,720 SF 1,720 SF	12 10 10 12	5124596 5124532 5124570 5124517
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms	Fair Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF	12 10 10 12 8 7	5124696 5124532 5124570 5124517 5124777 5124669
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010	Building 090 Throughout building  Throughout building Throughout building Classrooms	Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate	1,720 SF 1,720 SF 1,720 SF 1,720 SF	12 10 10 12 8	5124696 5124532 5124570 5124517
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms Building exterior	Fair Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF	12 10 10 12 8 7	5124696 5124532 5124570 5124517 5124777 5124669
D5020 D5030 D5040 Fire Alarm & Electronic System D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms Building exterior  port   Fesler Junior High / Building 100	Fair Fair Fair Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF	12 10 10 12 8 7	5124696 5124532 5124570 5124517 5124777 5124669
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms Building exterior	Fair Fair Fair Fair Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF	12 10 10 12 8 7	5124696 5124532 5124570 5124517 5124777 5124669
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep UF L3 Code Facade	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms Building exterior  Port   Fesler Junior High / Building 100 Location	Fair Fair Fair Fair Fair Fair Condition	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair	1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1	12 10 10 12 8 7	5124696 5124532 5124570 5124517 5124777 5124669
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep UF L3 Code Facade B2010	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms Building exterior  Port   Fesler Junior High / Building 100 Location  Building Exterior	Fair Fair Fair Fair Condition Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 UST 1 Quantity 2,100 SF	12 10 10 12 8 7 12 <b>RUL</b>	5124696 5124532 5124570 5124517 5124777 5124669 5124646
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep UF L3 Code Facade B2010 B2020	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms  Building exterior  Dort   Fesler Junior High / Building 100  Location  Building Exterior  Building Exterior  Building Exterior	Fair Fair Fair Fair  Fair  Condition  Good Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint  Window, Steel, 16-25 SF	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 Quantity 2,100 SF 3	12 10 10 12 8 7 12 <b>RUL</b>	5124696 5124532 5124570 5124517 5124777 5124669 ID 5124663 5124569
D5020 D5030 D5040 Fire Alarm & Electronic System D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Reput L3 Code Facade B2010 B2020 B2050	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms Building exterior  Port   Fesler Junior High / Building 100 Location  Building Exterior	Fair Fair Fair Fair Condition Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 UST 1 Quantity 2,100 SF	12 10 10 12 8 7 12 <b>RUL</b>	5124696 5124532 5124570 5124517 5124777 5124669 5124646
D5020 D5030 D5040 Fire Alarm & Electronic System   D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Reproduction R	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms  Building exterior  Dort   Fesler Junior High / Building 100  Location  Building Exterior Building Exterior Building Exterior Building Exterior	Fair Fair Fair Fair  Condition  Good Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint  Window, Steel, 16-25 SF  Exterior Door, Steel, Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 SQuantity 2,100 SF 3 3	12 10 10 10 12 8 7 12 RUL 7 15 25	5124696 5124532 5124570 5124517 5124777 5124669 5124646 ID 5124663 5124569 5124868
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep UF L3 Code Facade B2010 B2020 B2050 Roofing B3010	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms  Building exterior  Dort   Fesler Junior High / Building 100  Location  Building Exterior  Building Exterior  Building Exterior	Fair Fair Fair Fair  Fair  Condition  Good Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity  Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide  Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate  Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint  Window, Steel, 16-25 SF	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 Quantity 2,100 SF 3	12 10 10 12 8 7 12 <b>RUL</b>	5124696 5124532 5124570 5124517 5124777 5124669 ID 5124663 5124569
D5020 D5030 D5040 Fire Alarm & Electronic System D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Reput L3 Code Facade B2010 B2020 B2050 Roofing B3010 Interiors	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms Building exterior  Poort   Fesler Junior High / Building 100 Location  Building Exterior Building Exterior Building Exterior Building Exterior Roof	Fair Fair Fair Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair  Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint Window, Steel, 16-25 SF Exterior Door, Steel, Standard  Roofing, Asphalt Shingle, 20-Year Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 Quantity 2,100 SF 3 3 2,450 SF	12 10 10 10 12 8 7 12  RUL 7 15 25	5124696 5124532  5124570 5124517  5124777 5124669  5124663 5124663 5124569 5124868
D5020 D5030 D5040 Fire Alarm & Electronic Syste D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Rep UF L3 Code Facade B2010 B2020 B2050 Roofing B3010 Interiors C1030	Building 090 Throughout building  Throughout building Throughout building  Classrooms Classrooms  Building exterior  Port   Fesler Junior High / Building 100  Location  Building Exterior Building Exterior Building Exterior Building Exterior Roof  Coffice	Fair Fair Fair  Fair  Condition  Good Fair Fair  Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wirde Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint Window, Steel, 16-25 SF Exterior Door, Steel, Standard  Roofing, Asphalt Shingle, 20-Year Standard  Interior Door, Wood, Solid-Core	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 SP	12 10 10 10 12 8 7 12  RUL 7 15 25 4	5124696 5124532 5124570 5124517 5124517 5124777 5124669 5124663 5124569 5124868 5124780
D5020 D5030 D5040 Fire Alarm & Electronic System D6060 D7050 Equipment & Furnishings E2010 E2010 Sitework G4050 Component Condition Reput L3 Code Facade B2010 B2020 B2050 Roofing B3010 Interiors	Building 090 Throughout building  Throughout building Throughout building Classrooms Classrooms Building exterior  Poort   Fesler Junior High / Building 100 Location  Building Exterior Building Exterior Building Exterior Building Exterior Roof	Fair Fair Fair Fair  Condition  Good Fair Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  Intercom/PA System, Intercom System Upgrade, Facility-Wide Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install  Casework, Countertop, Plastic Laminate Casework, Cabinetry, Hardwood Standard  Exterior Fixture w/ Lamp, any type, w/ LED Replacement  Asset/Component/Repair  Exterior Walls, any painted surface, Prep & Paint Window, Steel, 16-25 SF Exterior Door, Steel, Standard  Roofing, Asphalt Shingle, 20-Year Standard	1,720 SF 1,720 SF 1,720 SF 1,720 SF 1,720 SF 16 LF 16 LF 1 Quantity 2,100 SF 3 3 2,450 SF	12 10 10 10 12 8 7 12  RUL 7 15 25	5124696 5124532  5124570 5124517  5124777 5124669  5124663 5124663 5124569 5124868

Quantity

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# Component Condition Report | Fesler Junior High / Building 100 UF L3 Code

Location

Condition

Asset/Component/Repair

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	KUL	טו
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,720 SF	7	5124742
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	5124764
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,720 SF	20	5124826
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	
	Building extends	Good	Drinking Fountain, Wain-Wounted, Single-Level	ı	IU	5124859
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,720 SF	5	5124529
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	5124590
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124573
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,720 SF	15	5124833
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,720 SF	10	5124823
Fire Alarm & Electronic Sys						
		Fair	Intercent/DA Cystem Intercent Cystem Henryde Feeilit, Wide	1,720 SF	-	5404000
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide		5	5124682
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,720 SF	5	5124605
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	5124887
Component Condition R	Report   Fesler Junior High / Building	1 100 GYM				
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,200 SF	5	5124631
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	4	10	5124549
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	20	5124611
	Building Exterior	ган	Exterior Door, Steel, Standard	14	20	5124011
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,560 SF	5	5124710
B3010	Roof	Fair	Roofing, Metal	3,550 SF	19	5124657
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	10	5124804
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	15	5124526
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	8	5124689
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	10,800 SF	6	5133965
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	5124523
C2030	Weight Room	Good	Flooring, Carpet, Commercial Standard	960 SF	7	5124897
C2030	Gymnasium	Fair	Flooring, Wood, Strip	7,560 SF	10	5124577
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	960 SF	8	5124805
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	11	5124537
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,400 SF	8	5124597
Plumbing						
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Floor	1	15	5124797
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,960 SF	30	5124654
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5124809
			-	3		
D2010	Restrooms	Fair	Urinal, Standard		10	5124593
D2010	Restrooms	Good	Shower, Ceramic Tile	2	20	5124724
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	5124525
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	10	5124902
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	5124754
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	5124878
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	4	5124530
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	9,960 SF	9	5124645
	Jugitout ballating	r an	····	0,000 01	<u> </u>	3127070
Electrical	·					
D5020	office	Fair	Distribution Panel, 120/208 V	1	10	5124783
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,960 SF	21	5124827
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,400 SF	11	5134189
D5040	Gymnasium	Fair	Special Fixture w/ Lamp, Metal Halide, 1000 W	12	10	5134190
Fire Alarm & Electronic Sys	stems					
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,960 SF	10	5124534
	3	<del></del>		-,	-	

