

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Maintenance and Operations
321 North Thornburg Street
Santa Maria, California 93454

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BV PROJECT #:

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ON SITE DATE:

January 24, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance and Operations Facility
Number of Buildings	4
Main Address	321 North Thornburg Street, Santa Maria, California 93458
Site Developed	1952
Site Area	1.8 acres (estimated)
Parking Spaces	35 total spaces all in open lots; 00 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 24, 2023
Management Point of Contact	DLR Group, Kevin Fleming (951) 682-0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	James Michaelis, Custodial Supervisor 805-361-8259
Assessment and Report Prepared By	Kylan Boyd
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

This site, originally built in 1952, serves as the Maintenance and Operations facility to the 23 schools within the Santa Maria-Bonita School District. Initially, this location began as an elementary school before the district expanded and ultimately converted the classrooms into offices.

Architectural

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be deteriorating and falling apart. Issues with the building envelope, such as roof leaks, wall leaks, broken windows, and other deficiencies, were primarily observed at the site. Additional studies as well as budgetary costs for repairs have been provided to address these issues. Interior finishes vary in age, and have been well maintained throughout the facilities. Finishes have been replaced as needed, and are anticipated for lifecycle replacement based on useful life and normal wear. Short term recommendations include replacement of the original antiquated windows and replacements of the aged and leaky roofs.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while some components were replaced and upgraded during the 2012 renovations, many remain older, with some still original to the construction dates of each building. The newest HVAC equipment is dated 2012, but some furnaces and rooftop units are older and are in need of refurbishment or replacement. The water heater was installed recently in 2021, however, most piping is original. The facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant shortcoming being the lack of emergency power. With the exception of the main shop, all other buildings would benefit from an installation of fire alarm systems in addition to fire suppression system retrofits (currently lacking).

Site

The site consists of both paved and unpaved parking areas. The asphalt paved parking lots and driveways have large areas of surface cracking and heavy weathering throughout. The concrete sidewalks are heavily deteriorated, with significant areas of cracking and uneven pavement.

Recommended Additional Studies

Building 3 has a portion of its structure that is in poor condition. Leaks have been reported in the hallway leading from the office to the breakroom. The wood frame has been rotted away from water damage and shows signs of termite infestation. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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
M&O / Building 1 (1952)	\$550	2,000	\$1,100,000	0.0%	6.7%	7.8%	10.5%
M&O / Building 2 (1952)	\$550	3,300	\$1,815,000	0.3%	3.8%	4.0%	8.7%
M&O / Building 3 (1952)	\$550	10,500	\$5,775,000	2.3%	4.4%	7.9%	15.0%

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.

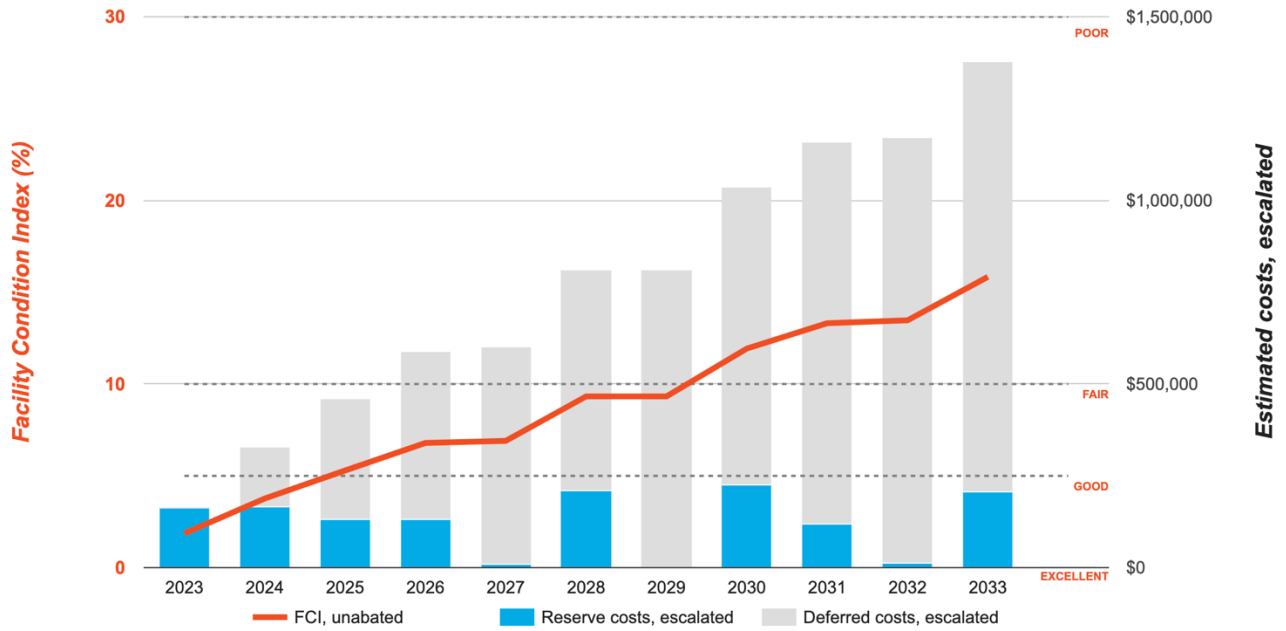
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: M&O

