

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Beryl Mensonides



District (Souza Student Support)
708 South Miller Street
Santa Maria, California 93454

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BV PROJECT #:

158764.22R000-022.017

DATE OF REPORT:

February 23, 2023

ON SITE DATE:

January 31, 2023

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Condition Index (FCI)	3
Immediate Needs.....	5
Key Findings	5
Plan Types.....	6
2. Souza Student Support Building	7
3. Site Summary	9
4. Property Space Use and Observed Areas	10
5. ADA Accessibility	11
6. Purpose and Scope	12
7. Opinions of Probable Costs	14
Methodology	14
Definitions	14
8. Certification	16
9. Appendices	17



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Office Building
Number of Buildings	One
Main Address	708 South Miller Street, Santa Maria, California 93454
Site Developed	1990
Site Area	4.04 acres (estimated)
Parking Spaces	157 total spaces all in open lots; 6 of which are accessible.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 31, 2023
Management Point of Contact	DLR Group, Mr. Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Javier – 559-399-7698
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager GreggYoung@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

Souza Student Support was built in 1990, the office building has not undergone any major renovations over the years. The general use and occupants of the facility are school district city workers.

Architectural

The buildings architecture and structure are from the original construction and are in fair condition. There is wear and tear in wall paint, doors, and windows. Although the roof was replaced fairly recently, it has numerous leaks throughout.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by split systems and rooftop packaged units. There are also supplemental unit heaters used in the food service warehouse. In 2011, the food service warehouse added two freezer boxes and one cooler box as well as new condensers at ground level.

The building's plumbing systems appear to be adequate for the facility. Electric and gas water heaters provide hot water for the facility. The electrical infrastructure is in fair condition. Interior lighting primarily consists of LED. The building is protected by a fire alarm system. The building has a diesel generator.

Site

Good lighting observed surrounding the building in the form of building mounted and pole mounted. Open parking lots serve the facility.

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:

FCI Analysis District (Souza Student Support)(1990)			
<i>Replacement Value</i> \$ 19,250,000	<i>Total SF</i> 35,000	<i>Cost/SF</i> \$ 550	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 612,300		3.2 %
5-Year	\$ 647,000		3.4 %
10-Year	\$ 2,369,400		12.3 %



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.

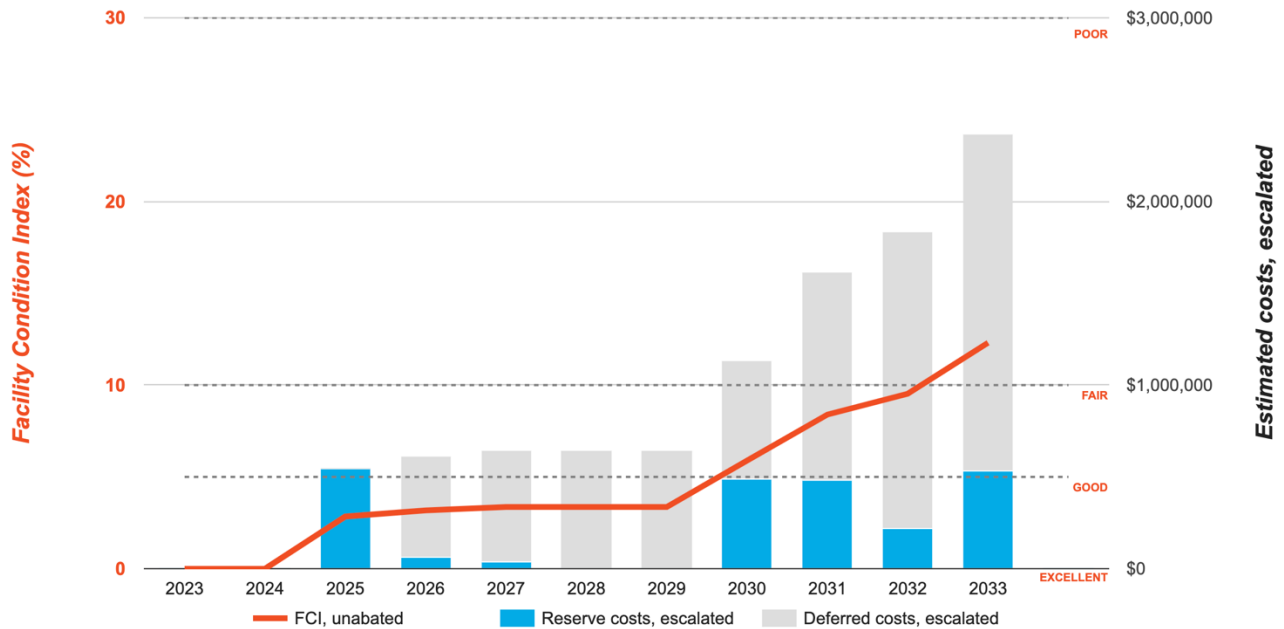
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: District (Souza Student Support)

