

FACILITY CONDITION ASSESSMENT

prepared for

Fullerton Joint Union High School District

1051 West Bastanchury Road
Fullerton, California 92833

DLR Group Inc.

1650 Spruce Street, Suite 300
Riverside, California 92507



**BUREAU
VERITAS**



Fullerton Union High School
201 East Chapman Avenue
Fullerton, California 92832

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ON SITE DATE:

July 17-18, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Twenty
Main Address	201 East Chapman Avenue, Fullerton, California 92832
Site Developed	1893
Site Area	24.0 acres (estimated)
Parking Spaces	178 total; 78 spaces in open lots; 50 spaces in carports; // 50 spaces in a garage/parking structure(s) 10 accessible (included in total above)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	July 17-18, 2023
Management Point of Contact	DLR GROUP Kevin Fleming 951.682.0470 lfleming@dlrgroup.com
On-site Point of Contact (POC)	Joe Tessanne Maintenance Supervisor
Assessment and Report Prepared By	Mike Bauer and Rashad Alnial
Reviewed By	Al Diefert Technical Report Reviewer For Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Fullerton Union High school was originally built in 1884 and consists of multiple originally built historic buildings. Multiple remodels and new buildings have been added to the site throughout the years.

Architectural

Most of the architectural finishes on the campus consist of brick and concrete walls with flat roofs. The entire campus was repainted in the last 2-3 years. The buildings have been very well maintained throughout the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems have been kept up to date and seem to be sized correctly for the application they were designed for. Multiple buildings were being renovated with new split system heat pumps at the time of the assessment. The pool equipment is scheduled to be renovated in the near future.

Site

The site parking is large and consists of asphalt lots, garage, and three car ports. Concrete walk areas have been rebuilt over the lifespan of the site. One football field, five tennis courts and a baseball/softball field are also located on the campus.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building’s Facility Condition Index (FCI), which provides a theoretical objective indication of a building’s overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
002 - Fullerton Union High School / Auditorium (1893)	\$550	21,960	\$12,078,000	0.1%	5.0%	7.8%	10.2%
002 - Fullerton Union High School / Auto Body 166-168 (1960)	\$550	6,000	\$3,300,000	0.0%	5.7%	8.8%	12.4%
002 - Fullerton Union High School / Business 50-58 (1953)	\$550	7,080	\$3,894,000	0.1%	1.1%	3.7%	7.4%
002 - Fullerton Union High School / Cafeteria (1969)	\$550	5,888	\$3,238,400	0.1%	0.9%	6.0%	22.4%
002 - Fullerton Union High School / Classrooms 206-242 (2008)	\$550	22,480	\$12,364,000	0.0%	2.3%	4.1%	9.1%
002 - Fullerton Union High School / Classrooms 60-76 (1952)	\$550	15,840	\$8,712,000	1.1%	3.3%	18.4%	22.3%
002 - Fullerton Union High School / Custodial Office (1990)	\$550	2,000	\$1,100,000	0.0%	0.0%	1.9%	3.4%
002 - Fullerton Union High School / Digital Arts 140-147 (1963)	\$550	12,600	\$6,930,000	0.0%	1.7%	6.0%	8.6%
002 - Fullerton Union High School / English 30-47 (1953)	\$550	16,745	\$9,209,750	0.0%	0.8%	4.2%	6.2%
002 - Fullerton Union High School / Fine Art/Little Theatre (1956)	\$550	22,617	\$12,439,350	0.0%	2.4%	3.2%	6.6%
002 - Fullerton Union High School / Gym (2021)	\$550	23,324	\$12,828,200	0.0%	0.0%	0.0%	1.9%
002 - Fullerton Union High School / Home Economics 90-93 (1969)	\$550	7,176	\$3,946,800	0.0%	0.6%	6.5%	15.8%
002 - Fullerton Union High School / Library (1970)	\$550	14,700	\$8,085,000	0.0%	0.0%	2.7%	3.7%
002 - Fullerton Union High School / Locker Rooms (1925)	\$550	20,260	\$11,143,000	0.2%	10.2%	23.2%	30.0%
002 - Fullerton Union High School / Math and Science 10-19 (1951)	\$550	9,900	\$5,445,000	0.0%	1.4%	9.4%	11.2%
002 - Fullerton Union High School / Math and Science 20-26 (1951)	\$550	9,900	\$5,445,000	0.0%	1.2%	2.6%	4.2%
002 - Fullerton Union High School / New Locker Rooms (2021)	\$550	3,904	\$2,147,200	0.0%	0.0%	0.0%	4.0%
002 - Fullerton Union High School / Office (1970)	\$550	6,060	\$3,333,000	0.2%	0.2%	5.2%	9.6%
002 - Fullerton Union High School / Social Science 150-157 (1960)	\$550	9,360	\$5,148,000	0.0%	0.8%	5.1%	5.9%
002 - Fullerton Union High School / Students Restroom (1966)	\$550	2,577	\$1,417,350	0.0%	0.7%	1.3%	3.3%



Immediate Needs

Facility/Building	Total Items	Total Cost
002 - Fullerton Union High School / Auditorium	4	\$16,400
002 - Fullerton Union High School / Business 50-58	1	\$3,300
002 - Fullerton Union High School / Cafeteria	1	\$3,300
002 - Fullerton Union High School / Classrooms 60-76	2	\$92,700
002 - Fullerton Union High School / Gym	1	\$5,500
002 - Fullerton Union High School / Locker Rooms	2	\$20,200
002 - Fullerton Union High School / Office	1	\$6,100
002 - Fullerton Union High School / Site	5	\$87,300
Total	17	\$234,800

Auditorium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6877044	002 - Fullerton Union High School / Auditorium	Building Exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$1,300
6877024	002 - Fullerton Union High School / Auditorium	Mechanical Mezzanine	D2010	Water Heater, Electric, Residential, Replace	Poor	Performance/Integrity	\$2,000
6877036	002 - Fullerton Union High School / Auditorium	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$3,800
6877052	002 - Fullerton Union High School / Auditorium	Mechanical room	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Poor	Performance/Integrity	\$9,300
Total (4 items)							\$16,400

Business 50-58

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6878071	002 - Fullerton Union High School / Business 50-58	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	Poor	Performance/Integrity	\$3,300
Total (1 items)							\$3,300

Cafeteria

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6877977	002 - Fullerton Union High School / Cafeteria	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	Poor	Performance/Integrity	\$3,300
Total (1 items)							\$3,300

Classrooms 60-76

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6878001	002 - Fullerton Union High School / Classrooms 60-76	Building Exterior	B2020	Glazing, any type, by SF, Replace	Poor	Performance/Integrity	\$91,400
6878000	002 - Fullerton Union High School / Classrooms 60-76	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$1,300
Total (2 items)							\$92,700

Gym

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6878327	002 - Fullerton Union High School / Gym	Throughout building	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	Poor	Performance/Integrity	\$5,500
Total (1 items)							\$5,500



Locker Rooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6878300	002 - Fullerton Union High School / Locker Rooms	Building exterior	D3050	Pump, Distribution, HVAC Heating Water, Replace	Poor	Performance/Integrity	\$11,300
6878314	002 - Fullerton Union High School / Locker Rooms	Roof	D3060	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor, Replace	Poor	Performance/Integrity	\$8,900
Total (2 items)							\$20,200

Office

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6876973	002 - Fullerton Union High School / Office	Restrooms	D5020	Distribution Panel, 120/240 V, Replace	Poor	Performance/Integrity	\$6,100
Total (1 items)							\$6,100

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6878483	002 - Fullerton Union High School / Site	Pool	D2010	Drinking Fountain, Wall- Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$10,600
6878453	002 - Fullerton Union High School / Site	Site	D4010	Supplemental Components, Fire Jockey Pump, Replace	Poor	Performance/Integrity	\$2,700
6878476	002 - Fullerton Union High School / Site	Stadium	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Poor	Performance/Integrity	\$7,400
6878500	002 - Fullerton Union High School / Site	Pool	F1050	Pool Equipment, Circulation Pump, Replace	Poor	Performance/Integrity	\$6,800
6878475	002 - Fullerton Union High School / Site	Pool	F1050	Pool Finishes, Basin & Deck Finishes, Concrete Deck, Replace	Poor	Performance/Integrity	\$59,800
Total (5 items)							\$87,300



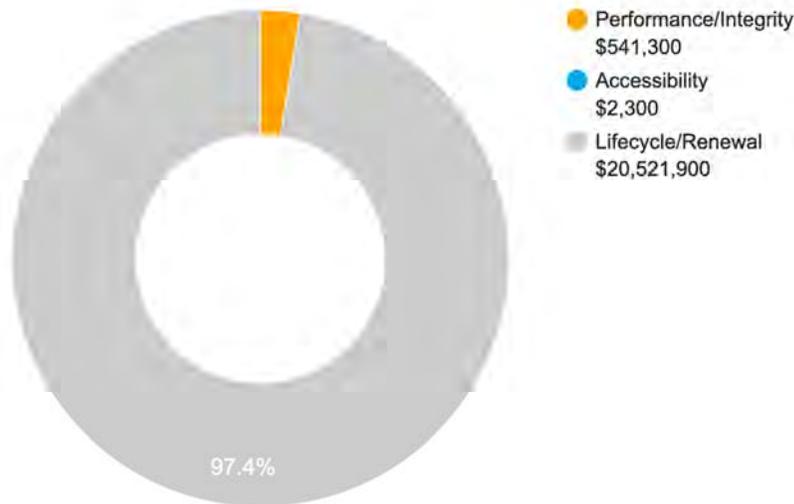
Plan Types

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 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: \$21,065,500



2. Auditorium



Auditorium: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1930/1972	
Building Size	21,960 SF	
Number of Stories	Two above grade with one below-grade basement levels (Mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors concrete caisson and grade beam foundation system	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay tiles.	Fair
Interiors	Walls: Painted surfaces, wallpaper, ceramic tile, and unfinished Floors: Carpet, VCT, ceramic tile, wood strip, and unfinished Ceilings: Painted surfaces and unfinished/exposed	Fair
Elevators	Passenger: one hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply with cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding fan coils	Fair