Replacement Value: \$8,690,000

Inflation Rate: 3.0%

Average Needs per Year: \$125,200



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	\$128,560	\$33,016	\$40,526	\$73,110	\$207,577	\$482,789
Roofing	-	\$67,702	-	\$188,711	\$43,753	\$300,166
Interiors	\$1,808	\$872	\$204,106	\$17,287	\$277,341	\$501,414
Plumbing	-	-	\$5,412	\$86,126	\$53,830	\$145,368
HVAC	\$4,822	\$23,905	\$38,299	\$75,763	\$38,956	\$181,745
Electrical	-	-	\$61,430	\$43,600	\$67,446	\$172,476
Fire Alarm & Electronic Systems	-	-	-	\$43,359	-	\$43,359
Equipment & Furnishings	-	-	-	-	-	-
Site Pavement	\$22,906	\$172,220	\$1,143	\$12,986	\$24,488	\$233,743
Site Development	\$122	-	-	\$14,729	\$54,071	\$68,922
Site Utilities	-	-	-	\$10,014	-	\$10,014
Follow-up Studies	\$3,836	-	-	-	-	\$3,836
TOTALS (3% inflation)	\$162,100	\$297,800	\$351,000	\$565,700	\$767,500	\$2,144,100

Immediate Needs

Facility/Building	Total Items	Total Cost
M&O / Building 2	1	\$4,800
M&O / Building 3	5	\$134,300
M&O / Site	2	\$22,900
Total	8	\$162,000

Building 2

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5162752	M&O / Building 2	Building exterior	D3030	Heat Pump, Packaged & Wall-Mounted, Replace	Failed	Performance/Integrity	\$4,800
Total (1 items)							\$4,800

Building 3

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5162764	M&O / Building 3	Building Exterior	B2020	Window, Steel, 16-25 SF, Replace	Failed	Performance/Integrity	\$128,600
5162745	M&O / Building 3	Office to lounge hallway	C2010	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	Poor	Performance/Integrity	\$1,500
5162755	M&O / Building 3	Utility closet	C2030	Flooring, Vinyl Tile (VCT), Replace	Failed	Performance/Integrity	\$300
5162766	M&O / Building 3	Building Exterior	G2060	Fences & Gates, Fence, Wood Board 6", Replace	Failed	Performance/Integrity	\$100
5162731	M&O / Building 3	Office to lounge hallway	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Performance/Integrity	\$3,800
Total (5 items)							\$134,300

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5162763	M&O / Site	Site	G2020	Parking Lots, Pavement, Concrete, Repair	Failed	Performance/Integrity	\$21,900
5162748	M&O / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Failed	Performance/Integrity	\$1,000
Total (2 items)							\$22,900

Key Findings



Exterior Walls in Poor condition.

Wood Siding
Building 3 Maintenance and Operations
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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Wood siding is rotted at the bottom and falling apart from the ground up. - AssetCALC ID: 5162691



Roofing in Poor condition.

Metal
Building 2 Maintenance and Operations Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$56,400

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Roof is bent, rusted, and missing paint. Evidence of leaking in the roof, water has rusted the metal underside of the building due to leakage. - AssetCALC ID: 5162668



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Building 3 Maintenance and Operations Roof

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

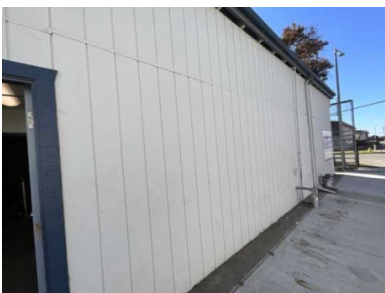
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,500

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The roof has leaked water into the walls on the side of the building. Specifically, the hallway leading to the lounge from the office. - AssetCALC ID: 5162732



Exterior Walls in Poor condition.