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Component Condition Report	Fesler Junior High / Building 100 GYM
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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
77050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,960 SF	15	5124901
quipment & Furnishings		3004	The Mann Gystem, Full Gystem opgrade, Basio/Zoned, Opgrade/Install	0,000 OI	10	3124301
2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	4	10	5124753
tework			, 13 ,1 , 4 ,			
4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	8	5124589
omponent Condition I	Report   Fesler Junior High / Building	900				
F L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
acade						
2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,970 SF	7	5124675
2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	14	5134219
2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	11	5124786
Roofing						
3010	Roof	Fair	Roofing, Metal	5,040 SF	19	5124738
iteriors						
1030	Classrooms	Fair	Interior Door, Steel, w/ Extensive Glazing	6	19	5124698
1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,150 SF	15	5124839
C2010	Throughout building	Good	Wall Finishes, Vinyl	4,080 SF	11	5124877
2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,264 SF	6	5124751
Plumbing	01	•	Circlett annabara, Marita Tara Chairlean Charl		22	
02010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	5124604
2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,264 SF	30	5124796
IVAC	Puilding ovtorior	Cair	Split System Condensing Unit/Leat Dump	3	4	E404606
D3030 D3050	Building exterior	Fair Fair	Split System, Condensing Unit/Heat Pump  HVAC System, Ductwork, Medium Density	3,264 SF	9	5124686 5124618
lectrical	Throughout building	Fall	TIVAC System, Ductwork, Medium Density	3,20 <del>4</del> 3F	9	3124010
15020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124707
05030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,264 SF	19	5124707
05040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,264 SF	12	5124850
Fire Alarm & Electronic S			menta. Eighting erfecting the copyright, mental in 201101, or character manager.	3,25 · 5.		0.12.1000
06060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,264 SF	8	5124870
07050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,264 SF	10	5124862
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	12 LF	8	5124610
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	8	5124705
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	15	5124741
	Report   Fesler Junior High / Site					
JF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
acade	Cito	Fair	Auraing Matel per CE of ouraing	120 SF	10	5404500
2080 lectrical	Site	Fair	Awning, Metal, per SF of awning	120 SF	18	5124508
05020	Site	Fair	Switchboard, 120/208 V	1	18	5124578
quipment & Furnishings		ı alı	Ovince in Dourd, 120/200 V	· · · · · · · · · · · · · · · · · · ·	10	5124578
2010	Gymnasium	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	200	18	5124836
pecial Construction & De				250		0.24000
1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	7,680 SF	8	5124855
edestrian Plazas & Walk		<del></del>		,,350 61	-	
2020	Parking area entry	Poor	Parking Lots, Pavement, Concrete	125 SF	2	5124684
2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	12	5124727
2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	3	5124733
2030	Site	Fair	Sidewalk, Concrete, Large Areas	6,200 SF	18	5124756
thletic, Recreational & P				·		
2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	5	5124599
2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	67,000 SF	5	5124828
2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	15	10	5124510

# Component Condition Report | Fesler Junior High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Picnic Table, Metal Powder-Coated	20	15	5124854
G2060	Site	Good	Picnic Table, Precast Concrete	7	20	5124524
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,820 LF	38	5124633
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	6	7	5124507
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	225,000 SF	20	5124668
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	17	5124785

# Component Condition Report | Fesler Junior High

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,400 SF	6	5124672

# Appendix F: Replacement Reserves



# 4/40/2022

Grand Total

4/18/2023																						
Location	2023	202	4 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Fesler Junior High	\$0	\$	\$0	\$0	\$0	\$0	\$7,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,852
Fesler Junior High / Building 010	\$0	\$	\$9,604	\$0	\$115,393	\$0	\$0	\$66,925	\$64,421	\$0	\$224,342	\$3,034	\$162,037	\$23,925	\$0	\$239,140	\$87,938	\$96,826	\$0	\$6,534	\$68,213	\$1,168,334
Fesler Junior High / Building 020	\$0	\$	\$0	\$0	\$62,515	\$0	\$2,617	\$129,018	\$100,028	\$0	\$149,738	\$26,216	\$0	\$0	\$3,581	\$425,012	\$0	\$140,348	\$0	\$33,209	\$0	\$1,072,282
Fesler Junior High / Building 030	\$0	\$	\$0	\$30,264	\$160,874	\$54,279	\$0	\$61,466	\$39,291	\$21,450	\$101,367	\$14,564	\$35,316	\$0	\$0	\$62,632	\$0	\$63,449	\$62,786	\$19,103	\$37,056	\$763,898
Fesler Junior High / Building 040	\$0	\$	\$0	\$8,623	\$48,281	\$40,595	\$10,469	\$34,487	\$7,608	\$0	\$189,597	\$0	\$9,063	\$0	\$14,174	\$209,190	\$0	\$33,667	\$0	\$0	\$29,455	\$635,210
Fesler Junior High / Building 050 / 060	\$0	\$	\$0	\$0	\$24,178	\$0	\$14,134	\$9,968	\$16,678	\$0	\$28,221	\$0	\$8,063	\$0	\$0	\$33,980	\$0	\$11,358	\$20,921	\$0	\$0	\$167,501
Fesler Junior High / Building 070	\$0	\$	\$2,000	\$10,300	\$4,774	\$4,917	\$0	\$20,714	\$7,625	\$0	\$4,434	\$0	\$3,360	\$0	\$0	\$46,274	\$0	\$18,274	\$0	\$0	\$2,375	\$125,046
Fesler Junior High / Building 080	\$0	\$	\$1,395	\$8,982	\$7,956	\$1,639	\$0	\$15,073	\$17,219	\$0	\$30,048	\$0	\$10,079	\$0	\$0	\$3,415	\$0	\$9,714	\$7,277	\$3,306	\$0	\$116,104
Fesler Junior High / Building 090	\$0	\$	\$12,720	\$0	\$0	\$3,049	\$7,852	\$13,850	\$35,598	\$0	\$15,201	\$0	\$21,189	\$0	\$0	\$50,065	\$0	\$9,918	\$0	\$0	\$2,375	\$171,818
Fesler Junior High / Building 100	\$0	\$	\$0	\$0	\$11,484	\$21,854	\$0	\$31,036	\$0	\$0	\$15,967	\$0	\$0	\$0	\$0	\$34,834	\$0	\$34,781	\$0	\$0	\$18,409	\$168,365
Fesler Junior High / Building 100 GYM	\$0	\$	\$0	\$0	\$66,612	\$187,459	\$21,201	\$9,705	\$31,030	\$28,486	\$267,396	\$29,493	\$0	\$0	\$0	\$86,299	\$28,492	\$13,043	\$8,956	\$88,693	\$91,255	\$958,120
Fesler Junior High / Building 1000	\$0	\$	\$0	\$0	\$3,701	\$114,605	\$2,617	\$179,950	\$123,427	\$145,863	\$249,721	\$124,829	\$0	\$0	\$6,300	\$3,415	\$3,518	\$224,447	\$0	\$331,518	\$265,688	\$1,779,599
Fesler Junior High / Building 250	\$552	\$	\$0	\$0	\$0	\$0	\$0	\$6,672	\$22,006	\$0	\$12,726	\$0	\$8,001	\$0	\$0	\$73,356	\$0	\$8,967	\$22,390	\$0	\$641	\$155,312
Fesler Junior High / Building 900	\$0	\$	\$0	\$0	\$26,275	\$0	\$32,037	\$12,010	\$12,629	\$18,670	\$14,423	\$20,936	\$22,952	\$0	\$18,899	\$29,754	\$43,054	\$16,141	\$0	\$193,491	\$2,375	\$463,646
Fesler Junior High / Site	\$0	\$	\$1,308	\$15,090	\$0	\$370,370	\$0	\$5,661	\$1,083,769	\$0	\$209,893	\$0	\$153,138	\$20,280	\$0	\$23,905	\$0	\$14,492	\$259,729	\$0	\$462,015	\$2,619,650

\$1,513,074

\$219,072

\$1,321,270

\$163,002

\$695,425

\$382,060

\$675,854

\$979,859

\$214,470

\$1,561,329

B U F F A U VERITAS

\$10,372,738

Fesler Junior H		Cost Description	Lifespan (EUL	\EA@o	RUL	Quantity	d Init	Unit C	ost *Subto	12022	202	1 202	5 2020	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	20.42	Deficiency Repair Estimate
		Wall Finishes, Vinyl, Replace		9	6	2400	SF	-	2.74 \$6,5		202	202	202	2027	2020	\$6,576	2030	2031	2032	2033	2034	2035	2036	2037	2036	2035	2040	2041	2042	2043	\$6,576
Totals, Unesca	lated									\$	\$0	\$0	\$0	\$0	\$0	\$6,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,576
Totals, Escalate	ed (3.0% i	nflation, compounded annu	ually)							\$	\$0	\$0	\$0	\$0	\$0	\$7,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,852