Replacement Value: \$19,250,000

Inflation Rate: 3.0%

Average Needs per Year: \$215,400



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
Facade	-	-	\$64,671	\$5,301	\$437,892	\$507,864
Roofing	-	\$547,536	-	\$11,929	\$7,813	\$567,278
Interiors	-	-	-	\$493,839	\$1,164,970	\$1,658,809
Conveying	-	-	-	\$24,990	\$209,089	\$234,079
Plumbing	-	-	\$1,480	\$10,295	\$908,305	\$920,080
HVAC	-	-	-	\$132,992	\$789,016	\$922,008
Fire Protection	-	-	-	-	\$56,815	\$56,815
Electrical	-	-	-	\$3,558	\$1,126,527	\$1,130,085
Fire Alarm & Electronic Systems	-	-	-	\$154,657	-	\$154,657
Equipment & Furnishings	-	-	-	\$779,479	\$695,888	\$1,475,367
Site Pavement	-	-	\$33,306	\$38,610	\$434,646	\$506,562
Site Development	-	-	-	\$7,804	\$72,930	\$80,734
Site Utilities	-	-	-	\$58,916	-	\$58,916
TOTALS (3% inflation)	-	\$547,600	\$99,500	\$1,722,400	\$5,903,900	\$8,273,400

Immediate Needs

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

Key Findings



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
District (Souza Student Support) Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$516,100

\$\$\$\$

Roof was reported to have leaks - AssetCALC ID: 5249467

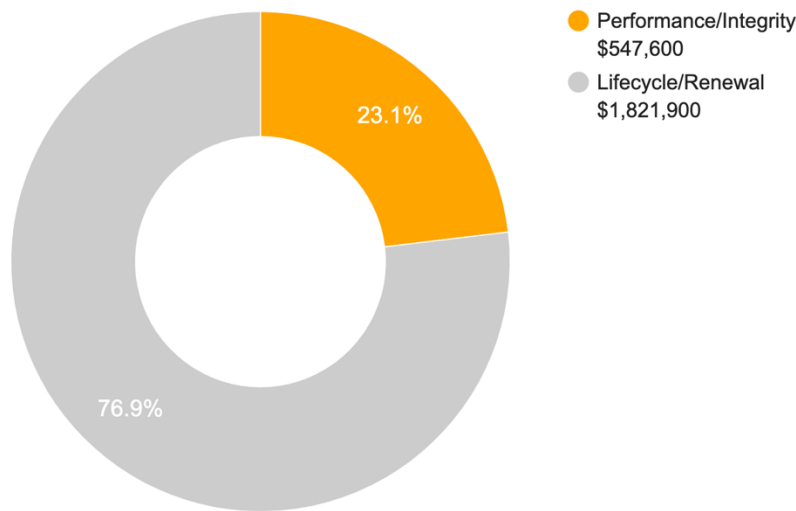
Plan Types

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: \$2,369,500

2. Souza Student Support Building



Souza Student Support Building: Systems Summary

Constructed/Renovated	1990	
Building/Group Size	35,000 SF	
Number of Stories	Two stories above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO finish Secondary: Hip construction with clay tile finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, vinyl Floors: Carpet, VCT, ceramic tile, quarry tile, epoxy Ceilings: Painted gypsum board, hard tile	Fair
Elevators	Passenger: two hydraulic cars serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Souza Student Support Building: Systems Summary

HVAC	Non-Central System: Packaged units and split systems Supplemental components: Unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Reported roof leaks	

3. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. 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 tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 1990. The building has not since been substantially renovated.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. 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.