Wood Siding
Building 1 Maintenance and Operations
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,700

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Wood siding is deteriorating at the bottom. - AssetCALC ID: 5162682



Window in Failed condition.

Steel, 16-25 square feet
Building 3 Maintenance and Operations
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$128,600

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Glass window is broken near the bottom. Broken window glass all over the front facade. - AssetCALC ID: 5162764



Furnace in Poor condition.

Gas
Building 3 Maintenance and Operations
Building Exterior

Uniformat Code: D3020
Recommendation: **Replace in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,800

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Item is rusted and beyond its useful life. - AssetCALC ID: 5162749



Wall Finishes in Poor condition.

Wood Paneling, Raised Architectural Wainscot
Building 3 Maintenance and Operations Office
to Lounge Hallway

Uniformat Code: C2010
Recommendation: **Replace in 2023**

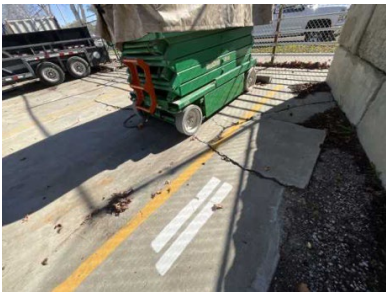
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Water damage and wood is rotting. - AssetCALC ID: 5162745



Parking Lots in Failed condition.

Pavement, Concrete
Site Maintenance and Operations Site

Uniformat Code: G2020
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,900

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Large cracks in concrete - AssetCALC ID: 5162763



Parking Lots in Failed condition.

Pavement, Asphalt
Site Maintenance and Operations Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

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Seal and Striping are no longer present. - AssetCALC ID: 5162748



Parking Lots in Poor condition.

Aggregate/Stone, Surface Gravel
Site Maintenance and Operations Site

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,200

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Gravel needs to be replenished. Large patches of exposed dirt present. - AssetCALC ID: 5162767



Parking Lots in Poor condition.

Pavement, Asphalt
Site Maintenance and Operations Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$76,700

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Potholes along the large cracks. Alligator cracking present throughout. - AssetCALC ID: 5162702



Parking Lots in Poor condition.

Pavement, Concrete
Site Maintenance and Operations Site

Uniformat Code: G2020
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$78,900

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Large cracks through the concrete. - AssetCALC ID: 5162717



Heat Pump in Failed condition.

Packaged and Wall-Mounted
Building 2 Maintenance and Operations
Building Exterior

Uniformat Code: D3030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

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Item is badly corroded. No longer in operation. - AssetCALC ID: 5162752



Fences and Gates in Failed condition.

Fence, Wood Board 6'
Building 3 Maintenance and Operations
Building Exterior

Uniformat Code: G2060
Recommendation: **Replace in 2023**

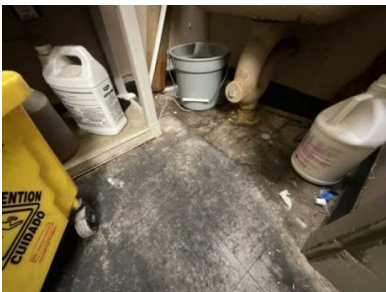
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

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Door is off the hinges and badly damaged. - AssetCALC ID: 5162766



Flooring in Failed condition.

Vinyl Tile (VCT)
Building 3 Maintenance and Operations Utility
Closet

Uniformat Code: C2030
Recommendation: **Replace in 2023**

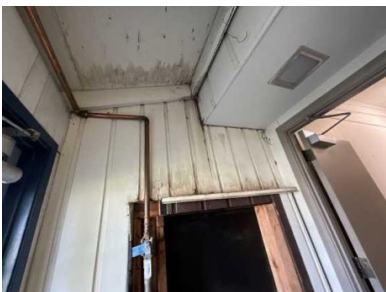
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

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Tile is broken in numerous places and is exposing surface underneath. - AssetCALC ID: 5162755



**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal
Growth
Building 3 Maintenance and Operations Office
to Lounge Hallway

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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Interior wood is rotting and shows signs of water damage. - AssetCALC ID: 5162731



Soffit in Poor condition.