\$73,259

\$532,043

\$27,028

Fesler Junior F Uniformat Code		Lifespan (EUL)	)EAge	RUL	Quantity	Init Unit	Cost * Subtotal 2023	2024	2025	2026	027 2	028 20	29 203	0 2031	2032	2033	2034 203	5 2036	2037	2038	2039	2040	2041	2042 204	43Deficiency Repair Estimate
B2010	5124746 Exterior Walls, any painted surface, Prep & Paint	10	3	7	4850	SF	\$3.29 \$15,947						\$15,94	7							\$15	5,947			\$31,894
B2020	5124520 Window, Steel, 16-25 SF, Replace	30	15	15	48	EA \$1	,863.20 \$89,434													\$89,434					\$89,434
B3010	5124653 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	12150	SF	\$4.16 \$50,602			\$50,	602														\$50,602
B3010	5124553 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	2250	SF	\$18.63 \$41,922													\$41,922					\$41,922
C1070	5124875 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7680	SF	\$3.84 \$29,460								\$.	29,460									\$29,460
C1090	5124559 Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA \$	\$822.00 \$3,288													\$3,288					\$3,288
C2010	5124511 Wall Finishes, Ceramic Tile, Replace	40	20	20	720	SF	\$19.73 \$14,204																	\$14,20	14,204
C2010	5124908 Wall Finishes, Vinyl, Replace	15	7	8	8640	SF	\$2.74 \$23,674							\$23,674											\$23,674
C2030	5124591 Flooring, Ceramic Tile, Replace	40	20	20	450	SF	\$19.73 \$8,878																	\$8,87	78 \$8,878
C2030	5124869 Flooring, Vinyl Tile (VCT), Replace	15	7	8	200	SF	\$5.48 \$1,096							\$1,096											\$1,096
C2030	5124762 Flooring, Carpet, Commercial Standard, Replace	10	3	7	4680	SF	\$8.22 \$38,470						\$38,47	0							\$38	8,470			\$76,939
C2050	5133225 Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2230	SF	\$2.19 \$4,888		\$4,888								\$4,88	8							\$9,776
D2010	5124513 Water Heater, Electric, Residential, Replace	15	5	10	1	EA \$	\$602.80 \$603									\$603									\$603
D2010	5124651 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	9910	SF	\$5.48 \$54,307								\$	54,307									\$54,307
D2010	5124616 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA \$1	,644.00 \$3,288									\$3,288									\$3,288
D2010	5124512 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	9	EA \$1	,315.20 \$11,837													\$11,837					\$11,837
D2010	5124522 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	6	EA \$1	,644.00 \$9,864																	\$9,86	\$9,864
D2010	5124545 Urinal, Standard, Replace	30	10	20	4	EA \$1	,205.60 \$4,822																	\$4,82	22 \$4,822
D3020	5124734 Furnace, Gas, Replace	20	10	10	8	EA \$4	,603.20 \$36,826								\$	36,826									\$36,826
D3030	5124607 Split System, Fan Coil Unit, DX, 3 TON, Replace	15	13	2	1	EA \$4	,164.80 \$4,165		\$4,165												\$/	4,165			\$8,330
D3030	5124674 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA \$3	,726.40 \$3,726			\$3,	726												\$3	,726	\$7,453
D3050	5124761 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA \$9	,864.00 \$9,864									\$9,864									\$9,864
D3050	5124860 HVAC System, Ductwork, Medium Density, Replace	30	18	12	9910	SF	\$4.38 \$43,445										\$43,44	5							\$43,445
D3060	5124717 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	8	EA \$2	,630.40 \$21,043			\$21.	043														\$21,043
D5020	5124598 Switchboard, 120/208 V, Replace	40	24	16	1	EA \$54	,800.00 \$54,800													\$	54,800				\$54,800
D5020	5124563 Distribution Panel, 120/208 V, Replace	30	19	11	1	EA \$2	,192.00 \$2,192										\$2,192								\$2,192
D5030	5124822 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	9910	SF	\$2.74 \$27,153			\$27	153														\$27,153
D5040	5124853 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	8	12	9910	SF	\$4.93 \$48,876										\$48,87	6							\$48,876
D6060	5124895 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	7	13	9910	SF	\$1.64 \$16,292											\$16,292							\$16,292
D7050	5124666 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	9910	SF	\$3.29 \$32,584								\$	32,584									\$32,584
D7050	5124702 Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA \$16	,440.00 \$16,440										\$16,44	0							\$16,440
E2010	5124542 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	68	LF \$	\$328.80 \$22,358							\$22,358											\$22,358
E2010	5124609 Casework, Countertop, Plastic Laminate, Replace	15	7	8	68	LF	\$54.80 \$3,726							\$3,726											\$3,726
G4050	5124656 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	16	EA \$	\$438.40 \$7,014													\$7,014					\$7,014
Totals, Unesca	lated						\$0	\$0	\$9,053	\$0 \$102	525	\$0 \$	\$54,41	6 \$50,854	\$0 \$1	66,932	\$2,192 \$113,65	0 \$16,292	\$0	\$153,495 \$	54,800 \$50	3,581	\$0 \$3	,726 \$37,76	\$824,285
Totale Fecalat	ed (3.0% inflation, compounded annually)						\$0	so	\$9,604	\$0 \$115.	303	SO 5	0 566 92	5 \$64,421	\$0.52	24 342	\$3,034 \$162,03	7 \$23 925	so:	\$239 140 \$	87,938 \$96	8.826	S0 S6	,534 \$68,21	3 \$1,168,334

Uniformat Cod	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Co	st *Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	5124835 Exterior Walls, any painted surface, Prep & Paint	10	3	7	4850	SF	\$3	.29 \$15,947							\$15,947										\$15,947			\$31,894
B2020	5124770 Window, Steel, 16-25 SF, Replace	30	15	15	48	EA	\$1,863	.20 \$89,434														5	\$89,434					\$89,434
B3010	5124765 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	12768	SF	\$4	.16 \$53,176			\$53	3,176																\$53,176
C1070	5124769 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	7750	SF	\$3	.84 \$29,729														5	\$29,729					\$29,729
C1090	5124568 Toilet Partitions, Plastic/Laminate, Replace	20	10	10	9	EA	\$822	.00 \$7,398										\$7,398										\$7,398
C2010	5133332 Wall Finishes, Ceramic Tile, Replace	40	21	19	960	SF	\$19	.73 \$18,939																		\$1	3,939	\$18,939
C2010	5133341 Wall Finishes, Vinyl, Replace	15	7	8	8640	SF	\$2	.74 \$23,674								\$23,674												\$23,674
C2030	5124562 Flooring, Ceramic Tile, Replace	40	29	11	960	SF	\$19	.73 \$18,939											\$18,939									\$18,939
C2030	5124628 Flooring, Vinyl Tile (VCT), Replace	15	8	7	288	SF	\$5	.48 \$1,578							\$1,578													\$1,578
C2030	5124538 Flooring, Carpet, Commercial Standard, Replace	10	3	7	7750	SF	\$8	.22 \$63,705						5	63,705										\$63,705			\$127,410
C2050	5133382 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1080	SF	\$2	.19 \$2,367			\$2	2,367									\$	2,367						\$4,735
D2010	5124699 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	8831	SF	\$5	.48 \$48,394															\$48,394					\$48,394
D2010	5124584 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,644	.00 \$3,288										\$3,288										\$3,288
D2010	5124802 Urinal, Standard, Replace	30	15	15	4	EA	\$1,205	.60 \$4,822															\$4,822					\$4,822
D2010	5124567 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	8	EA	\$1,644	.00 \$13,152															\$13,152					\$13,152
D2010	5124743 Toilet, Commercial Water Closet, Replace	30	15	15	11	EA	\$1,424	.80 \$15,673														5	\$15,673					\$15,673
D2010	5124555 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	9	EA	\$1,315	.20 \$11,837															\$11,837					\$11,837
D3020	5124840 Furnace, Gas, Replace	20	12	8	8	EA	\$4,603	.20 \$36,826								\$36,826												\$36,826
D3050	5124744 HVAC System, Ductwork, Medium Density, Replace	30	15	15	8831	SF	\$4	.38 \$38,715														5	\$38,715					\$38,715
D3060	5124703 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	5	15	8	EA	\$2,630	.40 \$21,043														5	\$21,043					\$21,043
D5020	5124528 Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,192	.00 \$2,192						\$2,192														\$2,192

Totals, Escalated (3.0% inflation, compounded annually)

D5030 D5040

5124596 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace 20 10 10 5982 SF \$4.93 \$29,503

# O VERTAL

4/18/2023																													
Uniformat Co	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost *Subtota	2023	2024	2025	2026	2027	2028	2029 20	030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	204	1 2042	2043	Deficiency Repair Estimate
D5030	5124725 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	8831	SF	\$2.74 \$24,197										\$	24,197											\$24,197
D5040	5124820 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	ce 20	10	10	8831	SF	\$4.93 \$43,554										\$	43,554											\$43,554
D6060	5124784 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	8831	SF	\$1.64 \$14,518								\$14	4,518													\$14,518
D7050	5124583 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	8831	SF	\$3.29 \$29,036										\$	29,036											\$29,036
E2010	5124629 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	72	LF	\$328.80 \$23,674							\$23,6	74														\$23,674
E2010	5124620 Casework, Countertop, Plastic Laminate, Replace	15	7	8	72	LF	\$54.80 \$3,946								\$:	3,946													\$3,946
E2010	5124819 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	12	LF	\$328.80 \$3,946											\$3,946											\$3,946
G4050	5124771 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	12	EA	\$438.40 \$5,261																		\$5,261				\$5,261