Auditorium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Moderate corrosion present on expansion tank, water heater, split system condensing unit, unit heater, deteriorated clock tower door	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Auditorium: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$36,000	-	-	-	-	\$36,000
Facade	-	\$800	\$84,800	\$4,500	\$133,600	\$223,600
Roofing	-	-	\$17,600	-	\$2,200	\$19,800
Interiors	-	-	\$281,900	\$90,300	\$532,100	\$904,300
Conveying	-	-	-	-	\$92,800	\$92,800
Plumbing	\$3,300	-	\$6,200	\$6,000	\$87,700	\$103,200
HVAC	\$13,200	\$4,000	\$36,800	\$6,300	\$183,200	\$243,500
Fire Protection	-	-	-	-	\$11,100	\$11,100
Electrical	-	-	-	\$184,300	\$198,700	\$383,100
Fire Alarm & Electronic Systems	-	-	-	-	\$79,700	\$79,700
Equipment & Furnishings	-	\$494,500	-	-	-	\$494,500
Site Utilities	-	-	-	-	\$29,100	\$29,100
TOTALS (3% inflation)	\$52,500	\$499,400	\$427,300	\$291,300	\$1,350,300	\$2,620,800

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

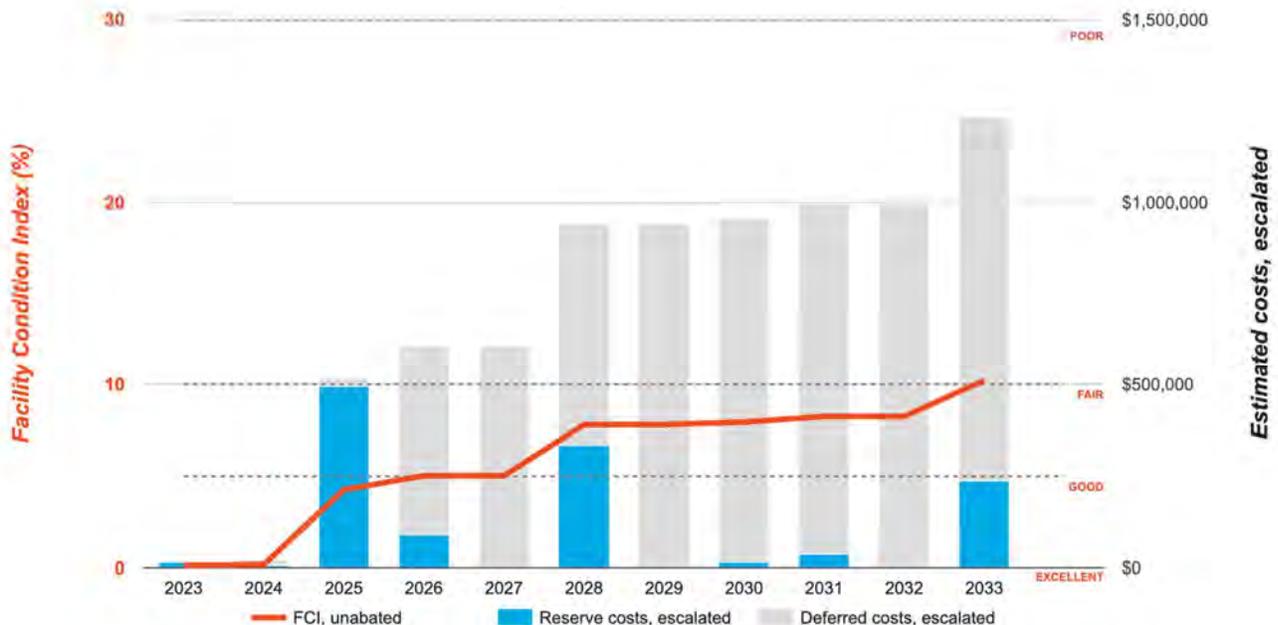
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Auditorium

Replacement Value: \$12,078,000

Inflation Rate: 3.0%

Average Needs per Year: \$112,300



Auditorium: Key Findings



No photo
Area inaccessible

Structural Flooring/Decking in Poor condition.

Wood
Auditorium 002 - Fullerton Union High School
Clock Tower

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$19,400

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Per POC, floor is deteriorating due to leak. - AssetCALC ID: 7020486

No photo
Area inaccessible

Structural Flooring/Decking in Poor condition.

Concrete
Auditorium 002 - Fullerton Union High School
Basement

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$16,600

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Per POC, deteriorated concrete in basement - AssetCALC ID: 7020487



Boiler Supplemental Components in Poor condition.

Expansion Tank
Auditorium 002 - Fullerton Union High School
Building exterior

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Priority Score: **86.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$3,900

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Moderate corrosion present on entire surface area. - AssetCALC ID: 6877032



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Auditorium 002 - Fullerton Union High School
Building Exterior

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$1,300

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The Water fountains are significantly stained over 100% of the drain pan and drain opening. - AssetCALC ID: 6877044



Water Heater in Poor condition.

Electric, Residential
 Auditorium 002 - Fullerton Union High School
 Mechanical Mezzanine

Uniformat Code: D2010
 Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,000

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There is moderate corrosion present on bottom of storage tank. - AssetCALC ID: 6877024



Split System in Poor condition.

Condensing Unit/Heat Pump
 Auditorium 002 - Fullerton Union High School
 Roof

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

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,800

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The condenser coil is moderately dented from weather and age. - AssetCALC ID: 6877036



Unit Heater in Poor condition.

Hydronic, 13 to 36 MBH
 Auditorium 002 - Fullerton Union High School
 Mechanical room

Uniformat Code: D3020
 Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$9,400

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There is moderate corrosion present on both supply and return piping unions. - AssetCALC ID: 6877052



Exterior Door in Poor condition.

Wood, Solid-Core
 Auditorium 002 - Fullerton Union High School
 Roof

Uniformat Code: B2050
 Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$800

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Clock tower door appears to be deteriorated. - AssetCALC ID: 6836920

3. Auto Body 166-168



Auto Body 166-168: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1960	
Building Size	6,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with metal deck over concrete slab and footing foundation	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Ceramic tile and unfinished Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Gas fired unit heaters	Good

Auto Body 166-168: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Auto Body 166-168: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$108,064	\$31,964	\$140,028
Roofing	-	-	-	-	\$156,091	\$156,091
Interiors	-	-	\$86,701	-	\$164,499	\$251,200
Plumbing	-	-	\$1,452	\$2,233	\$43,485	\$47,170
HVAC	-	-	-	\$8,934	\$17,730	\$26,664
Electrical	-	\$188,076	-	-	\$76,625	\$264,701
Equipment & Furnishings	-	-	\$12,638	-	\$19,690	\$32,328
TOTALS (3% inflation)	-	\$188,100	\$100,800	\$119,300	\$510,100	\$918,300

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

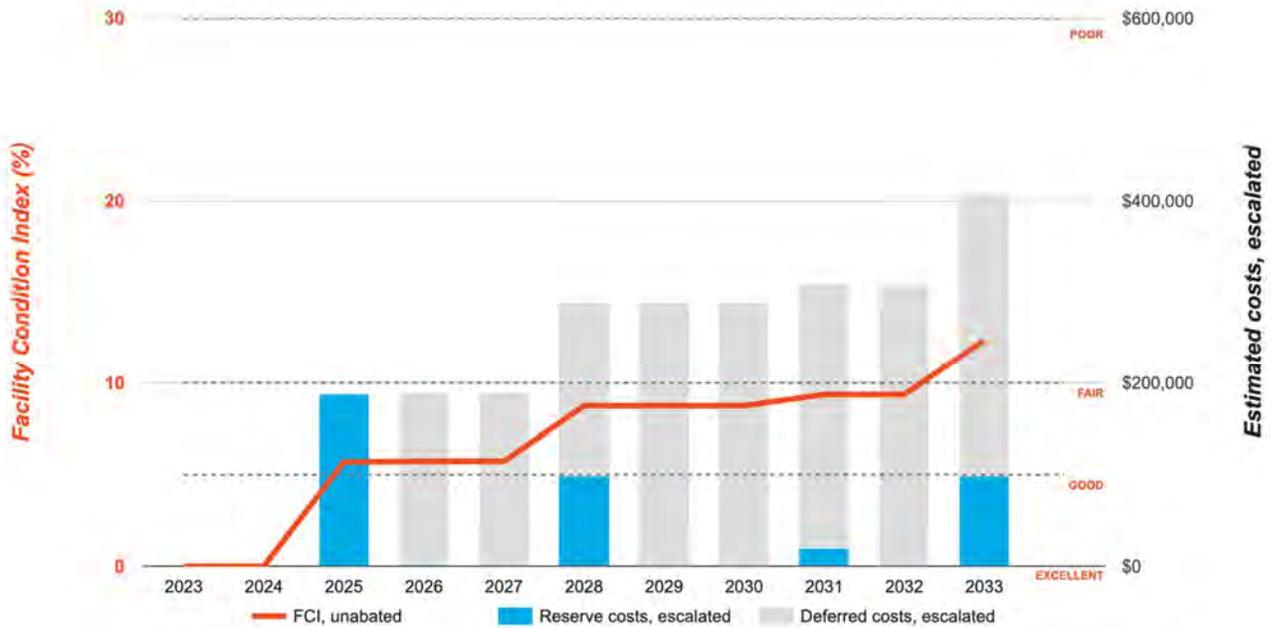
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Auto Body 166-168

Replacement Value: \$3,300,000

Inflation Rate: 3.0%

Average Needs per Year: \$37,100



Auto Body 166-168: Key Findings

No Key Findings for this location



4. Business 50-58



Business 50-58: Systems Summary		
Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1953	
Building Size	7.080 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists <i>and</i> concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, ceramic tile, and vinyl sheet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waster and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	--
HVAC	Supplemental components: Split-system heat pumps	Excellent

Business 50-58: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Stained drinking fountain	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Business 50-58: 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	-	\$2,233	\$70,646	\$29,987	\$31,295	\$134,161
Roofing	-	-	\$923	\$40,533	-	\$41,456
Interiors	-	-	\$62,192	\$26,317	\$166,821	\$255,330
Plumbing	\$3,324	-	-	-	\$12,426	\$15,750
HVAC	-	-	-	\$14,890	\$121,178	\$136,068
Electrical	-	\$2,068	\$2,568	\$18,613	\$57,776	\$81,025
Fire Alarm & Electronic Systems	-	-	-	\$14,890	-	\$14,890
Site Utilities	-	-	-	-	\$14,283	\$14,283
TOTALS (3% inflation)	\$3,400	\$4,400	\$136,400	\$145,300	\$403,800	\$693,300