Wood
Building 3 Maintenance and Operations Roof

Uniformat Code: B3080
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

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The wood material is warped and separating from adjacent boards. Paint is peeling and fading. - AssetCALC ID: 5162709



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Building 3 Maintenance and Operations Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Unit is badly rusted and beyond it's expected life - AssetCALC ID: 5162772



Flooring in Poor condition.

Any Surface, with Paint or Sealant
Building 3 Maintenance and Operations
Storage Room

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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Large cracks throughout. Needs paint or sealant after repair. - AssetCALC ID: 5162700

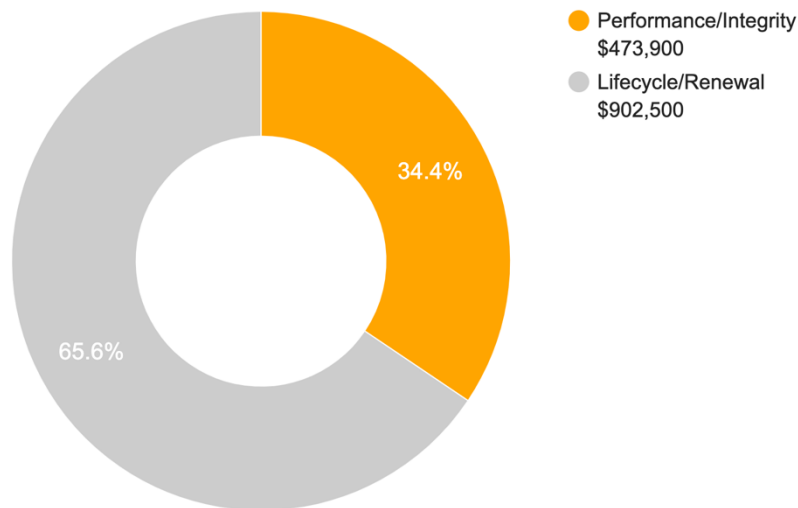
Plan Types

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

Plan Type Descriptions

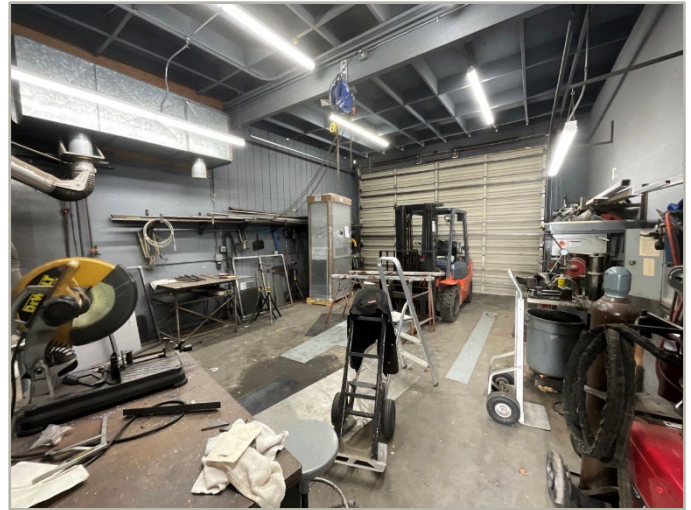
Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,376,400

2. Building 1



Building 1: Systems Summary

Constructed/Renovated	1952	
Building/Group Size	2,000 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Wall Finish: Wood siding Windows: None	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None	Fair

Building 1: Systems Summary		
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Warped and loose siding, leaking roof	

3. Building 2



Building 2: Systems Summary

Constructed/Renovated	1952	
Building Size	3,300 square feet	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Vinyl	Fair
Roof	Gable construction with metal finish	Poor
Interiors	Walls: Unfinished, painted gypsum board (Restroom) Floors: sealed concrete, ceramic tile (Restroom) Ceilings Unfinished/exposed, painted gypsum board (Restroom)	Fair
Elevators	None	--
Plumbing	Distribution: Galvanized iron supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building 2: Systems Summary		
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Leaking roof, aged electrical infrastructure	

4. Building 3



Building 3: Systems Summary

Constructed/Renovated	1952
Building Size	10,500 square feet
Number of Stories	1 above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum, Steel Poor
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT Fair
Elevators	None --
Plumbing	Distribution: Galvanized iron supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms Fair

Building 3: Systems Summary		
HVAC	Non-Central System: Packaged units, furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Broken windows, leaking roof, lacks fire alarm system	

5. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete pavement and adjacent concrete sidewalks	Poor
Site Development	Building-mounted signage; chain link fencing; 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	Good
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	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate lot drainage, lack of property signage	

6. 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.