E2010	5124620 Casework, Countertop, Plastic Laminate, Replace	15	7	8	72	LF	\$54.80 \$3,94	16							\$	3,946										\$3,946
E2010	5124819 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	12	LF	\$328.80 \$3,94	16									\$3,946									\$3,946
G4050	5124771 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	12	EA	\$438.40 \$5,26	61														\$5	5,261			\$5,261
Totals, Unesca	lated							\$0	\$0	\$0	\$0	\$55,544	\$0	\$2,192 \$104,	904 \$7	8,963	\$0 \$111,419 \$1	8,939	\$0	\$0 \$2	,367 \$272,799	\$0 \$84	4,913	\$0 \$18,9	39 5	\$0 \$750,978
Totals, Escalat	ed (3.0% inflation, compounded annually)							\$0	\$0	\$0	\$0	\$62,515	\$0	\$2,617 \$129,	018 \$10	0,028	\$0 \$149,738 \$2	6,216	\$0	\$0 \$3	,581 \$425,012	\$0 \$140	0,348	\$0 \$33,2	09 9	\$0 \$1,072,282
Fesler Junior H	digh / Building 030																									
Uniformat Code		Lifespan (EUL)	_	RUL	Quantity		Unit Cost * Subto		202	4 2025	2026	2027	2028			2031 20	32 2033	2034	2035	2036 2	2037 2038	2039 20		2041 2042	2043	Deficiency Repair Estimate
B2010	5124637 Exterior Walls, any painted surface, Prep & Paint	10	3	7	5700	SF	\$3.29 \$18,7							\$18	3,742							\$18,74	42			\$37,483
B2020	5124847 Window, Steel, 16-25 SF, Replace	30	15	15	3	EA	\$1,863.20 \$5,5														\$5,590		-			\$5,590
	5124790 Exterior Door, Steel, Standard, Replace	40	20	20	12	EA	\$657.60 \$7,8					205 454											-		\$7,891	\$7,891
	5124622 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	8440	SF SF	\$4.16 \$35,1	_			04.000	\$35,151											-			\$35,151
	5124856 Roofing, Built-Up, Replace	25	22	3	80		\$15.34 \$1,2				\$1,228												-		00.005	\$1,228
	5124579 Interior Door, Wood, Solid-Core, Replace	40	20	20	9	EA SF	\$767.20 \$6,9	_				640.460			-								-		\$6,905	\$6,905
C1070	5124798 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21		5075		\$3.84 \$19,4					\$19,468														\$19,468
C2010	5124817 Wall Finishes, any surface, Prep & Paint	10	3	7	9950	SF	\$1.64 \$16,3							\$16	5,358				-	-		\$16,35	26		60.400	\$32,716
	5124546 Flooring, Quarry Tile, Replace	50	30	20	120	SF	\$28.50 \$3,4				ene 100				-								000	400	\$3,420	\$3,420
	5124886 Flooring, Vinyl Sheeting, Replace	15	12	3	3450	SF SF	\$7.67 \$26,4	_			\$26,468				-				-	-			\$26,			\$52,937
	5124810 Flooring, Vinyl Sheeting, Replace	15	11	4	1420		\$7.67 \$10,8	_				\$10,894			507								-	\$10,894		\$21,788
	5124731 Flooring, Vinyl Tile (VCT), Replace	15	8	7	275	SF	\$5.48 \$1,5								,507								00			\$1,507
C2050 D2010	5133466 Ceiling Finishes, any flat surface, Prep & Paint 5124768 Water Heater, Gas, Commercial (125 MBH), Replace	10	3	12	1200	SF EA	\$2.19 \$2,6 \$13,590.40 \$13,5							\$2	2,630			045	3,590			\$2,63	30			\$5,261 \$13,590
	· · · · · · · · · · · · · · · · · · ·	40	8 36	4	6240	SF	\$13,590.40 \$13,5					\$75,229			-			\$13	5,590				-			\$13,590
	5124730 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace			10		EA	\$12.06 \$75,2 \$1.644.00 \$1.6	_				\$15,229			-		\$1,644						-			
	5124838 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	-	1		1 / 1 / 1								-								-			\$1,644
D2010 D2010	5124904 Toilet, Commercial Water Closet, Replace	30	20	10	1	EA EA	\$1,424.80 \$1,4 \$1,644.00 \$1,6										\$1,425				\$1,644					\$1,425
	5124757 Emergency Plumbing Fixtures, Shower Station, Replace	30	10	20	1	EA	\$2,301.60 \$2,3	_													\$1,044				\$2,302	\$1,644 \$2,302
	5124906 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace			5		EA	\$4,603.20 \$9,2	_					\$9,206												\$2,302	
	5124619 Furnace, Gas, Replace 5124723 HVAC System, Ductwork, Medium Density, Replace	30	15 25	5	6240	SF	\$4,603.20 \$9,2	_					\$9,200		-				-	-			-			\$9,206 \$27,356
		25	14	11	4	EA	\$2,630.40 \$10,5	_					φ21,330	,	-		61	0,522	-	-			-			\$10,522
D5020	5124787 Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace 5124655 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,030.40 \$10,3	_				\$2,192			-		91	0,322	-	-			-			\$2,192
D5020	5124648 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	6240	SF	\$2,192.00 \$2,1					92,192					\$17,098						-			\$17,098
	5124514 Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	3	7	2	EA	\$328.80 \$6	_						<b>—</b>	\$658		\$17,000					\$65	58			\$1,315
			5	15	6240	SF	\$4.93 \$30,7	_						H '	φυσο				-	-	\$30,776	φυ	36			\$30,776
	5124692 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace 5124848 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	6240	SF	\$4.93 \$30,7	_					\$10,259		-						400,110		+			\$10,259
	5124758 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	6240	SF	\$3.29 \$20,5	_					₩ 10,238				\$20,517						+			\$20,517
E1030	5124697 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	2	EA	\$5,041.60 \$10,0	_						\$10	0,083		\$20,011						+			\$10,083
	5124766 Foodservice Equipment, Reingerator, 2-000 Readinin, Replace	15	7	8	1	EA	\$8,110.40 \$8,1	_						\$10		8,110										\$8,110
	5124832 Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	2	EA	\$6,247.20 \$12,4	_								2,494							+			\$12,494
	5124799 Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1		\$10,412.00 \$10,4	_								0,412				-			\$10,	412		\$20,824
E1030	5124680 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	11	9	1		\$16,440.00 \$16,4	_							310	\$16,44	40						\$ .0,			\$16,440
	5124515 Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	\$5,151.20 \$5,1	_								\$10,44	\$5,151			-			+			\$5,151
E1030	5124671 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	5	10	1	EA	\$6,904.80 \$6,9	_									\$6,905						+			\$6,905
	5124903 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1.863.20 \$1.8										\$1,863			-			+			\$1,863
	5124776 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	2	EA	\$5,589.60 \$11.1										\$1,000	\$11	,179				+			\$11,179
	5124573 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2		\$10.412.00 \$20.8	-									\$20,824	اان	,	-			+			\$20,824
G4050	5124881 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	5	EA	\$438.40 \$2,1	_													\$2,192		+			\$2,192
Totals, Unesca							, VZ,1		0 \$0		\$27 600	\$142,934	\$46 024	60 640	979 624	1 017 646 44	40 \$75,427 \$1	0 522 624	770	\$0	\$0 \$40,201	\$0 600 00	87 eac	880 \$10,894	\$20 547	\$572,484
Totals, Unesca								\$	_			\$142,934					40 \$/5,42/ \$1 E0 \$404 267 \$4			\$0	\$0 \$40,201			706 \$10,894		\$572,484

Uniformat Co	delD Cost Description	Lifespan (EUL	)EAge	RUL	Quantity		Unit Cost	Subtotal 2023	2024	2025 202	26 2027	2028			2031	2032 203	3 2034	2035	2036 20	37 203			2041	2042 2043	Deficiency Repair Estimate
B2010	5124811 Exterior Walls, any painted surface, Prep & Paint	10	3	7	3120	SF	\$3.29	\$10,259						\$10,259								\$10,259			\$20,517
B2020	5124704 Window, Steel, 16-25 SF, Replace	30	15	15	48	EA	\$1,863.20	\$89,434												\$89,434	ė.				\$89,434
B2050	5124558 Exterior Door, Steel, Standard, Replace	40	20	20	14	EA	\$657.60	\$9,206																\$9,206	\$9,206
B3010	5124752 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	8050	SF	\$4.16	\$33,527			\$33,527														\$33,527
C1070	5124871 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	5700	SF	\$3.84	\$21,865				\$21,865													\$21,865
C2010	5124858 Wall Finishes, Ceramic Tile, Replace	40	20	20	360	SF	\$19.73	\$7,102																\$7,102	\$7,102
C2010	5124801 Wall Finishes, Vinyl, Replace	15	9	6	2400	SF	\$2.74	\$6,576					\$6,576												\$6,576
C2030	5124794 Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	5700	SF	\$1.64	\$9,371			\$9,371								\$9,3	71					\$18,742
C2030	5124706 Flooring, Ceramic Tile, Replace	40	32	8	160	SF	\$19.73	\$3,156							\$3,156										\$3,156
C2030	5124898 Flooring, Vinyl Tile (VCT), Replace	15	7	8	320	SF	\$5.48	\$1,754						5	\$1,754										\$1,754
C2030	5124700 Flooring, Carpet, Commercial Standard, Replace	10	3	7	1230	SF	\$8.22	\$10,111						\$10,111								\$10,111			\$20,221
D2010	5124701 Water Heater, Gas, Residential, Replace	15	5	10	1	EA	\$2,082.40	\$2,082								\$2,082	2								\$2,082
D2010	5124690 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	5982	SF	\$5.48	\$32,781												\$32,781	1				\$32,781
D2010	5124606 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	\$1,644.00	\$3,288						\$3,288											\$3,288
D2010	5124907 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	\$1,644.00	\$1,644										\$1,644							\$1,644
D2010	5124536 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	18	12	1	EA	\$1,863.20	\$1,863										\$1,863							\$1,863
D2010	5124714 Toilet, Commercial Water Closet, Replace	30	18	12	2	EA	\$1,424.80	\$2,850										\$2,850							\$2,850
D2010	5124543 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,644.00	\$1,644												\$1,644	1				\$1,644
D2010	5124874 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,315.20	\$3,946												\$3,946	3				\$3,946
D2010	5124857 Urinal, Standard, Replace	30	15	15	1	EA	\$1,205.60	\$1,206												\$1,206	3				\$1,206
D3020	5124876 Furnace, Gas, Replace	20	10	10	5	EA	\$4,603.20	\$23,016								\$23,016	3								\$23,016
D3030	5124664 Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,384.00	\$4,384						\$4,384											\$4,384
D3030	5124791 Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$7,781.60	\$7,782								\$7,782	2								\$7,782
D3050	5124535 HVAC System, Ductwork, Medium Density, Replace	30	20	10	5982	SF	\$4.38	\$26,225								\$26,225	5								\$26,225
D3060	5124572 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	3	EA	\$2,630.40	\$7,891		\$7,89	1														\$7,891
D3060	5124521 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	5	EA	\$2,630.40	\$13,152				\$13,152													\$13,152
D5020	5124615 Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,192.00	\$2,192					\$2,192												\$2,192
D5030	5124882 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5982	SF	\$2.74	\$16,391								\$16,39	1								\$16,391
DEGAG	5404500 L		40	40	5000	05	24.00	000 500								200 500					+		-		***