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

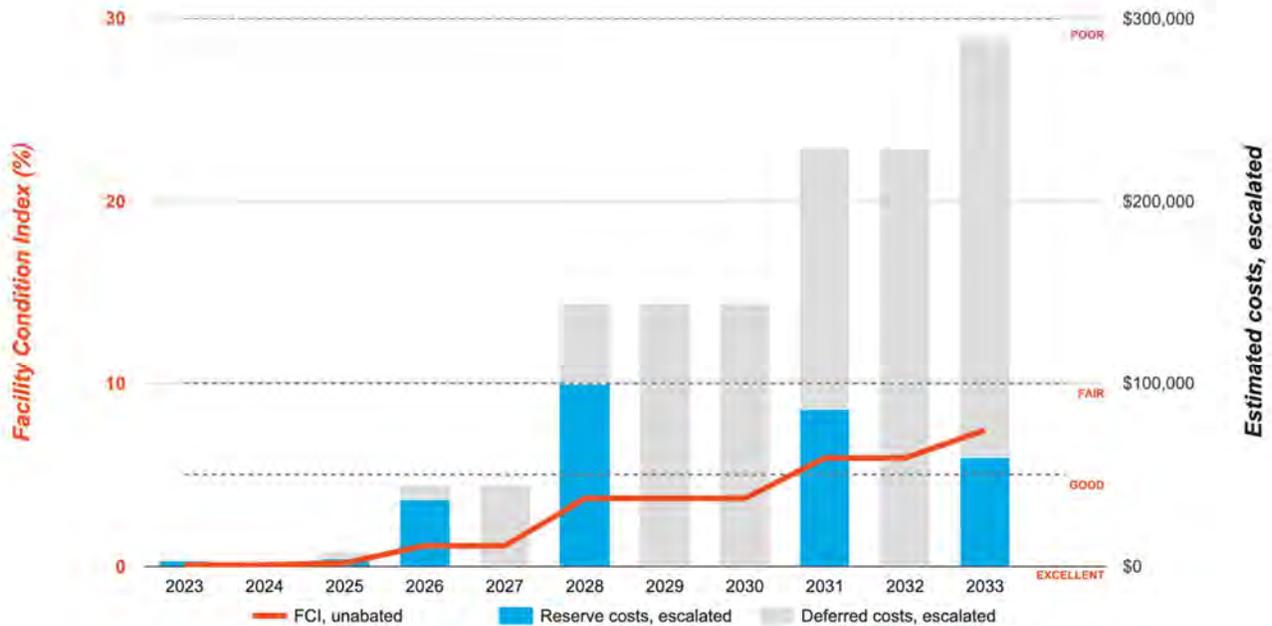
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Business 50-58

Replacement Value: \$3,894,000

Inflation Rate: 3.0%

Average Needs per Year: \$26,300



Business 50-58: Key Findings



Drinking Fountain in Poor condition.

Wall-Mounted, Bi-Level
Business 50-58 002 - Fullerton Union High School Building exterior

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

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The drinking fountains are severely stained throughout entire drain basin. - AssetCALC ID: 6878071

5. Cafeteria



Cafeteria: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1969	
Building Size	5,888 SF	
Number of Stories	One 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 <i>and</i> concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces, ceramic tile, and unfinished Floors: VCT, ceramic tile, quarry tile, and unfinished Ceilings: Painted surfaces and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Fair

Cafeteria: Systems Summary

Fire Suppression	Kitchen hood system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Frayed wiring on exhaust fan	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Cafeteria: 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	-	-	-	\$281,579	\$47,471	\$329,050
Roofing	-	-	\$30,407	-	\$68,039	\$98,446
Interiors	-	-	\$33,749	\$14,890	\$228,685	\$277,324
Plumbing	-	-	\$6,165	\$103,500	\$17,088	\$126,753
HVAC	\$3,324	\$4,936	\$41,476	-	\$131,528	\$181,264
Fire Protection	-	-	-	-	\$1,553	\$1,553
Electrical	-	-	-	\$96,369	\$45,737	\$142,106
Equipment & Furnishings	-	\$11,167	\$61,782	\$37,226	\$121,843	\$232,018
TOTALS (3% inflation)	\$3,400	\$16,200	\$173,600	\$533,600	\$662,000	\$1,388,800

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

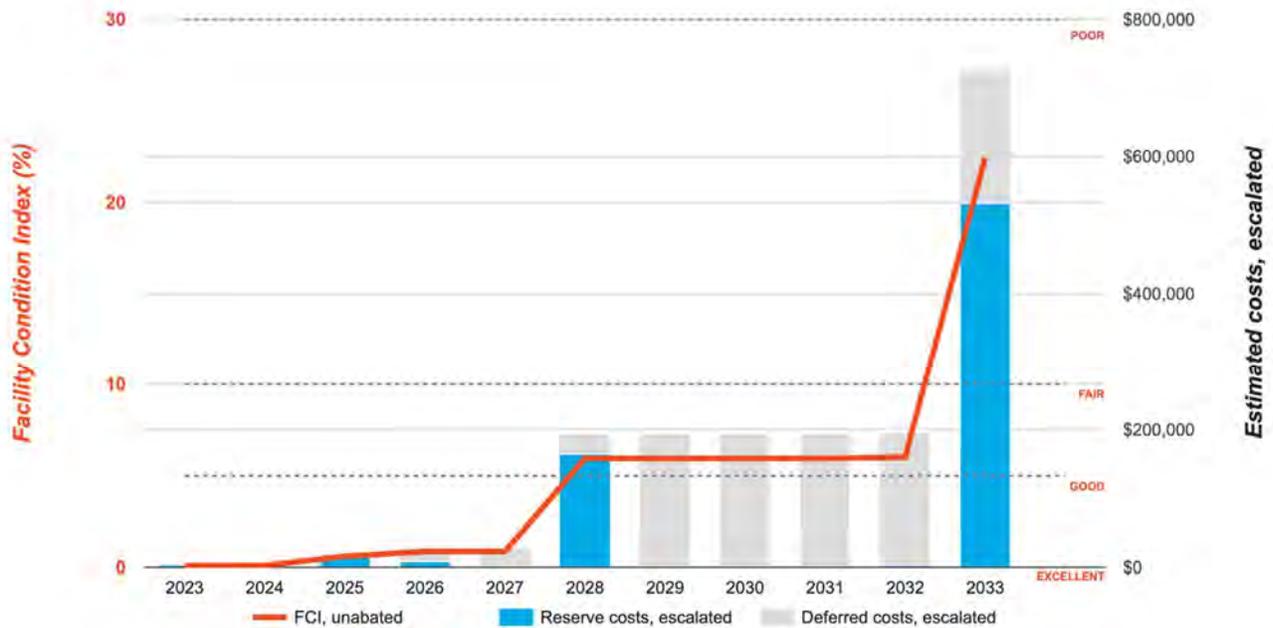
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Cafeteria

Replacement Value: \$3,238,400

Inflation Rate: 3.0%

Average Needs per Year: \$66,100



Cafeteria: Key Findings



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 24" Damper
Cafeteria 002 - Fullerton Union High School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

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The main electrical conductor is severely frayed. - AssetCALC ID: 6877977

6. Classrooms 206-242



Classrooms 206-242: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	2008	
Building Size	22,480 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, ceramic tile, and Unfinished Ceilings: Painted surfaces and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Fair

Classrooms 206-242: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time. included.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Classrooms 206-242: 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	-	-	-	\$92,636	\$124,495	\$217,131
Roofing	-	-	\$1,386	\$182,111	-	\$183,497
Interiors	-	-	\$213,991	\$98,549	\$619,420	\$931,960
Conveying	-	-	\$11,560	-	\$18,010	\$29,570
Plumbing	-	-	\$7,398	\$2,233	\$391,154	\$400,785
HVAC	-	\$199,830	-	-	\$69,508	\$269,338
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	-	-
Fire Alarm & Electronic Systems	-	-	\$75,783	-	\$118,068	\$193,851
Equipment & Furnishings	-	-	-	\$240,526	-	\$240,526
Site Utilities	-	-	-	-	\$12,427	\$12,427
TOTALS (3% inflation)	-	\$199,900	\$310,200	\$616,100	\$1,353,100	\$2,479,300

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

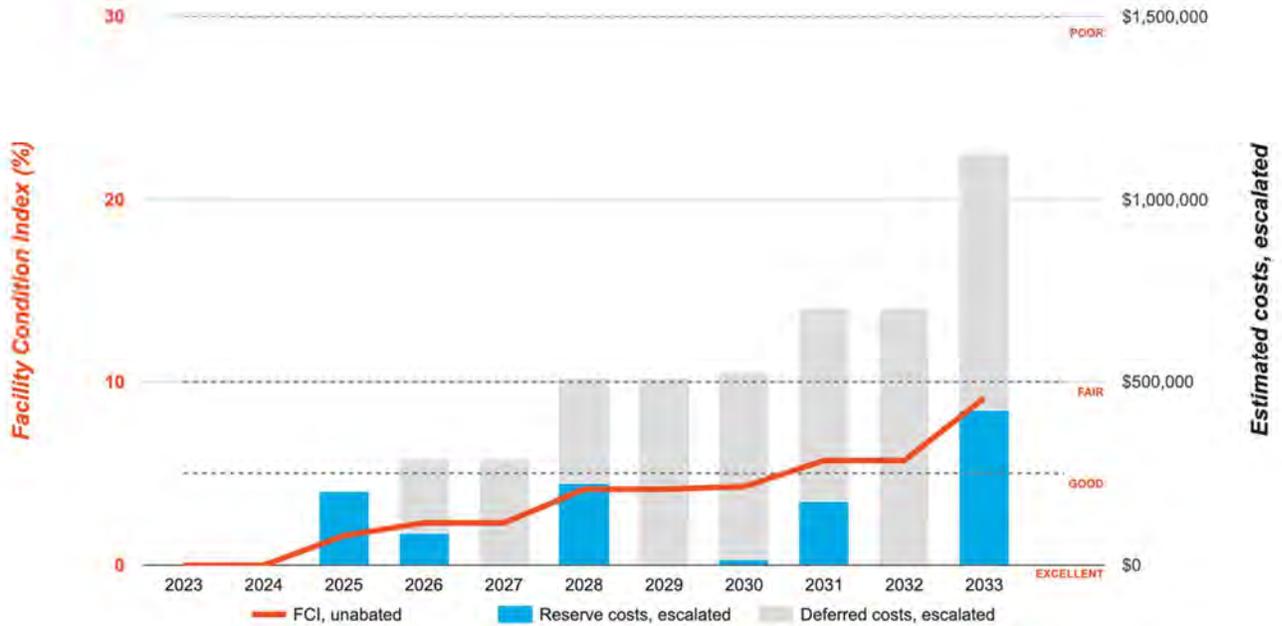
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Classrooms 206-242