7. ADA Accessibility

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

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

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

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

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

The campus was originally constructed in 1952. The campus has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. 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.

10. Certification

Santa Maria-Bonita School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Maintenance and Operations, 321 North Thornburg Street, Santa Maria, California 93458, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Kylan Boyd,
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Reviewed by:



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11. 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



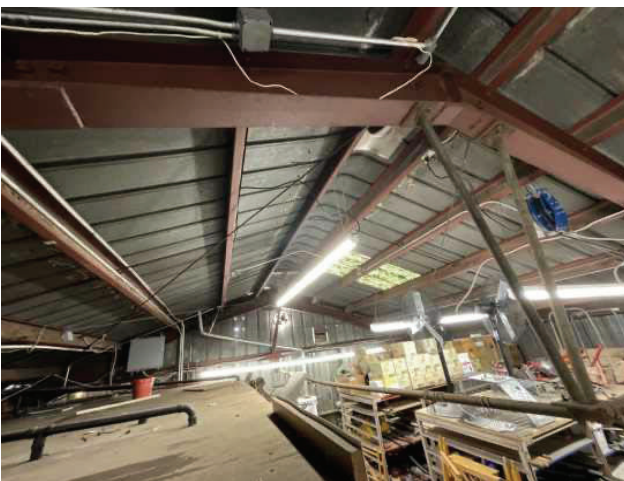
2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - PRIMARY ROOF OVERVIEW