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. Certification

The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of District (Souza Student Support), 708 South Miller 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.

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9. 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 - RIGHT ELEVATION



5 - ROOFING



6 - ROOF PONDING



Photographic Overview



7 - OFFICES



8 - KITCHEN



9 - CAFETERIA



10 - OFFICES



11 - RESTROOM



12 - OFFICES



Photographic Overview



13 - SCHOOL BOARD MEETING ROOM



14 - CONFERENCE ROOM



15 - MAIN LOBBY



16 - FOOD SERVICE WAREHOUSE



17 - FOOD SERVICE WAREHOUSE



18 - ELEVATOR LOBBY



Photographic Overview



19 - PACKAGED UNIT



20 - SPLIT SYSTEM



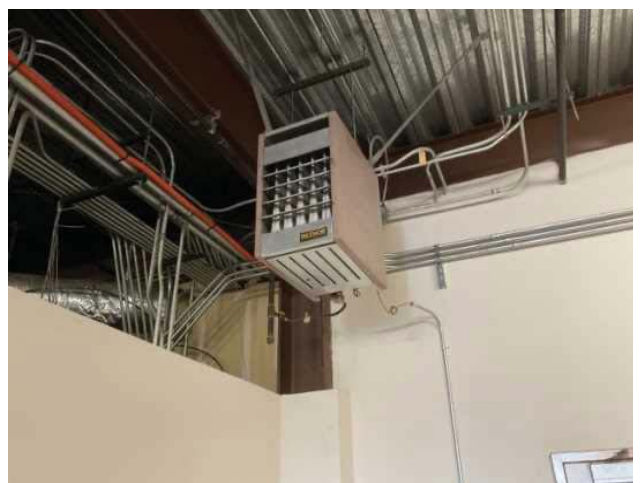
21 - WATER HEATER



22 - GENERATOR



23 - SWITCHBOARD



24 - UNIT HEATER



Photographic Overview



25 - MILDEW PRESENT ON EXTERIOR WALLS



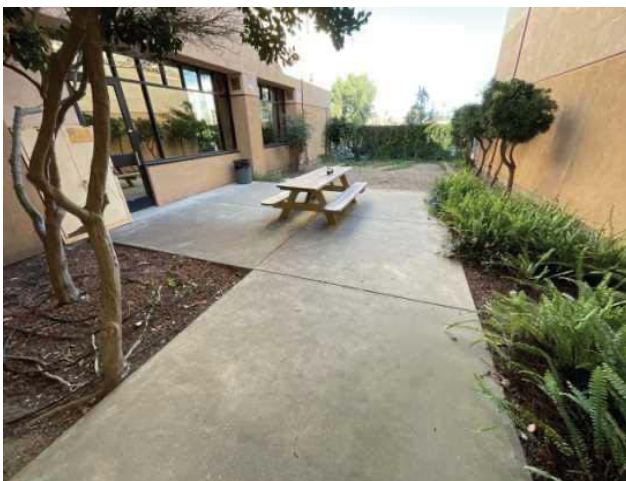
26 - PARKING LOT