Replacement Value: \$12,364,000

Inflation Rate: 3.0%

Average Needs per Year: \$102,400



Classrooms 206-242: Key Findings

No Key Findings for this location



7. Classrooms 60-76



Classrooms 60-76: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1952	
Building Size	15,840 SF	
Number of Stories	Two 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	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Excellent

Classrooms 60-76: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Original windows showing distress, disconnected water fountain	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Classrooms 60-76: 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	\$91,410	-	\$1,307,081	\$77,673	\$136,804	\$1,612,968
Roofing	-	-	-	\$198,490	-	\$198,490
Interiors	-	-	\$183,263	\$32,759	\$347,234	\$563,256
Conveying	-	\$10,579	\$6,422	-	\$16,482	\$33,483
Plumbing	\$1,329	-	-	\$4,088	\$9,318	\$14,735
HVAC	-	-	\$5,651	-	\$390,638	\$396,289
Electrical	-	-	-	-	\$123,045	\$123,045
Fire Alarm & Electronic Systems	-	-	-	\$20,440	-	\$20,440
Equipment & Furnishings	-	-	\$769	-	\$1,199	\$1,968
Site Utilities	-	-	-	-	\$10,988	\$10,988
TOTALS (3% inflation)	\$92,800	\$10,600	\$1,503,200	\$333,500	\$1,035,800	\$2,975,900

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

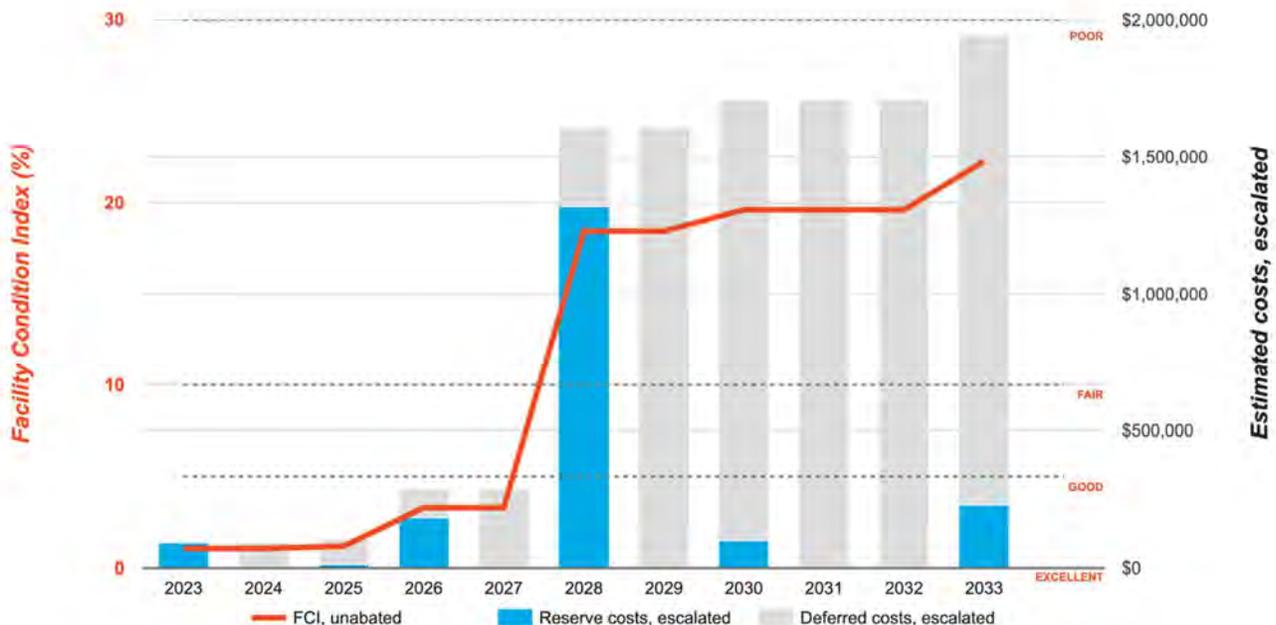
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Classrooms 60-76

Replacement Value: \$8,712,000

Inflation Rate: 3.0%

Average Needs per Year: \$176,400



Classrooms 60-76: Key Findings



Glazing in Poor condition.

any type, by SF
Classrooms 60-76 002 - Fullerton Union High School Building Exterior

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

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$91,400

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The glazing is original to the building and is showing moderate signs of distress due to age. - AssetCALC ID: 6878001



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Classrooms 60-76 002 - Fullerton Union High School Building exterior

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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The drinking fountain is completely operationally impaired and the water supply is disconnected. - AssetCALC ID: 6878000

8. Custodial Office



Custodial Office: Systems Summary		
Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	Information not provided	
Building Size	2,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: None	Fair
Roof	None. Part of the ancillary structure	--
Interiors	Walls: Painted surfaces and unfinished Floors: Unfinished Ceilings: Painted surfaces and unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Service sink	Fair
HVAC	Supplemental components: Suspended unit heater	Fair

Custodial Office: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and T-8 Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at the time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Custodial Office: 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	-	-	\$6,935	-	\$106,522	\$113,457
Interiors	-	-	\$10,917	-	\$17,473	\$28,390
Plumbing	-	-	-	\$885	\$24,497	\$25,382
HVAC	-	-	\$2,825	-	-	\$2,825
Electrical	-	-	-	\$13,401	\$10,005	\$23,406
Equipment & Furnishings	-	-	-	\$2,858	-	\$2,858
TOTALS (3% inflation)	-	-	\$20,700	\$17,200	\$158,500	\$196,400

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

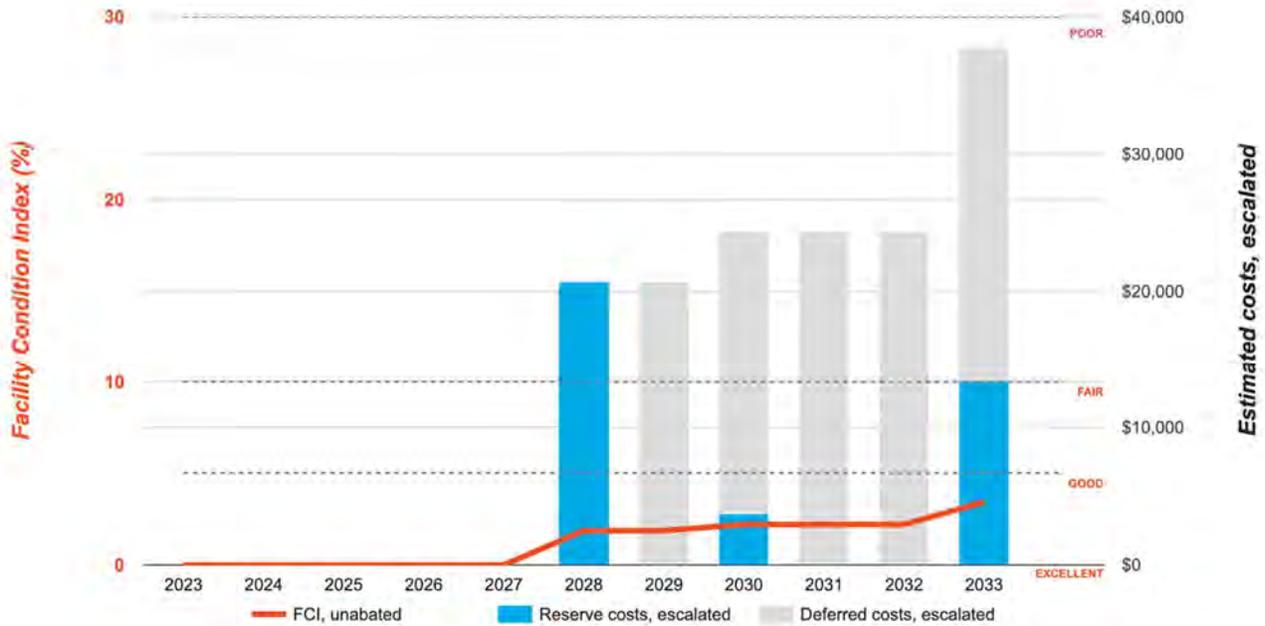
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Custodial Office

Replacement Value: \$1,100,000

Inflation Rate: 3.0%

Average Needs per Year: \$3,500



Custodial Office: Key Findings

No Key Findings for this location



9. Digital Arts 140-147



Digital Arts 140-147: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1963	
Building Size	12,600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Painted concrete Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted concrete Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Packaged units	Good

Digital Arts 140-147: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Digital Arts 140-147: 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	-	-	-	\$54,739	\$86,511	\$141,250
Roofing	-	-	\$178,027	-	-	\$178,027
Interiors	-	-	\$117,334	-	\$279,695	\$397,029
Plumbing	-	-	\$1,926	\$3,270	\$9,214	\$14,410
HVAC	-	\$116,372	-	-	\$43,500	\$159,872
Electrical	-	-	-	\$113,912	\$139,675	\$253,587
Equipment & Furnishings	-	-	-	\$5,211	-	\$5,211
Site Development	-	-	-	\$2,233	-	\$2,233
Site Utilities	-	-	-	-	\$8,285	\$8,285
TOTALS (3% inflation)	-	\$116,400	\$297,300	\$179,400	\$566,900	\$1,160,000

