

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Gregg Young
Program Manager
800.733.0660
Gregg.Young@bureauveritas.com*

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ON SITE DATE:

January 24-25, 2023

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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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 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier Cavazos, Facilities Maintenance Coordinator 559-399-7698
Assessment and Report Prepared By	Sheldon Shaw
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The 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 cut-off points.

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Fesler Junior High (1962)	\$550	66,907	\$36,798,850	0.0%	0.3%	3.9%	14.7%
<input checked="" type="checkbox"/> Fesler 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.

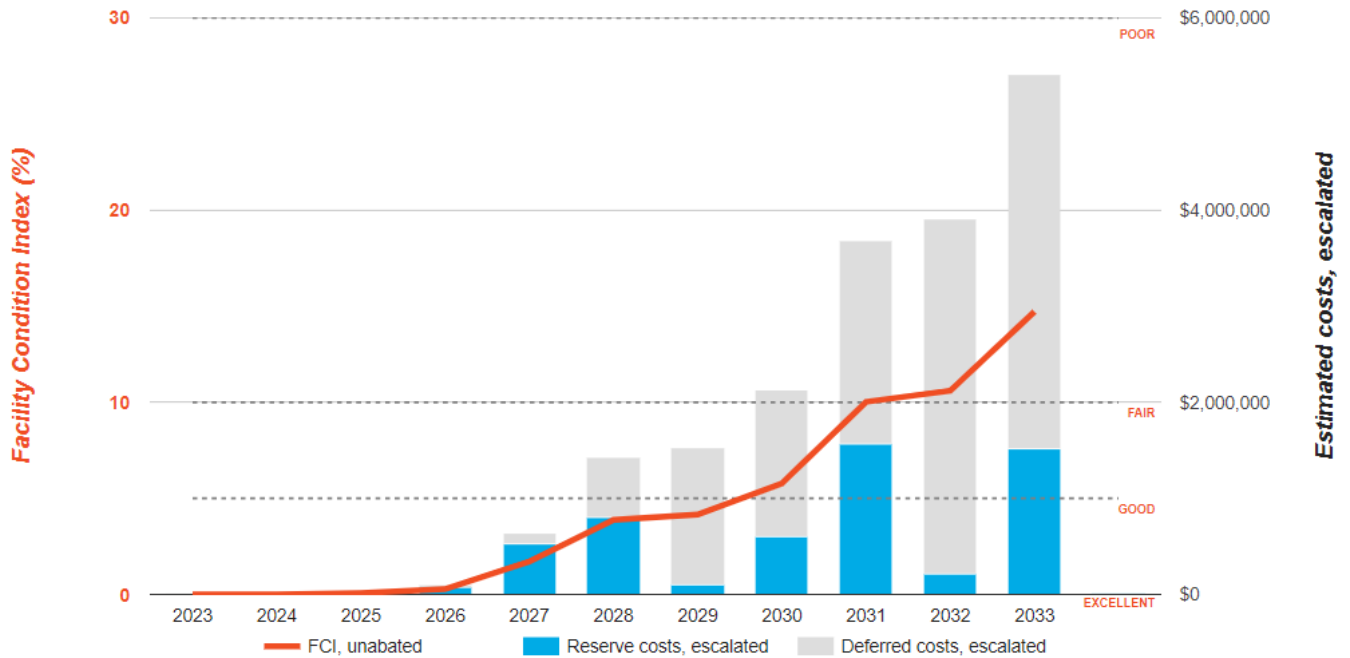
Needs by Year with Unaddressed FCI Over Time

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

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
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