27 - ACCESSIBLE PARKING AREA



28 - COURTYARD



29 - COURTYARD



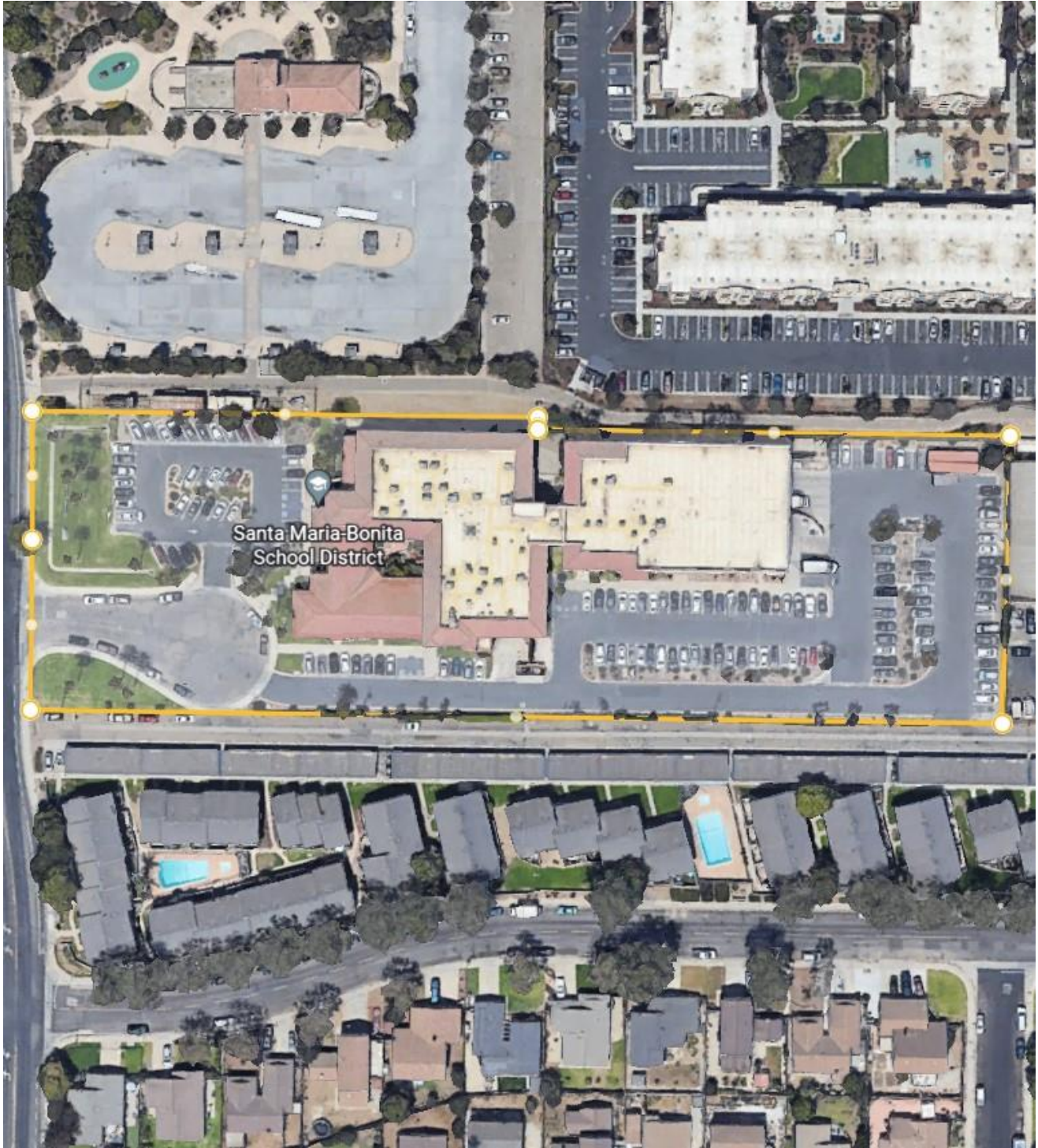
30 - BACKFLOW PREVENTER





Appendix B: Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158764.22R000-022.017	District (Souza Student Support)	
	Source	On-Site Date	
	Google	January 31, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: District(Souza Student Support)

Name of person completing form: Javier

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/31/2023

Phone Number: 559-339-7698

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 1990	Renovated	
2	Building size in SF	35,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		Leaks reported throughout, TPO is at its end of life span
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	In 2011 the food storage warehouse added two freezer boxes and one cooler box as well as installing new condensers.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Many people in the office complain about not having enough storage space		