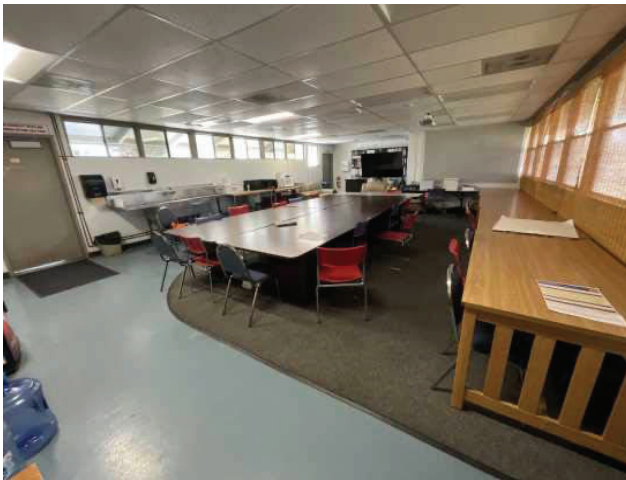
Photographic Overview



7 - SECONDARY ROOF OVERVIEW



8 - BUILT-UP ROOF



9 - BREAKROOM



10 - LOUNGE ROOM



11 - SHOP OFFICE



12 - RESTROOM



Photographic Overview



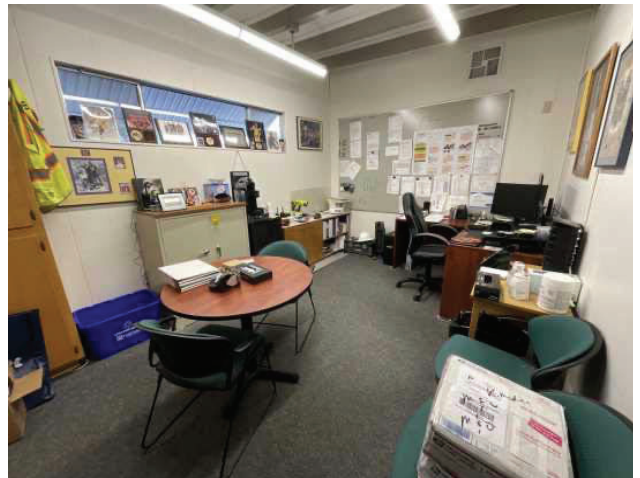
13 - SHOP OFFICE



14 - SHOP



15 - MEN'S RESTROOM



16 - OFFICE



17 - WATER HEATER



18 - HEATING MAIN COMPONENT



Photographic Overview



19 - COOLING MAIN COMPONENT



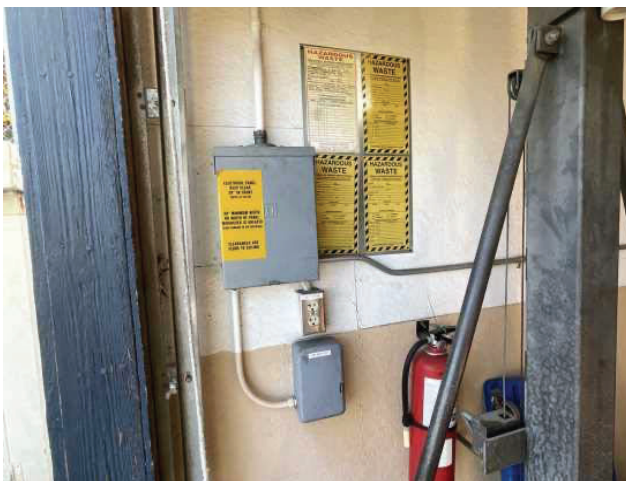
20 - HVAC EQUIPMENT



21 - MAIN ELECTRICAL EQUIPMENT



22 - MAIN ELECTRICAL EQUIPMENT



23 - ELECTRICAL PANEL



24 - ELECTRICAL EQUIPMENT

Photographic Overview



25 - PRIMARY PARKING AREA



26 - PRIMARY PARKING AREA



27 - FURNISHINGS



28 - LANDSCAPING OVERVIEW



29 - SIGNAGE



30 - LANDSCAPING OVERVIEW





Appendix B: Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	158764.22R000-023.017	Maintenance and Operations	
	Source	On-Site Date	
	Google Earth	January 24, 2023	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Maintenance and Operations

Name of person completing form: James Michaelis

Title / Association w/ property: Custodial Supervisor

Length of time associated w/ property: 35

Date Completed: January 24, 2023

Phone Number: 805 478 7713


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 1952	Renovated 2013	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		Added walls to make different work spaces. Don't know the year.
		HVAC	2019	Wall hung heat pump replaced recently
		Electrical		
		Site Pavement	2013	Driveway and parking concrete added for drainage
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Some water heaters and furnace as are from 2012. Possibly that some HVAC improvements were made that year.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Looked at other properties to rent. Redoing the working lot, getting a wash station for the vehicles. Reconfigure shop areas. All speculation.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Many windows are broken. Everything needs to be updated. Most architectural features and MEPF is original to building construction		

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				Window leaks from broken windows, roof is leaking. Wall is full of termites and leaks. Rotted walls. Roof leaks in the mechanic, wood, and HVAC space.
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			Nothing major. Snaking drain occasionally
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				Wood, mechanic, and HVAC shot are inadequately heated.
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				Before placing concrete in parking lot there were drainage issues. Fixed.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Parking lot condition is a hazard.
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: Maintenance and Operations

BV Project Number: 158764.22R000-023.017

Abbreviated Accessibility Checklist

Facility History and Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		Study not needed according to the Supervisor.
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

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route

Exterior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Building Entrances

Building Entrances section not applicable at this site.

Abbreviated Accessibility Checklist

Interior Accessible Route

Interior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms

Public Restrooms section not applicable at this site.

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools

Playgrounds and Swimming Pools section not applicable at this site.

Appendix E: Component Condition Report



Component Condition Report | M&O / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,160 SF	3	5162705
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	2,160 SF	2	5162682
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	15	5162722
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	5162698
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,000 SF	12	5162726
Interiors						
C1030	Site	Fair	Interior Door, Wood, Solid-Core	3	15	5162704
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	5162733
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,000 SF	3	5162712
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,000 SF	5	5162658
Plumbing						
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	5162770
D2010	Building exterior	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,000 SF	15	5162721
HVAC						
D3020	Throughout building	Fair	Unit Heater, Natural Gas	1	3	5162734
D3020	Throughout building	Fair	Unit Heater, Natural Gas	1	3	5162751
D3060	Building exterior	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	10	5162676
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	1	10	5162754
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	2	10	5162686
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	15	5162735
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	5162675
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	10	5162737
Fire Alarm & Electronic Systems						
D7030	Building exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,000 SF	10	5162683

Component Condition Report | M&O / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	1,600 SF	20	5162756
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,850 SF	8	5162660
B2020	Building Exterior	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	1	20	5162758
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	4	10	5162773
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	10	5162663
Roofing						
B3010	Roof	Poor	Roofing, Metal	3,960 SF	1	5162668