\$0 \$0 \$30,264 \$160,874 \$54,279 \$0 \$61,466 \$39,291 \$21,450 \$101,367 \$14,564 \$35,316 \$0 \$0 \$62,632 \$0 \$63,449 \$62,786 \$19,103 \$37,056

\$29,503

\$763,898

\$29,503

Totals, Escalated (3.0% inflation, compounded annually)

4/18/2023																															
Uniformat Co	leID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	tyUnit	Unit Co	ost *Sub	total 202	23	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficier	ncy Repair Estimate
D6060	5124788 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	5982	SF	\$	1.64 \$9	9,834											\$9,834											\$9,834
D7050	5124813 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	5982	SF	\$3	3.29 \$19	9,669											\$19,669											\$19,669
E2010	5124814 Casework, Countertop, Plastic Laminate, Replace	15	7	8	8	LF	\$54	4.80	\$438									\$438													\$438
E2010	5124617 Casework, Countertop, Plastic Laminate, Replace	15	7	8	12	LF	\$54	4.80	\$658									\$658													\$658
E2010	5124516 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	12	LF	\$328	8.80 \$3	3,946											\$3,946											\$3,946
E2010	5124888 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	8	LF	\$328	8.80 \$2	2,630											\$2,630											\$2,630
G4050	5124683 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	12	EA	\$438	8.40 \$5	5,261																\$5,261						\$5,261
Totals, Unesc	alated									\$0	\$0	\$0	\$7,891	\$42,897	\$35,017	\$8,768	\$28,041	\$6,006	\$0	\$141,078	\$0	\$6,357	\$0	\$9,371	\$134,271	\$0	\$20,369	\$0	\$0	\$16,308	\$456,375
Totals, Escala	ted (3.0% inflation, compounded annually)									\$0	\$0	\$0	\$8,623	\$48,281	\$40,595	\$10,469	\$34,487	\$7,608	\$0	\$189,597	\$0	\$9,063	\$0	\$14,174	\$209,190	\$0	\$33,667	\$0	\$0	\$29,455	\$635,210

VERITAS

Totals, Esca	lated (3.0%	inflation, compounded annually)								\$0	\$0	\$0	\$8,623	\$48,281	\$40,595	\$10,469	\$34,487	\$7,608	\$0 \$	189,597	\$0	\$9,063	\$0	\$14,174	\$209,190	\$0	\$33,667	\$0	\$0 \$	\$29,455	\$635,210
Fesler Junio		lding 050 / 060 Cost Description	Lifespan (EUL)	)FAge	RUL	Quantity	Unit	Unit Cost *S	Subtotal 20	23	2024	2025	2026	2027	2028	2029	2030	0 2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficien	cy Repair Estimate
B2010		Exterior Walls, any painted surface, Prep & Paint	10	3	7	2090	SF		\$6,872		2024	2020	2020		2020	2020	\$6,872				2007	2000	2000				\$6,872			20402011010110	\$13,744
B2020	5124722	Window, Steel, 16-25 SF, Replace	30	15	15	4	EA	\$1,863.20	\$7,453																\$7,453						\$7,453
B3010	5124736	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	3000	SF	\$4.16	\$12,494					\$12,494																	\$12,494
C1070	5124816	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1720	SF	\$3.84	\$6,598											\$6,598											\$6,598
C2010	5124693	Wall Finishes, Vinyl, Replace	15	9	6	2400	SF	\$2.74	\$6,576							\$6,576															\$6,576
C2030	5124635	Flooring, Vinyl Tile (VCT), Replace	15	8	7	225	SF	\$5.48	\$1,233								\$1,233														\$1,233
C2030	5124667	Flooring, Carpet, Commercial Standard, Replace	10	2	8	1495	SF	\$8.22	\$12,289									\$12,289									\$	12,289			\$24,578
D2010	5124547	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	30	10	1720	SF	\$1.10	\$1,885											\$1,885											\$1,885
D2010	5124678	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,205.60	\$1,206											\$1,206											\$1,206
D3030	5124800	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	2	EA	\$4,822.40	\$9,645																\$9,645						\$9,645
D5020	5124527	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,672.00	\$7,672					\$7,672																	\$7,672
D5030	5124531	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	1720	SF	\$2.74	\$4,713																\$4,713						\$4,713
D5040	5124712	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1720	SF	\$4.93	\$8,483											\$8,483											\$8,483
D6060	5124841	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	1720	SF	\$1.64	\$2,828											\$2,828											\$2,828
D7050	5124885	5 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	1720	SF	\$3.29	\$5,655													5,655									\$5,655
E2010	5124803	3 Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	16	LF	\$328.80	\$5,261							\$5,261															\$5,261
E2010	5124676	S Casework, Countertop, Plastic Laminate, Replace	15	7	8	16	LF	\$54.80	\$877									\$877													\$877
G4050	5124626	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	3	EA	\$438.40	\$1,315					\$1,315																	\$1,315
Totals, Unes	calated									\$0	\$0	\$0	\$0	\$21,482	\$0	\$11,837	\$8,105	\$13,166	\$0 \$	20,999	\$0 \$	5,655	\$0	\$0	\$21,810	\$0 \$	\$6,872 \$1	12,289	\$0	\$0	\$122,215

\$0 \$0 \$0 \$0 \$24,178 \$0 \$14,134 \$9,968 \$16,678 \$0 \$28,221 \$0 \$8,063 \$0 \$0 \$33,980 \$0 \$11,358 \$20,921 \$0 \$0

\$167,501

Fesler Junior Hig																												
Uniformat Codell		Lifespan (EUL)		RUL	Quantity		Unit Cost *Su		20	024 202	5 2026	2027	2028	2029 203	-	1 203	32 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Defi	iciency Repair Estimate
	5124685 Exterior Walls, any painted surface, Prep & Paint	10	3	7	1300	SF	\$3.29							\$4,27	4		-							\$4,274				\$8,549
B2020	5124551 Window, Steel, 16-25 SF, Replace	30	15	15	12	EA	\$1,863.20 \$2	22,358													\$:	22,358		_				\$22,358
B2050 5	5124760 Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	\$657.60	\$1,315																			\$1,315	\$1,315
B3010 5	5124550 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	12	8	1340	SF	\$4.16	\$5,581							\$5,581													\$5,581
C1070 5	5124708 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	860	SF	\$3.84	\$3,299									\$3,299											\$3,299
C2010 5	5124539 Wall Finishes, Vinyl, Replace	15	8	7	1080	SF	\$2.74	\$2,959						\$2,95	9													\$2,959
C2030 5	5124843 Flooring, Vinyl Tile (VCT), Replace	15	8	7	36	SF	\$5.48	\$197						\$19	7													\$197
C2030 5	5124642 Flooring, Carpet, Commercial Standard, Replace	10	3	7	825	SF	\$8.22	\$6,782						\$6,782	2									\$6,782				\$13,563
D2010 5	5124715 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	860	SF	\$5.48	\$4,713														\$4,713						\$4,713
D2010 5	5124781 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	1	EA	\$1,205.60	\$1,206			\$1,206																	\$1,206
D3050 5	5124834 HVAC System, Ductwork, Low Density, Replace	30	28	2	860	SF	\$2.19	\$1,885		\$1,88	5																	\$1,885
D3050 5	5124621 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,220.00	\$8,220			\$8,220																	\$8,220
D5020 5	5124709 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192														\$2,192						\$2,192
D5030 5	5124541 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	860	SF	\$2.74	\$2,356											\$2,356									\$2,356
D5040 5	5124632 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	15	5	860	SF	\$4.93	\$4,242					\$4,242															\$4,242
D6060 5	5124586 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	860	SF	\$1.64	\$1,414				\$1,414																\$1,414
D7050 5	5124608 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	860	SF	\$3.29	\$2,828				\$2,828																\$2,828
E2010 5	5124884 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	8	LF	\$328.80	\$2,630						\$2,630	0													\$2,630
E2010 5	5124821 Casework, Countertop, Plastic Laminate, Replace	15	7	8	8	LF	\$54.80	\$438							\$438	1												\$438
G4050 5	5124658 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	1	EA	\$438.40	\$438														\$438						\$438
Totals, Unescala	sted								\$0	\$0 \$1,88	5 \$9,426	\$4,242	\$4,242	\$0 \$16,84	3 \$6,019	\$1	0 \$3,299	\$0	\$2,356	\$0	\$0 \$:	29,702	\$0 \$	11,056	\$0	\$0	\$1,315	\$90,384
Totals, Escalated	d (3.0% inflation, compounded annually)								\$0	\$0 \$2,00	\$10,300	\$4,774	\$4,917	\$0 \$20,714	4 \$7.625	\$ \$1	0 \$4,434	\$0	\$3,360	\$0	\$0 \$	16,274	\$0 \$	18,274	\$0	\$0	\$2,375	\$125,046