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

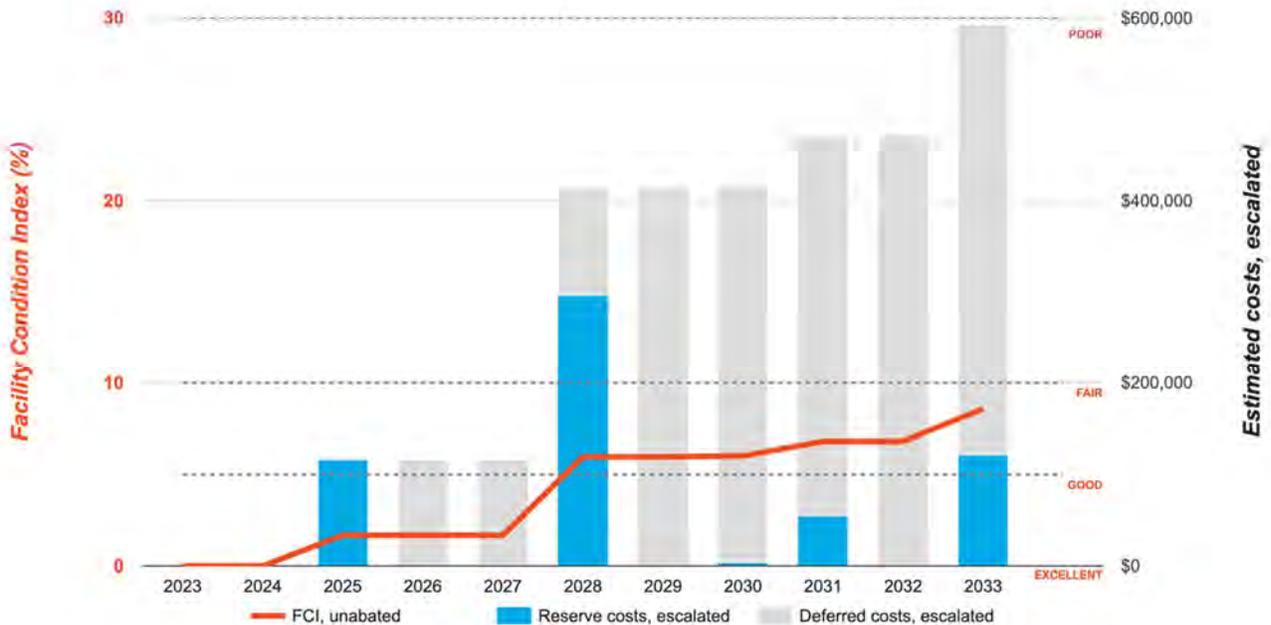
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Digital Arts 140-147

Replacement Value: \$6,930,000

Inflation Rate: 3.0%

Average Needs per Year: \$54,000



Digital Arts 140-147: Key Findings

No Key Findings for this location



10. English 30-47



English 30-47: Systems Summary		
Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1953	
Building Size	16,745 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system concrete pile	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, ceramic tile, and Unfinished Ceilings: Painted surfaces and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Excellent

English 30-47: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	VCT in poor condition	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

English 30-47: 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	-	-	-	\$50,528	\$67,906	\$118,434
Roofing	-	-	\$183,253	-	-	\$183,253
Interiors	-	\$570	\$92,128	\$35,254	\$311,229	\$439,181
Plumbing	-	-	-	\$24,866	\$12,080	\$36,946
HVAC	-	-	-	\$49,734	\$323,147	\$372,881
Electrical	-	-	\$48,810	-	\$213,846	\$262,656
Fire Alarm & Electronic Systems	-	-	\$42,901	\$20,440	-	\$63,341
Equipment & Furnishings	-	-	\$17,982	-	-	\$17,982
Site Utilities	-	-	-	-	\$13,184	\$13,184
TOTALS (3% inflation)	-	\$600	\$385,100	\$180,900	\$941,400	\$1,508,000

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

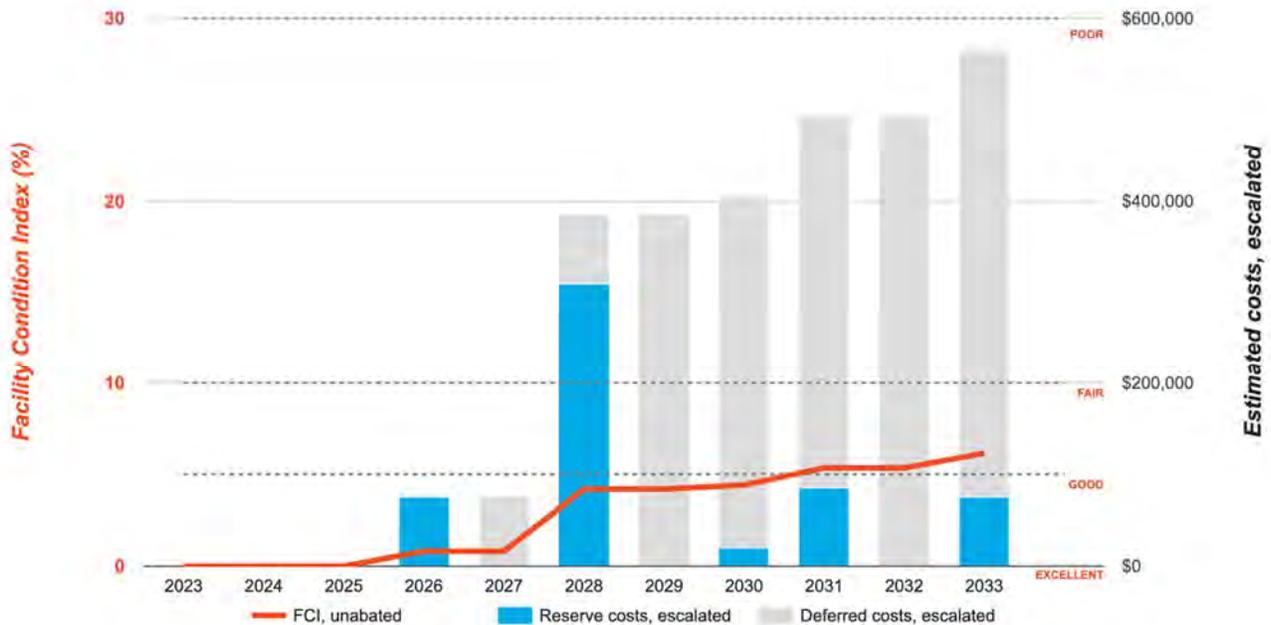
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School English 30-47

Replacement Value: \$9,209,800

Inflation Rate: 3.0%

Average Needs per Year: \$51,500



English 30-47: Key Findings



Flooring in Poor condition.

Vinyl Tile (VCT)
 English 30-47 002 - Fullerton Union High
 School Storage room

Uniformat Code: C2030
 Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$600

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VCT flooring appears to be in poor condition. - AssetCALC ID: 6838402

11. Fine Art/Little Theatre



Fine Art/Little Theatre: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1956	
Building Size	22,617 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors <i>and concrete pad</i>	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, and Unfinished Ceilings: Painted surfaces and ACT	Good
Elevators	Wheelchair lifts	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	--
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil and cabinet terminal units	Good

Fine Art/Little Theatre: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Multiple soft spots on roof	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Fine Art/Little Theatre: 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	-	-	-	\$96,004	\$129,022	\$225,026
Roofing	-	\$292,468	-	\$1,607	-	\$294,075
Interiors	-	-	\$26,010	\$157,597	\$475,496	\$659,103
Conveying	-	-	-	-	\$34,019	\$34,019
Plumbing	-	-	-	\$7,399	\$6,037	\$13,436
HVAC	-	-	\$15,668	\$164,391	\$235,902	\$415,961
Fire Protection	-	-	-	-	\$35,020	\$35,020
Electrical	-	-	-	-	\$204,508	\$204,508
Fire Alarm & Electronic Systems	-	-	\$58,106	-	\$90,527	\$148,633
Equipment & Furnishings	-	-	-	\$3,908	\$115,535	\$119,443
Site Utilities	-	-	-	-	\$5,494	\$5,494
TOTALS (3% inflation)	-	\$292,500	\$99,800	\$431,000	\$1,331,600	\$2,154,900

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

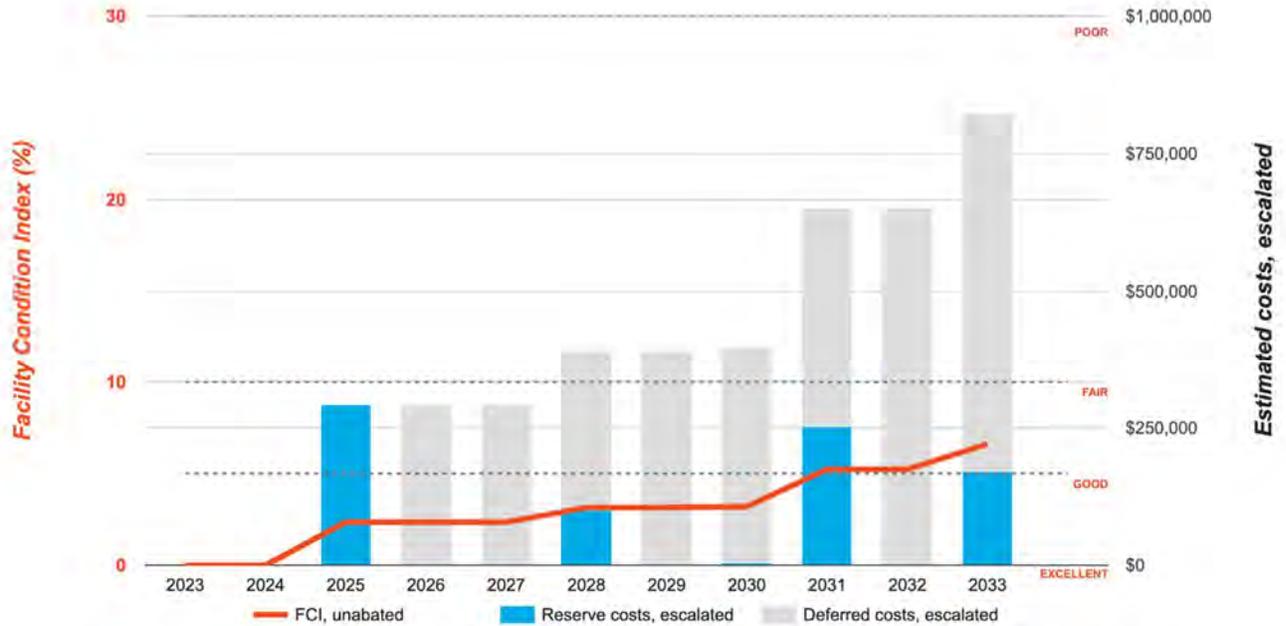
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Fine Art/Little Theatre

Replacement Value: \$12,439,400

Inflation Rate: 3.0%

Average Needs per Year: \$74,900



Fine Art/Little Theatre: Key Findings



Roofing in Poor condition.