Component Condition Report | M&O / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	10	5162743
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	350 SF	20	5162706
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	150 SF	10	5162664
C2050	Restrooms	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	150 SF	9	5162746
Plumbing						
D2010	Throughout building	Fair	Water Heater, Gas, Residential	1	7	5162720
D2010	Restrooms	Fair	Shower, Fiberglass	1	5	5162739
D2010	Restrooms	Fair	Emergency Plumbing Fixtures, Shower Station	1	10	5162708
D2010	Building exterior	Good	Sink/Lavatory, Service Sink, Laundry	1	20	5162730
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	5162757
D2010	Restrooms	Good	Urinal, Standard	2	20	5162696
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	20	5162768
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	5162685
HVAC						
D3020	Restrooms	Fair	Baseboard Heater, Electric, 2 LF	1	5	5162677
D3020	Throughout building	Fair	Unit Heater, Natural Gas	1	3	5162762
D3030	Building exterior	Failed	Heat Pump, Packaged & Wall-Mounted	1	0	5162752
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	15	5162662
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	5162753
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,300 SF	15	5162659
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	10	5162665
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,300 SF	10	5162761
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,300 SF	8	5162697

Component Condition Report | M&O / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,120 SF	3	5162678
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	700 SF	1	5162691
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	10	10	5162689
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	10	5162715
B2020	Building Exterior	Failed	Window, Steel, 16-25 SF	69	0	5162764
B2050	Building exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	2	15	5162736
B2050	Building exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	15	5162666
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	15	5162724
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	5162750

Component Condition Report | M&O / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	10,000 SF	7	5162694
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	1,800 SF	2	5162732
B3080	Roof	Poor	Soffit, Wood	100 SF	1	5162709
Interiors						
C1010	Shop office	Fair	Interior Wall, Gypsum Board/Plaster	250 SF	20	5162657
C1010	Vault room	Fair	Interior Wall, Brick	300 SF	25	5162670
C1030	Building exterior	Fair	Door Hardware, School, per Door	14	10	5162699
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	5162690
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	10	10	5162716
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	5	5162771
C2010	Breakroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	15	5162684
C2010	Office to lounge hallway	Poor	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	50 SF	0	5162745
C2010	Throughout building	Fair	Moldings, Baseboard/Trim, Commercial Standard	1,000 LF	15	5162679
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Refinish	500 SF	5	5162674
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	150 SF	5	5162719
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	17,500 SF	3	5162711
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,000 SF	5	5162723
C2030	Utility closet	Failed	Flooring, Vinyl Tile (VCT)	50 SF	0	5162755
C2030	Storage Room	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	500 SF	2	5162700
C2030	Shop office	Fair	Flooring, Vinyl Sheeting	600 SF	5	5162774
C2050	Shop office	Fair	Ceiling Finishes, Gypsum Board/Plaster	285 SF	20	5162707
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	1	14	5162760
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	5162672
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	10	5162667
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	4	5162727
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	12	5162725
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,500 SF	8	5162765
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	23	5162656
D2010	Utility closet	Excellent	Water Heater, Gas, Residential	1	13	5162669
HVAC						
D3020	Building exterior	Poor	Furnace, Gas	1	2	5162749
D3020	Utility closet	Fair	Furnace, Electric	1	9	5162661
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	3	5162738
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	2	3	5162681
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	5162687
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	5162693
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	5162772

Component Condition Report | M&O / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,500 SF	10	5162710
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	4	5162742
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	5162718
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	5	7	5162688
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,500 SF	15	5162713
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,500 SF	5	5162692
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	8	5162703
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,500 SF	7	5162769
Equipment & Furnishings						
E1030	Throughout building	Fair	Bank Vault Equipment, Vault Door	1	25	5162673
Sitework						
G2060	Building Exterior	Failed	Fences & Gates, Fence, Wood Board 6'	4 LF	0	5162766
Follow-up Studies						
P2030	Office to lounge hallway	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	5162731

Component Condition Report | M&O / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	5162744
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	5162728
HVAC						
D3010	Site	Fair	Meter, w/ Digital Pulser, Natural Gas	1	15	5162747
Pedestrian Plazas & Walkways						
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Seal & Stripe	2,000 SF	0	5162748
G2020	Site	Failed	Parking Lots, Pavement, Concrete, Repair	1,000 SF	0	5162763
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,000 SF	1	5162702
G2020	Site	Poor	Parking Lots, Pavement, Concrete	8,000 SF	2	5162717
G2020	Site	Poor	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	6,000 SF	1	5162767
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	200 SF	15	5162671
Sitework						
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	1	15	5162740
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	2	10	5162741
G2060	Site	Fair	Flagpole, Metal	1	15	5162701
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	580 LF	20	5162714
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	200 SF	39	5162729
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	5162680
G4050	Site	Fair	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	1	25	5162695