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

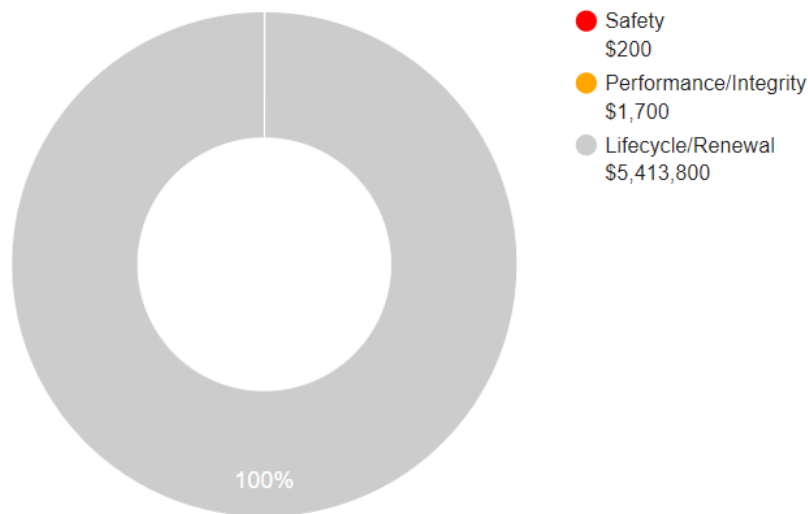
Plan Types

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

2. Building - 010



Building - 010: Systems Summary

Constructed/Renovated	1960 / 2000	
Building/Group Size	9,910 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

3. Building - 020



Building - 020: Systems Summary

Constructed/Renovated	1960 / 2000
Building/Group Size	8,831 SF
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

4. Building - 030



Building - 030: Systems Summary

Constructed/Renovated	1962 / 2000
Building/Group Size	6,240 SF
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

5. Building - 040



Building - 040: Systems Summary		
Constructed/Renovated	1962 / 2000	
Building/Group Size	5,982 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

6. Building – 050/060

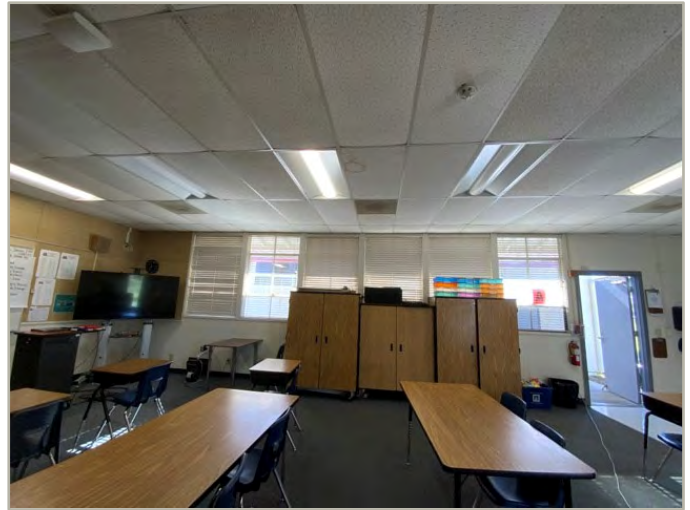


Building - 050/060: Systems Summary

Constructed/Renovated	1990	
Building/Group Size	1,720 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

7. Building - 070



Building - 070: Systems Summary

Constructed/Renovated	1995	
Building/Group Size	860 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

8. Building - 080



Building - 080: Systems Summary

Constructed/Renovated	1995	
Building/Group Size	860 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

9. Building - 090



Building - 090: Systems Summary

Constructed/Renovated	1995	
Building/Group Size	1,720 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