Uniformat Cod	eID Cost Description	Lifespan (EUL	)EAge	RUL	Quantity	Unit	Unit Cost *S	Subtotal 2023	202	4 2025	2026	2027	2028	2029 2	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficier	ncy Repair Estimat
B2010	5124639 Exterior Walls, any painted surface, Prep & Paint	10	2	8	1300	SF	\$3.29	\$4,274							\$	4,274										\$4,274			\$8,549
B2020	5124767 Window, Steel, 16-25 SF, Replace	30	20	10	12	EA	\$1,863.20	\$22,358									\$2:	2,358											\$22,358
B3010	5124592 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	12	8	1340	SF	\$4.16	\$5,581							\$	5,581													\$5,581
C1070	5124779 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	860	SF	\$3.84	\$3,299							\$	3,299													\$3,299
C2010	5124711 Wall Finishes, Vinyl, Replace	15	8	7	1080	SF	\$2.74	\$2,959						\$2,9	959														\$2,959
C2030	5124852 Flooring, Vinyl Tile (VCT), Replace	15	8	7	144	SF	\$5.48	\$789						\$7	789														\$789
C2030	5124793 Flooring, Carpet, Commercial Standard, Replace	10	3	7	715	SF	\$8.22	\$5,877						\$5,8	877										\$5,877				\$11,755
D2010	5124737 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	860	SF	\$5.48	\$4,713												4,713									\$4,713
D2010	5124844 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,315.20	\$1,315		\$1,315																			\$1,315
D3050	5124747 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,220.00	\$8,220			\$8,220																		\$8,220
D3050	5124792 HVAC System, Ductwork, Low Density, Replace	30	11	19	860	SF	\$2.19	\$1,885																			\$1,885		\$1,885
D5020	5124652 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192															\$2,192						\$2,192
D5030	5124677 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	860	SF	\$2.74	\$2,356												2,356									\$2,356
D5040	5124732 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	860	SF	\$4.93	\$4,242				\$4,242																	\$4,242
D6060	5124647 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	860	SF	\$1.64	\$1,414					\$1,414																\$1,414
D7050	5124842 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	860	SF	\$3.29	\$2,828				\$2,828																	\$2,828
E2010	5124891 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	8	LF	\$328.80	\$2,630						\$2,6	630														\$2,630
E2010	5124580 Casework, Countertop, Plastic Laminate, Replace	15	7	8	8	LF	\$54.80	\$438								\$438													\$438
Totals, Unesca	alated								\$0 \$0	\$1,315	\$8,220	\$7,069	\$1,414	\$0 \$12,2	256 \$1	13,593	\$0 \$2	2,358	\$0 5	7,069	\$0	\$0	\$2,192	\$0	\$5,877	\$4,274	\$1,885	\$0	\$87,523
Totals Escalat	ted (3.0% inflation, compounded annually)								so so	\$1 395	\$8,982	\$7 956	\$1.639	\$0 \$15,0	073 \$1	17 219	\$0 \$3	0.048	so s	0.079	so	so :	\$3,415	so.	\$9 714	\$7,277	\$3 306	\$0	\$116,104

Fesler Junior High / Building 090
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4/18/2023																											
Uniformat Code	delD Cost Description	Lifespan (EUI	L)EAge	RUL	Quantity	/Unit	Unit Cost *S	Subtotal 2023	202	4 2025	2026	2027	2028	2029	2030	2031	2032	2033 2	2035	2036	2037	2038	2039 204	0 2041	2042	2043Deficienc	cy Repair Estimate
C1030	5124909 Interior Door, Wood, Solid-Core, Replace	40	28	12	2	EA	\$767.20	\$1,534											\$1,534								\$1,534
C1070	5124694 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1920	SF	\$3.84	\$7,365														\$7,365					\$7,365
C2010	5124623 Wall Finishes, Vinyl, Replace	15	9	6	2400	SF	\$2.74	\$6,576						\$6,576													\$6,576
C2030	5124506 Flooring, Vinyl Sheeting, Replace	15	7	8	1920	SF	\$7.67	\$14,730							\$	14,730											\$14,730
D2010	5124879 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	1720	SF	\$5.48	\$9,426														\$9,426					\$9,426
D2010	5124849 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	2	EA	\$1,315.20	\$2,630					\$2,630														\$2,630
D2010	5124806 Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	8	12	1	EA	\$2,520.80	\$2,521											\$2,521								\$2,521
D2010	5124789 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	10	EA	\$1,315.20 \$	\$13,152													\$	13,152					\$13,152
D3050	5124889 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$8,220.00	\$8,220		\$8,220																	\$8,220
D3050	5124665 HVAC System, Ductwork, Low Density, Replace	30	28	2	1720	SF	\$2.19	\$3,770		\$3,770																	\$3,770
D5020	5124612 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192														\$2,192					\$2,192
D5030	5124696 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	e 40	28	12	1720	SF	\$2.74	\$4,713											\$4,713								\$4,713
D5040	5124532 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ace 20	10	10	1720	SF	\$4.93	\$8,483									\$	,483									\$8,483
D6060	5124570 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	1720	SF	\$1.64	\$2,828									\$:	,828									\$2,828
D7050	5124517 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	1720	SF	\$3.29	\$5,655											\$5,655								\$5,655
E2010	5124669 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	16	LF	\$328.80	\$5,261							\$5,261												\$5,261
E2010	5124777 Casework, Countertop, Plastic Laminate, Replace	15	7	8	16	LF	\$54.80	\$877								\$877											\$877
G4050	5124646 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	1	EA	\$438.40	\$438											\$438								\$438
Totals, Unescal	calated								\$0 \$	0 \$11,990	\$0	\$0	\$2,630	\$6,576 \$	11,261 \$	28,101	\$0 \$1	,311	\$0 \$14,862	\$0	\$0 \$	32,135	\$0 \$6,001	\$0	\$0	\$1,315	\$126,182
Totals, Escalate	ated (3.0% inflation, compounded annually)								\$0 \$	0 \$12,720	\$0	\$0	\$3.049	\$7,852 \$	13 850 \$	35 598	\$0 \$1	201	\$0 \$21,189	\$0	so s	50,065	\$0 \$9,918	so.	sc	\$2,375	\$171,818

VERITAS

Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	12023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	eficiency Repair Estimate
B2010 51246	Exterior Walls, any painted surface, Prep & Paint	10	3	7	2100	SF	\$3.29	9 \$6,905								\$6,905										\$6,905				\$13,810
B2020 512456	669 Window, Steel, 16-25 SF, Replace	30	15	15	3	EA	\$1,863.20	\$5,590																\$5,590						\$5,590
B3010 512478	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	2450	SF	\$4.16	\$10,204					\$10,204																	\$10,204
C1030 51245	Interior Door, Wood, Solid-Core, Replace	40	20	20	1	EA	\$767.20	\$767																					\$767	\$767
C1070 51245	STS Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	1720	SF	\$3.84	4 \$6,598						\$6,598																\$6,598
C2010 51248	Wall Finishes, Vinyl, Replace	15	8	7	1530	SF	\$2.74	4 \$4,192								\$4,192														\$4,192
C2030 512474	142 Flooring, Carpet, Commercial Standard, Replace	10	3	7	1720	SF	\$8.22	2 \$14,138								\$14,138									5	14,138				\$28,277
D2010 51248	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1720	SF	\$5.48	\$9,426																					\$9,426	\$9,426
D2010 512476	64 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,205.60	\$1,206											\$1,206											\$1,206
D2010 51248	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,315.20	\$1,315											\$1,315											\$1,315
D3050 51245	HVAC System, Ductwork, Low Density, Replace	30	25	5	1720	SF	\$2.19	9 \$3,770						\$3,770																\$3,770
D3050 512459	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$9,864.00	\$9,864																\$9,864						\$9,864
D5020 51245	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192																\$2,192						\$2,192
D5030 512483	133 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	1720	SF	\$2.74	4 \$4,713																\$4,713						\$4,713
D5040 51248	l23 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	1720	SF	\$4.93	3 \$8,483											\$8,483											\$8,483
D6060 51246	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	1720	SF	\$1.64	\$2,828						\$2,828																\$2,828
D7050 51246	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	1720	SF	\$3.29	9 \$5,655						\$5,655																\$5,655
G4050 51248	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	\$438.40	\$877											\$877											\$877
Totals, Unescalated									\$0	\$0	\$0	\$0	\$10,204	\$18,851	\$0	\$25,235	\$0	\$0	\$11,881	\$0	\$0	\$0	\$0	\$22,358	\$0 5	21,043	\$0	\$0 \$	\$10,193	\$119,765
Totals, Escalated (3.0%	% inflation, compounded annually)								\$0	\$0	\$0	\$0	\$11,484	\$21,854	\$0	\$31,036	\$0	\$0	\$15,967	\$0	\$0	\$0	\$0	\$34,834	\$0 \$	34,781	\$0	\$0 \$	\$18,409	\$168,365