Appendix F: Replacement Reserves



Replacement Reserves Report



2/22/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
D5020	Throughout building	5162718	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,192.00	\$2,192											\$2,192											\$2,192				
D5030	Throughout building	5162713	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	10500	SF	\$2.74	\$28,770															\$28,770							\$28,770				
D5040	Throughout building	5162692	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	10500	SF	\$4.93	\$51,786					\$51,786																	\$51,786				
D5040	Building exterior	5162703	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	3	EA	\$241.12	\$723									\$723													\$723				
D7030	Throughout building	5162769	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	10500	SF	\$2.19	\$23,016							\$23,016															\$23,016				
G2060	Building Exterior	5162766	Fences & Gates, Fence, Wood Board 6', Replace	20	20	0	4	LF	\$30.69	\$123	\$123																			\$123		\$123				
P2030	Office to lounge hallway	5162731	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	\$3,836.00	\$3,836	\$3,836																					\$3,836				
Totals, Unescalated											\$134,328	\$18,248	\$22,128	\$68,401	\$8,878	\$167,063	\$0	\$182,484	\$58,263	\$9,864	\$75,734	\$0	\$5,096	\$60,181	\$1,206	\$144,014	\$0	\$0	\$9,645	\$5,809	\$18,629					\$989,972
Totals, Escalated (3.0% inflation, compounded annually)											\$134,328	\$18,796	\$23,476	\$74,744	\$9,992	\$193,672	\$0	\$224,432	\$73,806	\$12,870	\$101,780	\$0	\$7,266	\$88,378	\$1,824	\$224,370	\$0	\$0	\$16,420	\$10,186	\$33,646					\$1,249,985

M&O / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
D2010	Site	5162744	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,507.20	\$3,507																\$3,507						\$3,507				
D2010	Site	5162728	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$1,534.40	\$1,534																\$1,534						\$1,534				
D3010	Site	5162747	Meter, w/ Digital Pulser, Natural Gas, Replace	30	15	15	1	EA	\$876.80	\$877																\$877						\$877				
G2020	Site	5162748	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	2000	SF	\$0.49	\$986	\$986				\$986						\$986					\$986				\$986		\$4,932				
G2020	Site	5162763	Parking Lots, Pavement, Concrete, Repair	0	0	0	1000	SF	\$21.92	\$21,920	\$21,920																					\$21,920				
G2020	Site	5162702	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	20000	SF	\$3.84	\$76,720		\$76,720																				\$76,720				
G2020	Site	5162767	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	6	1	6000	SF	\$1.53	\$9,206		\$9,206						\$9,206							\$9,206							\$27,619				
G2020	Site	5162717	Parking Lots, Pavement, Concrete, Replace	50	48	2	8000	SF	\$9.86	\$78,912		\$78,912																				\$78,912				
G2030	Site	5162671	Sidewalk, Concrete, Small Areas/Sections, Replace	50	35	15	200	SF	\$21.92	\$4,384															\$4,384							\$4,384				
G2060	Site	5162741	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	10	10	2	EA	\$5,480.00	\$10,960											\$10,960											\$10,960				
G2060	Site	5162740	Bike Rack, Fixed 6-10 Bikes, Replace	20	5	15	1	EA	\$876.80	\$877																\$877						\$877				
G2060	Site	5162714	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	580	LF	\$46.03	\$26,699																			\$26,699			\$26,699				
G2060	Site	5162701	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,740.00	\$2,740															\$2,740							\$2,740				
G4050	Site	5162680	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	\$7,452.80	\$7,453											\$7,453											\$7,453				
Totals, Unescalated											\$22,906	\$85,926	\$78,912	\$0	\$0	\$986	\$0	\$0	\$9,206	\$0	\$19,399	\$0	\$0	\$0	\$0	\$24,112	\$0	\$0	\$0	\$0	\$27,685					\$269,134
Totals, Escalated (3.0% inflation, compounded annually)											\$22,906	\$88,504	\$83,718	\$0	\$0	\$1,144	\$0	\$0	\$11,662	\$0	\$26,071	\$0	\$0	\$0	\$0	\$37,566	\$0	\$0	\$0	\$0	\$50,002					\$321,573