10. Building - 100

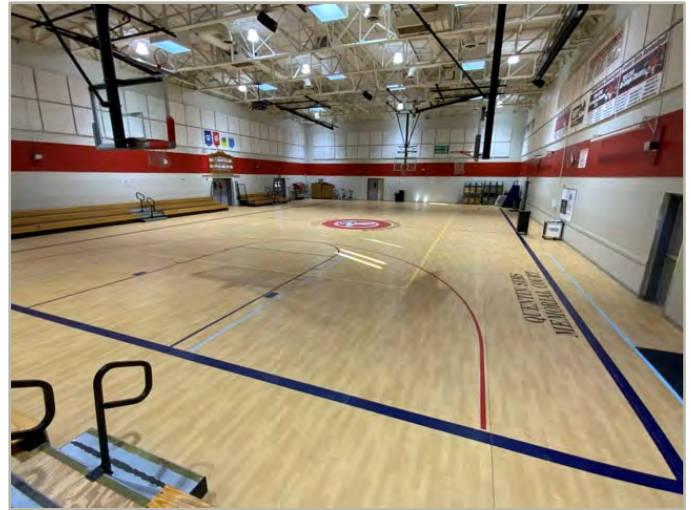


Building - 100: Systems Summary

Constructed/Renovated	1995	
Building Size	1,720 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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: 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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

11. Building - 100 GYM



Building – 100 GYM: Systems Summary

Constructed/Renovated	2003
Building Size	9,960 SF
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
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. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

12. Building - 1000



Building - 1000: Systems Summary

Constructed/Renovated	2003	
Building Size	14,400 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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: Systems 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. See Appendix D.	
Key Issues and Findings	None observed at time of assessment..	

13. Building - 250



Building - 250: Systems Summary

Constructed/Renovated	1995
Building/Group Size	1,440 SF
Number of Stories	One above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Modular steel frame construction on a concrete slab foundation Fair
Façade	Wall Finish: Painted wood siding Windows: Aluminum Fair
Roof	Flat construction with single-ply TPO/PVC membrane Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet Ceilings: ACT Fair
Elevators	None --
Plumbing	None --
HVAC	Non-Central System: Wall Mounted heat-pump Fair

Building - 250: Systems 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. See Appendix D.	
Key Issues and Findings	Deteriorated rear wood ramp, deteriorated gutter, Building lacks fire suppression system	

14. Building - 900



Building - 900: Systems Summary		
Constructed/Renovated	2003	
Building/Group Size	3,264 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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: 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, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression system	

15. Site Summary



Site Information		
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 areas. See Appendix D.	
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:

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

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

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

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

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
Gregg.Young@bureauveritas.com
800.733.0660