Single-Ply Membrane, EPDM
Fine Art/Little Theatre 002 - Fullerton Union
High School Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$275,700

\$\$\$\$

Multiple soft spots on roof from multiple leak repairs and equipment installation. - AssetCALC ID: 6877096

12. Gym



Gym: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	2021	
Building Size	23,324 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors <i>and concrete pad column footing foundation</i>	Excellent
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted surfaces and ceramic tile Floors: VCT, ceramic tile, and wood strip Ceilings: Painted surfaces and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Good

Gym: Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors with exit signs only	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	The HVAC system is pressurizing the building, causing doors to not close properly.	
Key Issues and Findings	The HVAC system is pressurizing the building, causing doors to not close properly.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Gym: 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	-	-	-	\$101,057	\$135,813	\$236,870
Roofing	-	-	-	-	\$684,926	\$684,926
Interiors	-	-	-	\$129,235	\$263,023	\$392,258
Plumbing	-	-	-	-	\$24,813	\$24,813
HVAC	-	-	-	\$3,042	\$201,653	\$204,695
Electrical	-	-	-	-	\$219,978	\$219,978
Equipment & Furnishings	-	-	-	-	\$633,795	\$633,795
Site Development	-	-	-	-	-	-
Site Utilities	-	-	-	-	\$13,184	\$13,184
Follow-up Studies	\$5,540	-	-	-	-	\$5,540
TOTALS (3% inflation)	\$5,600	-	-	\$233,400	\$2,177,200	\$2,416,200

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

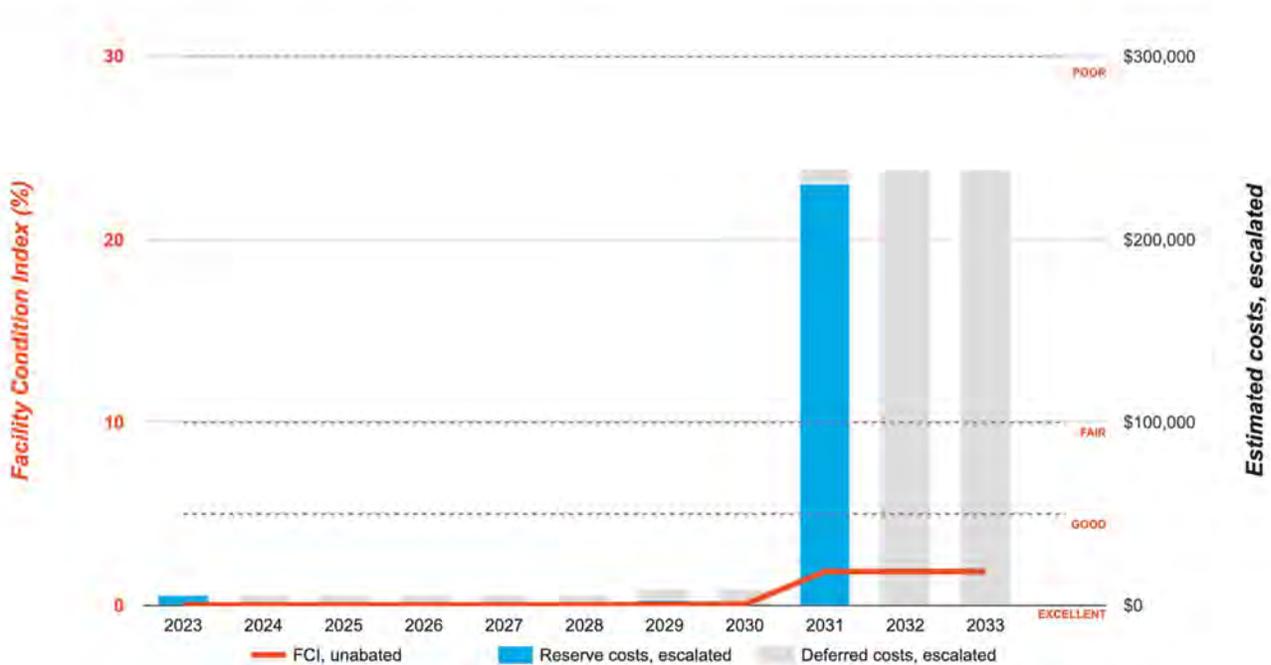
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Gym

Replacement Value: \$12,828,200

Inflation Rate: 3.0%

Average Needs per Year: \$21,800



Gym: Key Findings



Recommended Follow-up Study: Mechanical, HVAC Controls/Rebalance

Mechanical, HVAC Controls/Rebalance
Gym 002 - Fullerton Union High School
Throughout building

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$

Recommend test and balance of all ductwork; entry and exit doors are swinging open wildly due to building pressure. - AssetCALC ID: 6878327

13. Home Economics 90-93



Home Economics 90-93: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1969	
Building Size	7,176 SF	
Number of Stories	One above grade with one below-grade basement level	
<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	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Ceramic tile and Unfinished Ceilings: Painted surfaces and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	--
HVAC	Non-Central System: Packaged units	Fair

Home Economics 90-93: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Home Economics 90-93: 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	-	-	-	\$14,795	\$19,884	\$34,679
Roofing	-	-	-	\$60,603	-	\$60,603
Interiors	-	-	\$102,600	-	\$200,444	\$303,044
Plumbing	-	-	\$23,762	\$35,218	\$36,073	\$95,053
HVAC	-	\$24,919	\$19,267	-	\$137,323	\$181,509
Fire Protection	-	-	-	\$26,803	-	\$26,803
Electrical	-	-	-	\$48,083	\$599,551	\$647,634
Equipment & Furnishings	-	-	\$86,827	\$176,875	\$120,098	\$383,800
Site Utilities	-	-	-	\$5,359	-	\$5,359
TOTALS (3% inflation)	-	\$25,000	\$232,500	\$367,800	\$1,113,400	\$1,738,700

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

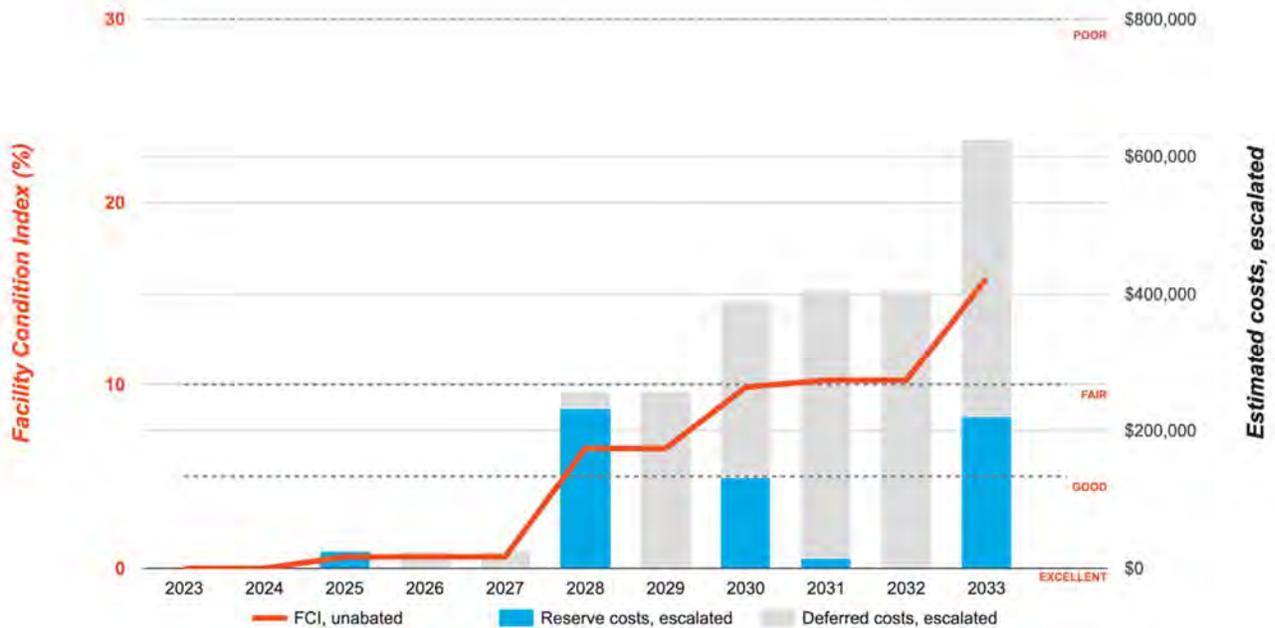
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Home Economics 90-93

Replacement Value: \$3,946,800

Inflation Rate: 3.0%

Average Needs per Year: \$56,900



Home Economics 90-93: Key Findings

No Key Findings for this location



14. Library



Library: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1970	
Building Size	14,700 SF	
Number of Stories	Three above grade with one below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and <i>concrete pad column footing foundation system</i>	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil and cabinet terminal units	Fair

Library: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Library: 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	-	-	-	\$15,485	\$885,317	\$900,802
Roofing	-	-	\$111,363	-	-	\$111,363
Interiors	-	-	\$95,050	\$46,423	\$346,642	\$488,115
Plumbing	-	-	-	\$10,123	\$91,431	\$101,554
HVAC	-	-	\$9,091	\$3,245	\$242,117	\$254,453
Electrical	-	-	-	-	\$314,306	\$314,306
Equipment & Furnishings	-	-	-	\$5,211	-	\$5,211
Site Utilities	-	-	-	-	\$6,591	\$6,591
TOTALS (3% inflation)	-	-	\$215,600	\$80,500	\$1,886,500	\$2,182,600