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

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

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: District(Souza Student Support)

BV Project Number: 158764.22R000 - 022.017

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



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

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



ACCESSIBLE ENTRANCE



SIGNAGE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
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 | District (Souza Student Support)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	18,000 SF	3	5249464
B2020	Throughout building	Fair	Storefront, Glazing & Framing	1,200 SF	14	5249511
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	10	5249475
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	85	13	5249439
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	5249459
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	11	15	5249504
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	18	5249522
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	2	15	5249496
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	27,700 SF	2	5249467
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	19,300 SF	25	5249489
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	900 LF	10	5249507
B3060	Roof	Fair	Roof Skylight, per SF of glazing	100 SF	12	5249480
Interiors						
C1010	Throughout building	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	50 LF	12	5249521
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	90	18	5249446
C1030	Throughout building	Fair	Door Hardware, Office, per Door	90	14	5249516
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	18	5249485
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	31,500 SF	13	5249472
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	22	10	5249452
C2010	Throughout building	Fair	Wall Finishes, Vinyl	14,000 SF	8	5249525
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	50,750 SF	7	5249458
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,250 SF	18	5249487
C2030	Office	Good	Flooring, Carpet, Commercial Standard	15,750 SF	7	5249440
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,250 SF	8	5249502
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,500 SF	25	5249508
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,500 SF	18	5249484
C2030	Throughout building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,000 SF	7	5249515
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	7	5249469
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	2	12	5249498
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	2	16	5249497
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	2	8	5249503
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	5249441

Component Condition Report | District (Souza Student Support)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	8	16	5249514
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	22	16	5249494
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	16	5249466
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	5249431
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	14	5249442
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	14	5249490
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	14	5249465
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	5249506
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	9	5249509
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	17	5249470
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW)	2	12	5249500
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	35,000 SF	18	5249437
HVAC						
D3010	Building exterior	Fair	Storage Tank, Fuel, Interior	1	12	5249432
D3020	Throughout building	Fair	Baseboard Heater, Electric, 4 LF	1	12	5249481
D3020	Throughout building	Fair	Unit Heater, Electric	8	11	5249457
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	9	5249518
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	3	7	5249473
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	5249448
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	35,000 SF	11	5249479
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	5249444
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	15	14	5249455
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	14	14	5249447
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	6	14	5249434
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	7	9	5249474
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	4	9	5249450
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	2	9	5249483
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	35,000 SF	11	5249495
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	15	5249501
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	3	14	5249520
D5020	Electrical room	Fair	Switchboard, 120/208 V	2	18	5249435
D5020	Electrical room	Fair	Switchboard, 120/208 V	2	18	5249513
D5030	Electrical room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	35,000 SF	18	5249493
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	26	11	5249486
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign, LED	12	7	5249445

Component Condition Report | District (Souza Student Support)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,000 SF	11	5249460
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	35,000 SF	10	5249523
Equipment & Furnishings						
E1010	Building Exterior	Fair	Loading Dock Equipment, Dock Leveler	2	12	5249476
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	4	10	5249517
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Tabletop	1	7	5249454
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	5249453
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	4	9	5249468
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	5249491
E1030	Kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	7	5249436
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	5249462
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	5249463
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	9	5249488
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	8	5249456
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	7	9	5249492
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	3	7	5249482
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	3	12	5249471
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	5249499
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	300 LF	8	5249443
E2010	Throughout building	Fair	Casework, Cabinetry Economy	450 LF	10	5249519
E2050	Throughout building	Good	Office Furniture & Cubicles, Budgetary Upgrade, Economy	16,000 SF	8	5249505
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	13	5249524
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	4	5249461
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	10	5249478
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	10	5249449
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	20 LF	18	5249451
G2060	Site	Fair	Flagpole, Metal	1	15	5249433
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,600 LF	18	5249438
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	400 SF	25	5249477
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	5249512
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	10	5249510

Appendix F: Replacement Reserves