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



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - BUILDING ELEVATION



5 - BUILDING ELEVATION



6 - BUILDING FACADE

Photographic Overview



7 - BUILDING FACADE



8 - BUILDING FACADE



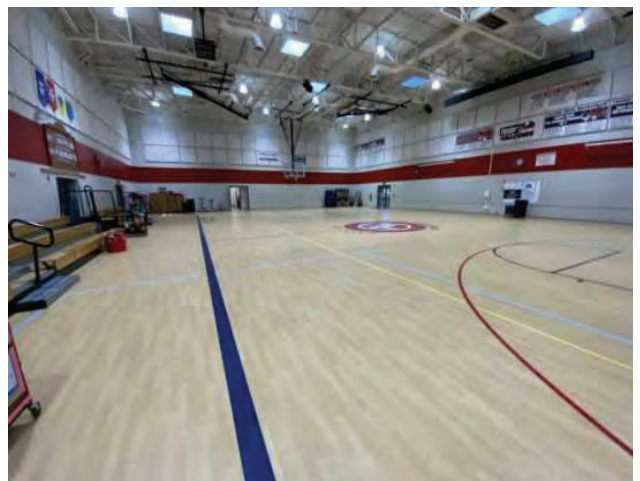
9 - ROOFING



10 - ROOFING



11 - FRONT OFFICE



12 - GYMNASIUM

Photographic Overview



13 - LIBRARY



14 - CLASSROOM



15 - CLASSROOM



16 - CLASSROOM



17 - CLASSROOM



18 - KITCHEN

Photographic Overview



19 - MULTI-PURPOSE ROOM



20 - BAND ROOM



21 - MAINTENANCE OFFICE



22 - ELEVATOR CAB



23 - IN-CAB CONTROLS



24 - RESTROOM

Photographic Overview



25 - CLASSROOM SINK



26 - WATER HEATER



27 - FURNACE ROOM



28 - HVAC UNIT



29 - HVAC UNITS



30 - HVAC UNIT

Photographic Overview



31 - ELECTRICAL PANEL



32 – ELECTRICAL SWITCHBOARD



33 – ELECTRICAL PANEL



34 – ELECTRICAL SWITCHBOARD



35 - FIRE ALARM PANEL



36 - FIRE ALARM SYSTEM

Photographic Overview



37 - KITCHEN EQUIPMENT



38 - KITCHEN EQUIPMENT



39 - ANCILLARY BUILDINGS



40 - LANDSCAPING



41 - LUNCH AREA



42 - GRASS PLAYFIELD

Photographic Overview



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



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	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.

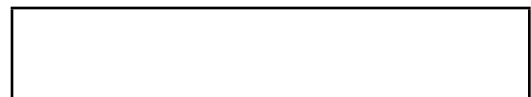
Data Overview		Response		
1	Year(s) constructed	Constructed 1962	Renovated 2000	Additional buildings added 1995, 2002 and 2003
2	Building size in SF	90,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2024	HVAC systems being replaced
		Electrical		
		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		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Front office
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Furnace replacement scheduled
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				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?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 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?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



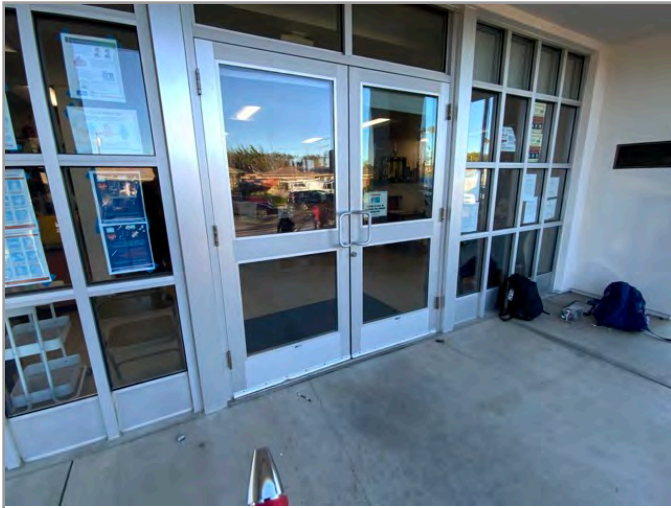
CURB CUT

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



SELF-SERVICE AREA



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

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

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						
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 Systems						
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

Component Condition 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						
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	5124557
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	18	5124773
Roofing						
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

Component Condition Report Fesler Junior High / Building 250						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,440 SF	15	5124540
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,260 SF	8	5124829
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,440 SF	8	5124571
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	15	5124588
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,440 SF	15	5124600
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124713
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,440 SF	25	5124807
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,440 SF	10	5124564
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,440 SF	10	5124866
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,440 SF	12	5124636
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	12	5124775
Component Condition Report Fesler Junior High / Building 010						
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	5124746
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	15	5124520
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	25	5124778
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,150 SF	4	5124653
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	2,250 SF	15	5124553
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	25	5124808
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,680 SF	10	5124875
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	15	5124559
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	720 SF	20	5124511
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,640 SF	8	5124908
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,680 SF	7	5124762
C2030	Front Desk	Fair	Flooring, Ceramic Tile	450 SF	20	5124591
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	200 SF	8	5124869
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,230 SF	2	5133225
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	20	5124522
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	15	5124512
D2010	Office	Good	Water Heater, Electric, Residential	1	10	5124513
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	21	5124695
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,910 SF	10	5124651
D2010	Restrooms	Good	Urinal, Standard	4	20	5124545
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	5124616
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	8	10	5124734
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	2	5124607
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	5124674
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5124761
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,910 SF	12	5124860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	4	5124717
Electrical						
D5020	Mezzanine	Fair	Distribution Panel, 120/208 V	1	11	5124563
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	16	5124598
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,910 SF	4	5124822
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,910 SF	12	5124853
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,910 SF	13	5124895