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

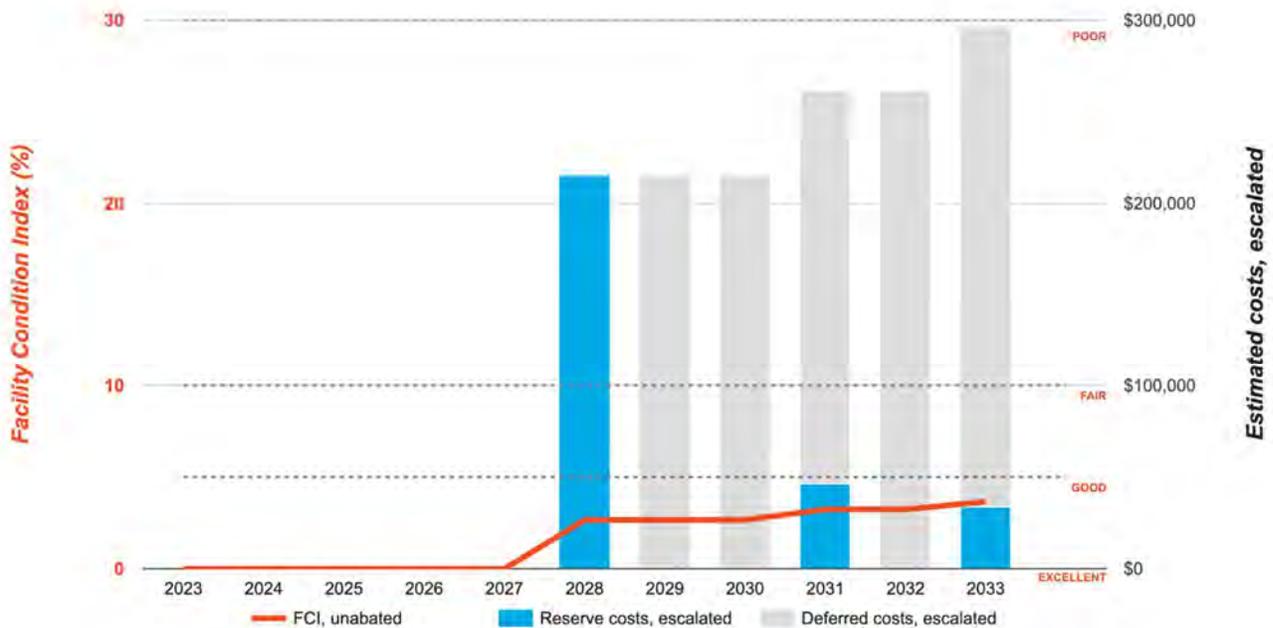
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Library

Replacement Value: \$8,085,000

Inflation Rate: 3.0%

Average Needs per Year: \$27,000



Library: Key Findings

No Key Findings for this location



15. Locker Rooms



Locker Rooms: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1925	
Building Size	20,260 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors <i>and concrete pad column footing foundation system</i>	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: VCT, ceramic tile, wood strip, rubber, and Unfinished Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units	Fair

Locker Rooms: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Corroded circulation pump and exhaust fan	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Locker Rooms: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$578,000	-	-	\$578,000
Facade	-	\$4,500	\$4,600	\$105,300	\$174,400	\$288,700
Roofing	-	-	\$328,500	-	-	\$328,500
Interiors	-	-	\$826,900	\$385,900	\$296,100	\$1,508,900
Plumbing	\$19,400	\$48,000	\$8,200	\$96,200	\$18,600	\$190,300
HVAC	\$20,200	\$402,100	\$257,000	-	\$104,500	\$783,800
Electrical	-	-	\$70,600	\$119,100	-	\$189,800
Fire Alarm & Electronic Systems	-	\$38,800	\$19,300	-	\$30,000	\$88,100
Equipment & Furnishings	-	-	\$3,200	\$15,000	\$12,800	\$31,000
Site Utilities	-	-	-	-	\$8,800	\$8,800
TOTALS (3% inflation)	\$39,600	\$493,300	\$2,096,200	\$721,500	\$645,200	\$3,995,800

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

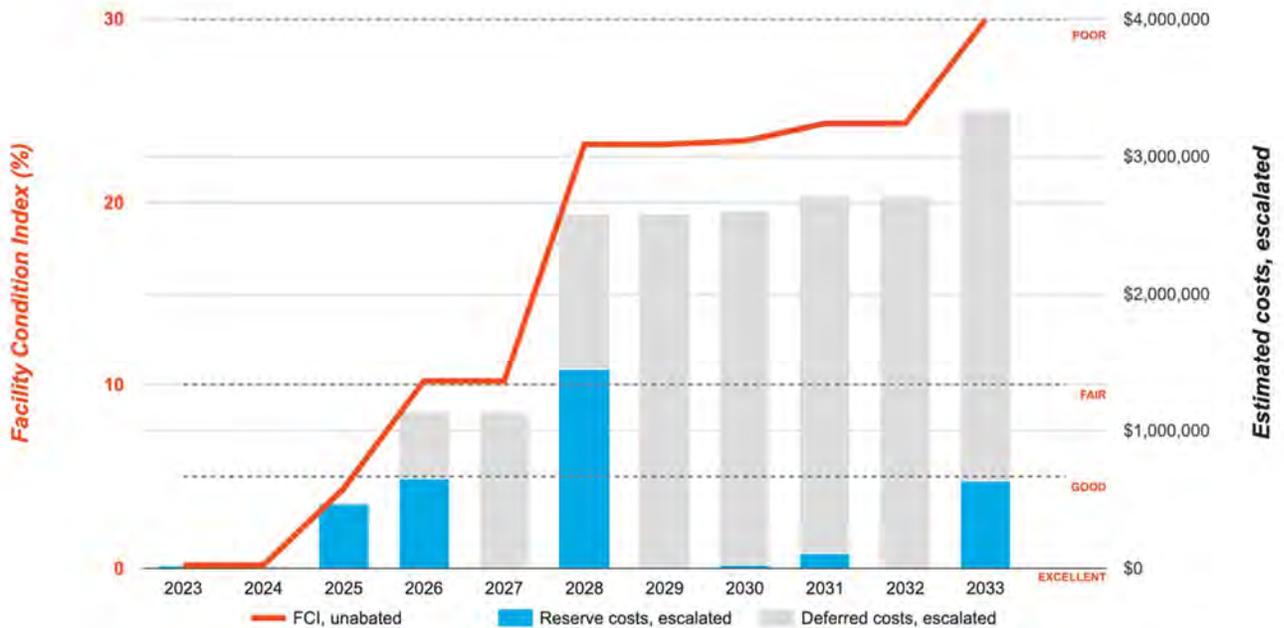
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Locker Rooms

Replacement Value: \$11,143,000

Inflation Rate: 3.0%

Average Needs per Year: \$303,600



Locker Rooms: Key Findings



Pump in Poor condition.

Distribution, HVAC Heating Water
Locker Rooms 002 - Fullerton Union High School Building exterior

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,300

\$\$\$\$

The circulation pumps are severely corroded primarily on motor housing flange. - AssetCALC ID: 6878300



Exhaust Fan in Poor condition.

Industrial Dust Collection, 1 to 1.5 HP Motor
Locker Rooms 002 - Fullerton Union High School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2023**

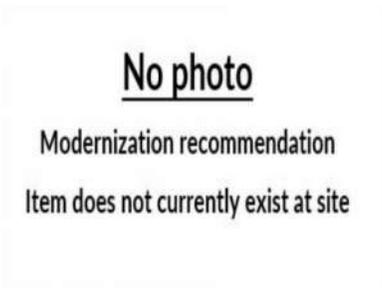
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,900

\$\$\$\$

The fans are completely corroded with rust on all external steel components. - AssetCALC ID: 6878314



Plumbing System in Poor condition.

any type, Repairs per Man-Day
Locker Rooms 002 - Fullerton Union High School Restrooms

Uniformat Code: D2010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,400

\$\$\$\$

Per POC leaking in the shower area - AssetCALC ID: 7017880



Shower in Poor condition.

Ceramic Tile
Locker Rooms 002 - Fullerton Union High School Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,700

\$\$\$\$

Per POC showers in poor condition - AssetCALC ID: 6830221

No photo
Area inaccessible

**Ground Vault (Electrical/Low V) in
Poor condition.**

Vault
SITE 001 - Buena Park High School
Throughout

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000

\$\$\$\$

Per POC replace vault cover - AssetCALC ID: 7020297

16. Math and Science 10-19



Math and Science 10-19: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1951	
Building Size	9,900 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Excellent

Math and Science 10-19: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Math and Science 10-19: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$33,200	-	-	-	-	\$33,200
Facade	-	-	\$423,900	\$63,200	\$126,300	\$613,300
Roofing	-	-	-	\$1,600	-	\$1,600
Interiors	-	-	\$74,500	\$31,100	\$218,200	\$323,800
Conveying	-	-	\$11,600	-	\$26,600	\$38,200
Plumbing	-	-	-	-	\$33,400	\$33,400
HVAC	-	-	\$600	-	\$220,900	\$221,500
Electrical	-	-	-	-	\$61,000	\$61,000
Equipment & Furnishings	-	-	\$2,200	-	\$20,700	\$23,000
Site Utilities	-	-	-	-	\$17,600	\$17,600
TOTALS (3% inflation)	\$33,200	-	\$512,900	\$95,800	\$724,700	\$1,366,600

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

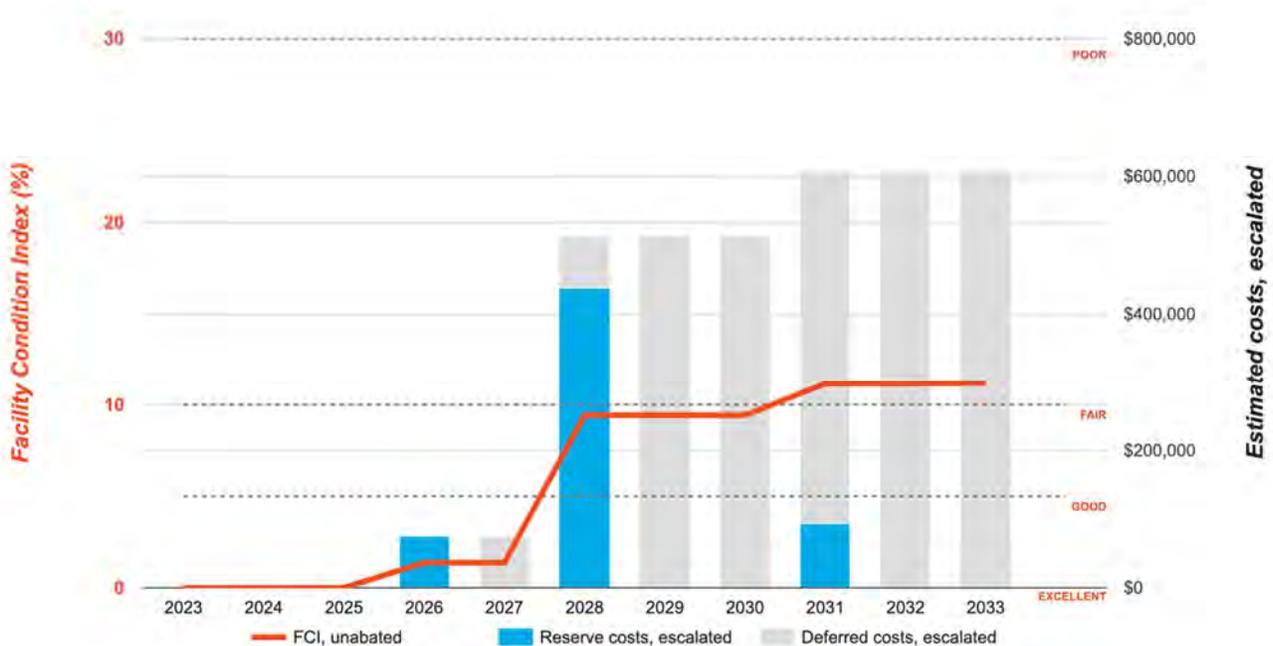
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Math and Science 10-19