Uniformat Co	delD	Cost	Des	crip

Uniformat CodelE	Cost Description	Lifespan (EUL)	)EAge	RUL	Quantity	Unit	Unit Cost *S	ubtotal 2023	202	24 20	25 2026	202	7 2028	3 2029	2030	0 203	1 203	2 203	203	2035	2036	2037	2038	2039 7	2040 20	41 204	2 2043Defi	ciency Repair Estimate
B2010 5	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10200	SF	\$3.29	\$33,538					\$33,538										\$33,538					\$67,075
B2020 5	5124549 Window, Steel, 16-25 SF, Replace	30	20	10	4	EA	\$1,863.20	\$7,453										\$7,453										\$7,453
B2050 5	5124611 Exterior Door, Steel, Standard, Replace	40	20	20	14	EA	\$657.60	\$9,206																			\$9,206	\$9,206
B3010 5	124657 Roofing, Metal, Replace	40	21	19	3550	SF	\$14.25	\$50,580																		\$50,580		\$50,580
B3010 5	124710 Roofing, Built-Up, Replace	25	20	5	7560	SF	\$15.34 \$	116,001					\$116,001															\$116,001
B3060 5	124804 Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	12	EA	\$1,424.80	\$17,098										\$17,098										\$17,098
C1030 5	124526 Interior Door, Wood, Solid-Core, Replace	40	25	15	6	EA	\$767.20	\$4,603															\$4,603					\$4,603
C1090 5	124689 Toilet Partitions, Plastic/Laminate, Replace	20	12	8	7	EA	\$822.00	\$5,754								\$5,754	4											\$5,754
C2010 5	124523 Wall Finishes, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.73	\$23,674																			\$23,674	\$23,674
C2010 5	133965 Wall Finishes, any surface, Prep & Paint	10	4	6	10800	SF	\$1.64	\$17,755						\$17,755										\$17,755				\$35,510
C2030 5	124537 Flooring, Ceramic Tile, Replace	40	29	11	480	SF	\$19.73	\$9,469											\$9,469									\$9,469
C2030 5	5124577 Flooring, Wood, Strip, Replace	30	20	10	7560	SF	\$16.44 \$	124,286										\$124,286										\$124,286
C2030 5	124805 Flooring, Vinyl Tile (VCT), Replace	15	7	8	960	SF	\$5.48	\$5,261								\$5,26	1											\$5,261
C2030 5	124897 Flooring, Carpet, Commercial Standard, Replace	10	3	7	960	SF	\$8.22	\$7,891							\$7,891	1								\$7,	,891			\$15,782
C2050 5	124597 Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	2400	SF	\$2.19	\$5,261								\$5,26	1								\$5,26	81		\$10,522
D2010 5	124809 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,644.00	\$1,644								\$1,644	4											\$1,644
D2010 5	124593 Urinal, Standard, Replace	30	20	10	3	EA	\$1,205.60	\$3,617										\$3,617										\$3,617
D2010 5	5124525 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,644.00	\$9,864										\$9,864										\$9,864
D2010 5	124902 Toilet, Commercial Water Closet, Replace	30	20	10	9	EA	\$1,424.80	\$12,823										\$12,823										\$12,823
D2010 5	5124797 Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$876.80	\$877															\$877					\$877
D2010 5	5124724 Shower, Ceramic Tile, Replace	30	10	20	2	EA	\$2,740.00	\$5,480																			\$5,480	\$5,480
D3030 5	5124754 Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,384.00	\$4,384					\$4,384														\$4,384	\$8,768
D3030 5	124878 Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$7,781.60	\$7,782					\$7,782														\$7,782	\$15,563
D3050 5	124530 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	6	EA	\$9,864.00	\$59,184				\$59,184	1															\$59,184
D3050 5	124645 HVAC System, Ductwork, Low Density, Replace	30	21	9	9960	SF	\$2.19	\$21,832									\$21,832	2										\$21,832
D5020 5	5124783 Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,192.00	\$2,192										\$2,192										\$2,192
D5040 5	134190 Special Fixture w/ Lamp, Metal Halide, 1000 W, Replace	20	10	10	12	EA	\$328.80	\$3,946										\$3,946										\$3,946
D5040 5	5134189 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	2400	SF	\$4.93	\$11,837											\$11,837									\$11,837
D6060 5	124534 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	9960	SF	\$1.64	\$16,374										\$16,374										\$16,374
D7050 5	5124901 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	5	15	9960	SF	\$1.64	\$16,374															\$16,374					\$16,374
E2010 5	5124753 Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	4	EA	\$328.80	\$1,315										\$1,315										\$1,315
G4050 5	5124589 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	15	EA	\$438.40	\$6,576								\$6,576	6											\$6,576
Totals, Unescalat	ted								\$0 \$	0	\$0 \$0	\$59,184	\$161,704	\$17,755	\$7,891	1 \$24,496	6 \$21,832	\$198,968	\$21,306	\$0	\$0	\$0	\$55,392	\$17,755 \$7,	891 \$5,2	61 \$50,580	\$50,526	\$700,541
Totals, Escalated	I (3.0% inflation, compounded annually)								\$0 \$	0 :	\$0 \$0	\$66,612	\$187,459	\$21,201	\$9,705	5 \$31,030	\$28,486	\$267,396	\$29,493	\$0	\$0	\$0	\$86,299	\$28,492 \$13,	,043 \$8,9	56 \$88,693	\$91,255	\$958,120

Fesler Junior High / Building 1000
Uniformat CodeID Cost Description

B2010	5124735 Exterior Walls, any painted surface, Prep & Paint	10	3	7	7700	SF	\$3.29	\$25,318		\$25,318		\$25	318		\$50,635
B2020	5124595 Window, Steel, 16-25 SF, Replace	30	20	10	26	EA	\$1,863.20	\$48,443			\$48,443				\$48,443
B2050	5124519 Exterior Door, Steel, Standard, Replace	40	20	20	14	EA	\$657.60	\$9,206						\$9,206	\$9,206

Fesler Junior High / Building 900

# VERITAS

Uniformat Co	leID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Cost	* Subtota	al 2023	202	4 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Defic	iency Repair Estimate
B3010	5124846 Roofing, Metal, Replace	40	21	19	10500	SF	\$14.2	5 \$149,6	04																		\$1	149,604		\$149,604
C1030	5124795 Interior Door, Wood, Solid-Core, Replace	40	20	20	12	EA	\$767.2	0 \$9,2	06																				\$9,206	\$9,206
C1070	5124720 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	13440	SF	\$3.8	4 \$51,5	56										\$51,556											\$51,556
C1090	5124873 Toilet Partitions, Plastic/Laminate, Replace	20	10	10	14	EA	\$822.0	0 \$11,5	08										\$11,508											\$11,508
C2010	5124774 Wall Finishes, Ceramic Tile, Replace	40	20	20	1790	SF	\$19.7	3 \$35,3	13																				\$35,313	\$35,313
C2010	5124726 Wall Finishes, Vinyl, Replace	15	7	8	8780	SF	\$2.7	4 \$24,0	57								\$24,057													\$24,057
C2030	5124603 Flooring, Ceramic Tile, Replace	40	29	11	960	SF	\$19.7	3 \$18,9	39											\$18,939										\$18,939
C2030	5124740 Flooring, Carpet, Commercial Standard, Replace	10	3	7	13440	SF	\$8.2	2 \$110,4	77						\$	110,477									\$	110,477				\$220,954
C2050	5134188 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	\$2.1	9 \$2,1	92						\$2,192										\$2,192					\$4,384
D1010	5124585 Elevator Cab Finishes, Economy, Replace	10	6	4	1	EA	\$3,288.0	0 \$3,2	88				\$3,288										\$3,288							\$6,576
D1010	5124905 Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,480.0	0 \$5,4	80					\$5,480																\$5,480
D1010	5124594 Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	19	11	1	EA	\$60,280.0	0 \$60,2	80											\$60,280										\$60,280
D2010	5124745 Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$602.8	0 \$6	03								\$603													\$603
D2010	5124627 Urinal, Standard, Replace	30	21	9	6	EA	\$1,205.6	0 \$7,2	34									\$7,234												\$7,234
D2010	5124552 Toilet, Commercial Water Closet, Replace	30	21	9	15	EA	\$1,424.8	0 \$21,3	72									\$21,372												\$21,372
D2010	5124900 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	9	EA	\$1,644.0	0 \$14,7	96									\$14,796												\$14,796
D2010	5124661 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	4	EA	\$1,315.2	0 \$5,2	61									\$5,261												\$5,261
D2010	5124565 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,644.0	0 \$3,2	88										\$3,288											\$3,288
D2010	5124659 Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$876.8	0 \$8	77														\$877							\$877
D3030	5124864 Split System, Condensing Unit/Heat Pump, Replace	15	10	5	12	EA	\$7,781.6	0 \$93,3	79					\$93,379															\$93,379	\$186,758
D3050	5124763 HVAC System, Ductwork, Medium Density, Replace	30	21	9	14400	SF	\$4.3	8 \$63,1	30									\$63,130												\$63,130
D5020	5124587 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.0	0 \$2,1	92															\$2,192						\$2,192
D5030	5124719 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	14400	SF	\$2.7	4 \$39,4	56																		\$	39,456		\$39,456
D5040	5124759 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	14400	SF	\$4.9	3 \$71,0	21										\$71,021											\$71,021
D6060	5124755 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	14400	SF	\$1.6	4 \$23,6	74								\$23,674													\$23,674
D7050	5124824 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	14400	SF	\$3.2	9 \$47,3	47								\$47,347													\$47,347
E2010	5124863 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	32	LF	\$328.8	0 \$10,5	22							\$10,522														\$10,522
E2010	5124638 Casework, Countertop, Plastic Laminate, Replace	15	7	8	32	LF	\$54.8	0 \$1,7	54								\$1,754													\$1,754
G4050	5124748 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	25	EA	\$438.4	0 \$10,9	60											\$10,960										\$10,960
Totals, Unesc	alated								\$0	\$0	\$0	\$0	\$3,288	\$98,859	\$2,192 \$	146,316	\$97,434	\$111,792	\$185,816	\$90,179	\$0	\$0	\$4,165	\$2,192	\$2,192	135,794	\$0 \$1	189,060 \$	147,105	\$1,216,385
Totals, Escala	ted (3.0% inflation, compounded annually)								\$0	\$0	\$0	\$0	\$3,701	\$114,605	\$2,617 \$	179,950	\$123,427	\$145,863	\$249,721	\$124,829	\$0	\$0	\$6,300	\$3,415	\$3,518 \$	224,447	\$0 \$3	331,518 \$	265,688	\$1,779,599