Component Condition Report Fesler Junior High / Building 010						
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
Component Condition 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						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	12,768 SF	4	5124765
Interiors						
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	5124567
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	5124743
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	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 Systems						
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	Casework, Countertop, Plastic Laminate	72 LF	8	5124620
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	10	5124819
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	17	5124771
Component Condition Report Fesler Junior High / Building 030						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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						
B3010	Roof	Fair	Roofing, Built-Up	80 SF	3	5124856

Component Condition Report 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						
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	5124904
D2010	Building exterior	Good	Emergency Plumbing Fixtures, Shower Station	1	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 Systems						
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
Equipment & Furnishings						
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 & Playfield 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
Component Condition Report 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						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,050 SF	4	5124752
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5	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

Component Condition Report Fesler Junior High / Building 040						
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	1	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	5124606
HVAC						
D3020	Mezzanine	Fair	Furnace, Gas	5	10	5124876
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	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 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 & Furnishings						
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 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	5124667
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	225 SF	7	5124635
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	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						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,720 SF	10	5124841
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/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
Component Condition Report 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 Systems						
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
Component Condition Report 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
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	144 SF	7	5124852
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	715 SF	7	5124793
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	860 SF	12	5124737
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	5124844
HVAC						

Component Condition Report Fesler Junior High / Building 080						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	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 Systems						
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 Report 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	1	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						
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
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124612
D5030	Building 090	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,720 SF	12	5124696
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,720 SF	10	5124532
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,720 SF	10	5124570
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,720 SF	12	5124517
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	16 LF	8	5124777
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	7	5124669
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	12	5124646
Component Condition Report Fesler Junior High / Building 100						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,100 SF	7	5124663
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	3	15	5124569
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	25	5124868
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,450 SF	4	5124780
Interiors						
C1030	Office	Fair	Interior Door, Wood, Solid-Core	1	20	5124574
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,720 SF	5	5124575
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,530 SF	7	5124831

Component Condition Report Fesler Junior High / Building 100						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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	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 Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,720 SF	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 Report | Fesler Junior High / Building 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
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
D2010	Restrooms	Fair	Urinal, Standard	3	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
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 Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,960 SF	10	5124534

Component Condition Report Fesler Junior High / Building 100 GYM						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,960 SF	15	5124901
Equipment & Furnishings						
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	4	10	5124753
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	8	5124589
Component Condition Report Fesler Junior High / Building 900						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,970 SF	7	5124675
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	14	5134219
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	11	5124786
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,040 SF	19	5124738
Interiors						
C1030	Classrooms	Fair	Interior Door, Steel, w/ Extensive Glazing	6	19	5124698
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,150 SF	15	5124839
C2010	Throughout building	Good	Wall Finishes, Vinyl	4,080 SF	11	5124877
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,264 SF	6	5124751
Plumbing						
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	5124604
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,264 SF	30	5124796
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	4	5124686
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,264 SF	9	5124618
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	15	5124707
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,264 SF	19	5124721
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,264 SF	12	5124850
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,264 SF	8	5124870
D7050	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
Component Condition Report Fesler Junior High / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Metal, per SF of awning	120 SF	18	5124508
Electrical						
D5020	Site	Fair	Switchboard, 120/208 V	1	18	5124578
Equipment & Furnishings						
E2010	Gymnasium	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	200	18	5124836
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	7,680 SF	8	5124855
Pedestrian Plazas & Walkways						
G2020	Parking area entry	Poor	Parking Lots, Pavement, Concrete	125 SF	2	5124684
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	12	5124727
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	3	5124733
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	6,200 SF	18	5124756
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	5	5124599
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	67,000 SF	5	5124828
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	15	10	5124510
Sitework						

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



Replacement Reserves Report



4/18/2023

Summary table with columns: Location, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, Total Escalated Estimate. Rows include various building types like Fesler Junior High and Grand Total.

Detailed table for Fesler Junior High with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, Unit Cost *Subtotal2023, 2024-2043, 2043Deficiency Repair Estimate.

Detailed table for Fesler Junior High / Building 010 with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, Unit Cost * Subtotal2023, 2024-2043, 2043Deficiency Repair Estimate. Includes many sub-items like B2010, C1090, D2010, etc.

Detailed table for Fesler Junior High / Building 020 with columns: Uniformat CodeID, Cost Description, Lifespan (EUL)EAge, RUL, QuantityUnit, Unit Cost * Subtotal2023, 2024-2043, 2043Deficiency Repair Estimate. Includes many sub-items like B2010, C1070, D2010, etc.



4/18/2023

Table for Building 050 / 060. Columns include Uniformat Code, Cost Description, Lifespan, Age, RUL, Quantity, Unit, Unit Cost, and Subtotal for years 2023-2043. Includes totals for unescalated and escalated (3.0% inflation) costs.

Table for Building 070. Columns include Uniformat Code, Cost Description, Lifespan, Age, RUL, Quantity, Unit, Unit Cost, and Subtotal for years 2023-2043. Includes totals for unescalated and escalated (3.0% inflation) costs.

Table for Building 080. Columns include Uniformat Code, Cost Description, Lifespan, Age, RUL, Quantity, Unit, Unit Cost, and Subtotal for years 2023-2043. Includes totals for unescalated and escalated (3.0% inflation) costs.

Table for Building 090. Columns include Uniformat Code, Cost Description, Lifespan, Age, RUL, Quantity, Unit, Unit Cost, and Subtotal for years 2023-2043. Includes totals for unescalated and escalated (3.0% inflation) costs.

Table for Building 090 (continued). Columns include Uniformat Code, Cost Description, Lifespan, Age, RUL, Quantity, Unit, Unit Cost, and Subtotal for years 2023-2043. Includes totals for unescalated and escalated (3.0% inflation) costs.



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Uniform Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
G2030	5124756	Sidewalk, Concrete, Large Areas, Replace	50	32	18	6200	SF	\$9.86	\$61,157																						\$61,157	\$61,157		
G2050	5124599	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	6	EA	\$10,412.00	\$62,472						\$62,472																	\$62,472	\$62,472	
G2050	5124828	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	67000	SF	\$3.84	\$257,012						\$257,012																		\$257,012	\$257,012
G2050	5124510	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	15	EA	\$10,412.00	\$156,180											\$156,180													\$156,180	\$156,180
G2060	5124507	Picnic Table, Metal Powder-Coated, Replace	20	13	7	6	EA	\$767.20	\$4,603							\$4,603																	\$4,603	\$4,603
G2060	5124854	Picnic Table, Metal Powder-Coated, Replace	20	5	15	20	EA	\$767.20	\$15,344																\$15,344								\$15,344	\$15,344
G2060	5124524	Picnic Table, Precast Concrete, Replace	25	5	20	7	EA	\$1,315.20	\$9,206																						\$9,206	\$9,206	\$9,206	\$9,206
G2080	5124668	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	0	20	225000	SF	\$1.10	\$246,600																						\$246,600	\$246,600	\$246,600	\$246,600
G4050	5124785	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	2	EA	\$4,384.00	\$8,768																						\$8,768	\$8,768	\$8,768	\$8,768
Totals, Unescalated										\$0	\$0	\$1,233	\$13,810	\$0	\$319,484	\$0	\$4,603	\$855,538	\$0	\$156,180	\$0	\$107,408	\$13,810	\$0	\$15,344	\$0	\$8,768	\$152,563	\$0	\$255,806	\$1,904,547	\$1,904,547		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$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	\$2,619,650		