Totals, Esc	alated (3.0% inflation, compounded annually)								\$552	\$0	\$0	\$0	\$0	\$0	\$0 \$6,672 \$22,006	\$0 \$12,72	26	\$0 \$8,001	\$0	\$0 \$73,356	\$0 \$	8,967	\$22,390	\$0	\$641	\$155,312
Totals, Une	scalated								\$552	\$0	\$0	\$0	\$0	\$0	\$0 \$5,425 \$17,372	\$0 \$9,46	59	\$0 \$5,612	\$0	\$0 \$47,084	\$0 \$	5,425	\$13,152	\$0	\$355	\$104,447
G4050	5124775 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	2	EA	\$438.40	\$877										\$877								\$877
D7050	5124636 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	1440	SF	\$3.29	\$4,735										\$4,735								\$4,735
D6060	5124866 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	1440	SF	\$1.64	\$2,367								\$2,36	67									\$2,367
D5040	5124564 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1440	SF	\$4.93	\$7,102								\$7,10	02									\$7,102
D5020	5124713 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192												\$2,192						\$2,192
D3050	5124600 HVAC System, Ductwork, Low Density, Replace	30	15	15	1440	SF	\$2.19	\$3,156												\$3,156						\$3,156
D3030	5124588 Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$6,028.00	\$6,028												\$6,028						\$6,028
C2030	5124571 Flooring, Carpet, Commercial Standard, Replace	10	2	8	1440	SF	\$8.22	\$11,837							\$11,837								\$11,837			\$23,674
C2010	5124829 Wall Finishes, Vinyl, Replace	15	7	8	1260	SF	\$2.74	\$3,452							\$3,452	2										\$3,452
C1070	5124540 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1440	SF	\$3.84	\$5,524												\$5,524						\$5,524
B3020	5124624 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	36	LF	\$9.86	\$355	\$355																\$355	\$710
B3010	5124899 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	1620	SF	\$18.63	\$30,184												\$30,184						\$30,184
B2050	5124773 Exterior Door, Steel, Standard, Replace	40	22	18	2	EA	\$657.60	\$1,315															\$1,315			\$1,315
B2020	5124557 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	22	8	2	EA	\$1,041.20	\$2,082							\$2,082											\$2,082
B2010	5124554 Exterior Walls, any painted surface, Prep & Paint	10	3	7	1650	SF	\$3.29	\$5,425							\$5,425						\$	5,425				\$10,850
B1080	5124581 Wood Ramp, Wood, Repair	0	0	0	12	LF	\$16.44	\$197	\$197																	\$197

Unitormat	codeID Cost Description	Lifespan (EUL)	)EAge	RUL	Quantity	/Unit	Unit Cost	-Subtota	12023	2024	2025	2026 20	)27	2028 202	9 2030	2031	2032 203	3 2034	2035	2036	2037	2038	2035	2040	2041	2042	2043Deficienc	y Repair Estimate
B2010	5124675 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2970	SF	\$3.29	\$9,765							\$9,765									\$9,765				\$19,531
B2020	5134219 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	12	EA	\$1,041.20	\$12,494												\$	12,494							\$12,494
B2050	5124786 Exterior Door, Steel, Standard, Replace	40	29	11	6	EA	\$657.60	\$3,946										\$3,946										\$3,946
B3010	5124738 Roofing, Metal, Replace	40	21	19	5040	SF	\$14.25	\$71,810																	5	\$71,810		\$71,810
C1030	5124698 Interior Door, Steel, w/ Extensive Glazing, Replace	40	21	19	6	EA	\$1,041.20	\$6,247																		\$6,247		\$6,247
C1070	5124839 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	3150	SF	\$3.84	\$12,083														\$12,083						\$12,083
C2010	5124877 Wall Finishes, Vinyl, Replace	15	4	11	4080	SF	\$2.74	\$11,179										\$11,179										\$11,179
C2030	5124751 Flooring, Carpet, Commercial Standard, Replace	10	4	6	3264	SF	\$8.22	\$26,830						\$26,830									\$26,830					\$53,660
D2010	5124604 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,315.20	\$1,315																			\$1,315	\$1,315
D3030	5124686 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	3	EA	\$7,781.60	\$23,345				\$23,3	45												5	\$23,345		\$46,690
D3050	5124618 HVAC System, Ductwork, Medium Density, Replace	30	21	9	3264	SF	\$4.38	\$14,309								8	14,309											\$14,309
D5020	5124707 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,192.00	\$2,192														\$2,192						\$2,192
D5030	5124721 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	3264	SF	\$2.74	\$8,943																		\$8,943		\$8,943
D5040	5124850 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	8	12	3264	SF	\$4.93	\$16,098											\$16,098									\$16,098
D6060	5124870 Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	3264	SF	\$1.64	\$5,366							\$5	5,366												\$5,366
D7050	5124862 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3264	SF	\$3.29	\$10,732	!								\$10,73	2										\$10,732
E2010	5124610 Casework, Countertop, Plastic Laminate, Replace	15	7	8	12	LF	\$54.80	\$658								\$658												\$658
E2010	5124705 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	12	LF	\$328.80	\$3,946							\$3	3,946												\$3,946
G4050	5124741 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	11	EA	\$438.40	\$4,822	!													\$4,822						\$4,822
Totals, Une	scalated								\$0	\$0	\$0	\$0 \$23,3	45	\$0 \$26,830	\$9,765 \$9	9,969	14,309 \$10,73	2 \$15,125	\$16,098	\$0 \$	12,494	\$19,098	\$26,830	\$9,765	\$0 \$	110,345	\$1,315	\$306,022
Totals, Esc	alated (3.0% inflation, compounded annually)								\$0	\$0	\$0	\$0 \$26,2	75	\$0 \$32,037	\$12,010 \$12	2,629	18,670 \$14,42	\$20,936	\$22,952	\$0 \$	18,899	\$29,754	\$43,054	\$16,141	\$0 \$1	193,491	\$2,375	\$463,646

Uniformat Cod		Lifespan (EUL	)EAge	RUL	Quantity	/Unit	Unit Cost	* Subto	tal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	3Deficiency Repair Estimate
B2080	5124508 Awning, Metal, per SF of awning, Replace	40	22	18	120	SF	\$16.4	4 \$1,	973																		\$1,973			\$1,973
D5020	5124578 Switchboard, 120/208 V, Replace	40	22	18	1	EA	\$49,320.0	0 \$49,	320																		\$49,320			\$49,320
E2010	5124836 Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	7	18	200	EA	\$131.5	2 \$26,	304																		\$26,304			\$26,304
F1020	5124855 Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	27	8	7680	SF	\$109.6	0 \$841,	728								\$841,728													\$841,728
G2020	5124684 Parking Lots, Pavement, Concrete, Replace	50	48	2	125	SF	\$9.8	6 \$1,	233		\$1,233																			\$1,233
G2020	5124733 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	28000	SF	\$0.4	9 \$13,	810			\$13,810					\$13,810					13,810					\$13,810			\$55,238
G2020	5124727 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	28000	SF	\$3.8	\$107,	408												\$107,408									\$107,408

Replacement F	(eserves F	(eport																									0
4/18/2023																											VERITAS
Uniformat Code	alD C	Cost Description L	Lifespan (EUL	_UL)EAge	RUL	Quantit	.ryUnit '	Unit Cost '	ost * Subtotal 2023		2024 2025 2026	2027 2028	28 2029 2030 2031	2032 2033	2034 2035	5 2036 2	2037 2038 20	2039 2040 204	041 2042	2 2043Deficien	ncy Repair Estimate						-
G2030	5124756	6 Sidewalk, Concrete, Large Areas, Replace	50	32	18	. 6200	J SF	\$9.8	9.86 \$61,157									\$61,157	.57		\$61,157						J
G2050	5124599 °	9 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	. 6	EA	\$10,412.0	2.00 \$62,472			\$62,472	-1								\$62,472						I
G2050	5124828 ′	8 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	67000	.0 SF	\$3.9	3.84 \$257,012			\$257,012	-1								\$257,012						I
G2050	5124510 5	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	. 15	EA	\$10,412.0	2.00 \$156,180					\$156,180							\$156,180						ļ
G2060	5124507 F	7 Picnic Table, Metal Powder-Coated, Replace	20	13	7	6	EA	\$767.2	7.20 \$4,603				\$4,603								\$4,603						J
G2060	5124854 F	Picnic Table, Metal Powder-Coated, Replace	20	5	15	ر 20	EA	\$767.2	7.20 \$15,344								\$15,344				\$15,344						1
G2060	5124524 Г	4 Picnic Table, Precast Concrete, Replace	25	5	20	, 7	EA	\$1,315.2	5.20 \$9,206											\$9,206	\$9,206						
G2080	5124668	8 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	0	20	, 22500r	J0 SF	\$1.4	1.10 \$246,600											\$246,600	\$246,600						
G4050	5124785 Г	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	.all 20	3	17	2	EA	\$4,384.0	4.00 \$8,768									\$8,768			\$8,768						
Totals, Unescal	_lated								\$*	\$0	\$0 \$1,233 \$13,810	\$0 \$319,484	4 \$0 \$4,603 \$855,538	\$0 \$156,180	\$0 \$107,408 \$1	\$13,810	\$0 \$15,344	\$0 \$8,768 \$152,563	i63 \$0	0 \$255,806	\$1,904,547						
Totals, Escal	.ed (3.0% in	inflation, compounded annually)							\$r	\$0	\$0 \$1,308 \$15,090	\$0 \$370,370	0 \$0 \$5,661 \$1,083,769	\$0 \$209,893	\$0 \$153,138 \$2	<b>\$20,280</b>	\$0 \$23,905	\$0 \$14,492 \$259,729	29 \$0	3 \$462,015	\$2,619,650						