Replacement Value: \$5,445,000

Inflation Rate: 3.0%

Average Needs per Year: \$55,400



Math and Science 10-19: Key Findings

No Key Findings for this location

17. Math and Science 20-26



Math and Science 20-26: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1951	
Building Size	9,900 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete t bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Excellent

Math and Science 20-26: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Math and Science 20-26: 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	-	-	-	\$77,753	\$89,685	\$167,438
Roofing	-	-	\$1,386	-	-	\$1,386
Interiors	-	-	\$93,418	-	\$209,557	\$302,975
Conveying	-	-	-	\$7,445	\$103,573	\$111,018
Plumbing	-	-	-	\$5,503	\$72,176	\$77,679
HVAC	-	-	\$2,662	-	\$184,791	\$187,453
Electrical	-	-	-	-	\$166,954	\$166,954
Fire Alarm & Electronic Systems	-	-	\$38,534	-	\$60,035	\$98,569
Equipment & Furnishings	-	-	\$3,371	-	\$38,703	\$42,074
Site Utilities	-	-	-	-	\$16,482	\$16,482
TOTALS (3% inflation)	-	-	\$139,400	\$90,800	\$942,000	\$1,172,200

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

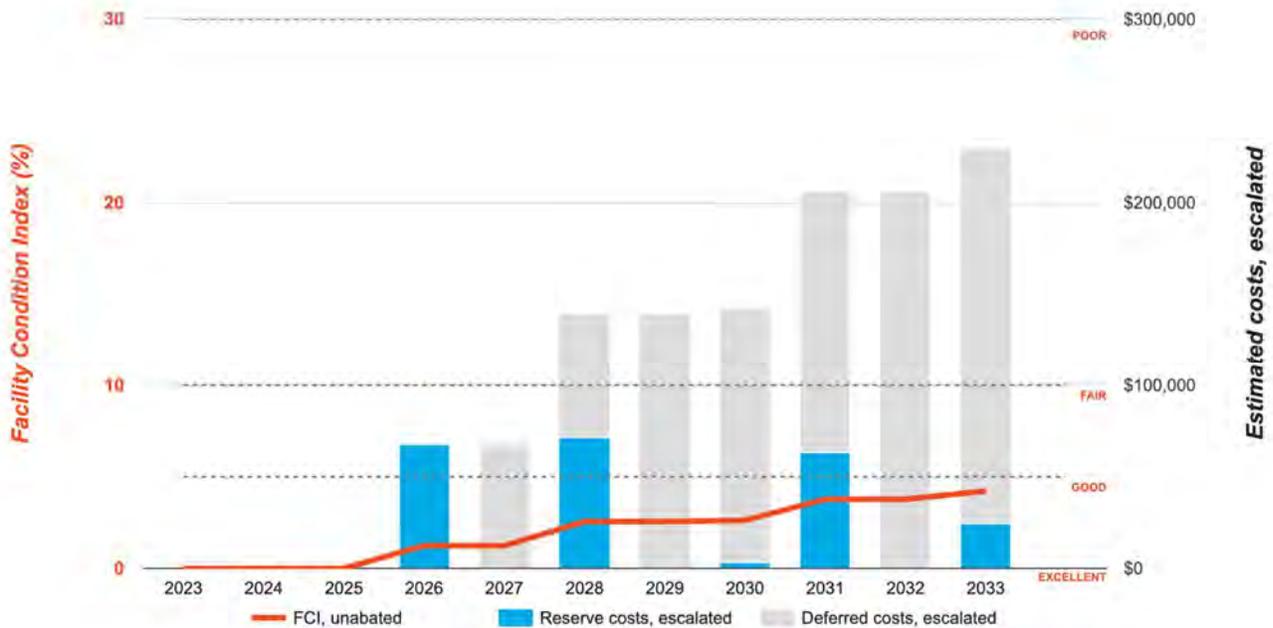
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Math and Science 20-26

Replacement Value: \$5,445,000

Inflation Rate: 3.0%

Average Needs per Year: \$21,000



Math and Science 20-26: Key Findings

No Key Findings for this location



18. New Locker Rooms



New Locker Rooms: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	2021	
Building Size	3,904 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls with metal roof deck supported by open-web steel joists and over concrete slab and footing foundation.	Good
Façade	Wall Finish: Concrete integral to superstructure Windows: None	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, ceramic tile, and Unfinished Ceilings: Painted surfaces and Unfinished/exposed	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Good

New Locker Rooms: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors with exit signs only	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at the time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

New Locker Rooms: 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	-	-	-	\$20,001	\$26,879	\$46,880
Roofing	-	-	-	-	-	-
Interiors	-	-	-	\$66,903	\$246,474	\$313,377
Plumbing	-	-	-	-	\$2,928	\$2,928
HVAC	-	-	-	-	\$61,114	\$61,114
Electrical	-	-	-	-	\$33,137	\$33,137
Site Development	-	-	-	-	\$11,317	\$11,317
TOTALS (3% inflation)	-	-	-	\$87,000	\$381,900	\$468,900

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

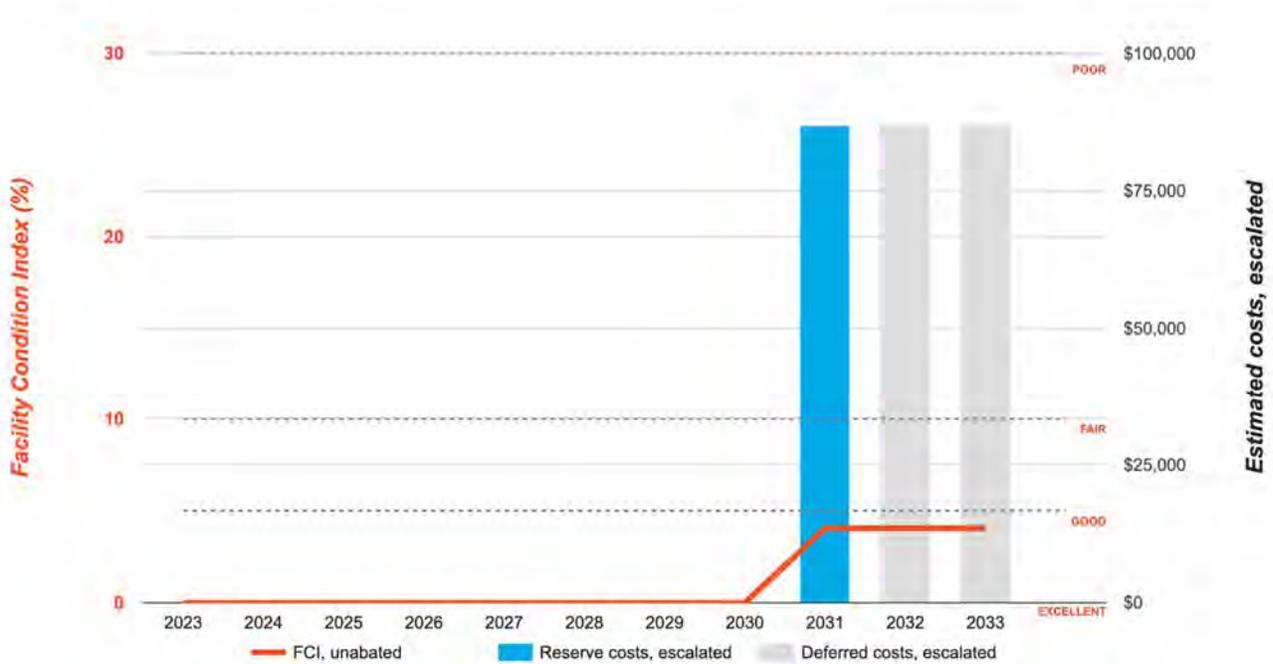
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School New Locker Rooms

Replacement Value: \$2,147,200

Inflation Rate: 3.0%

Average Needs per Year: \$8,000



New Locker Rooms: Key Findings

No Key Findings for this location



19. Office



Office: Systems Summary		
Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1970	
Building Size	6,060 SF	
Number of Stories	One 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: Brick Windows: Aluminum	--
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, and ceramic tile Ceilings: Painted surfaces and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair

Office: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Distribution panel door missing fasteners	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Office: 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	-	-	-	\$11,614	\$94,942	\$106,556
Roofing	-	-	\$56,516	\$1,935	-	\$58,451
Interiors	-	-	\$68,247	\$28,715	\$146,514	\$243,476
Plumbing	-	-	\$3,378	\$967	\$89,023	\$93,368
HVAC	-	-	-	\$55,870	\$22,194	\$78,064
Electrical	\$6,094	-	-	\$26,803	\$30,317	\$63,214
Fire Alarm & Electronic Systems	-	-	\$34,833	\$22,335	\$54,269	\$111,437
Equipment & Furnishings	-	-	\$3,145	\$816	\$1,207	\$5,168
Site Utilities	-	-	-	-	\$7,582	\$7,582
TOTALS (3% inflation)	\$6,100	-	\$166,200	\$149,100	\$446,100	\$767,500

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

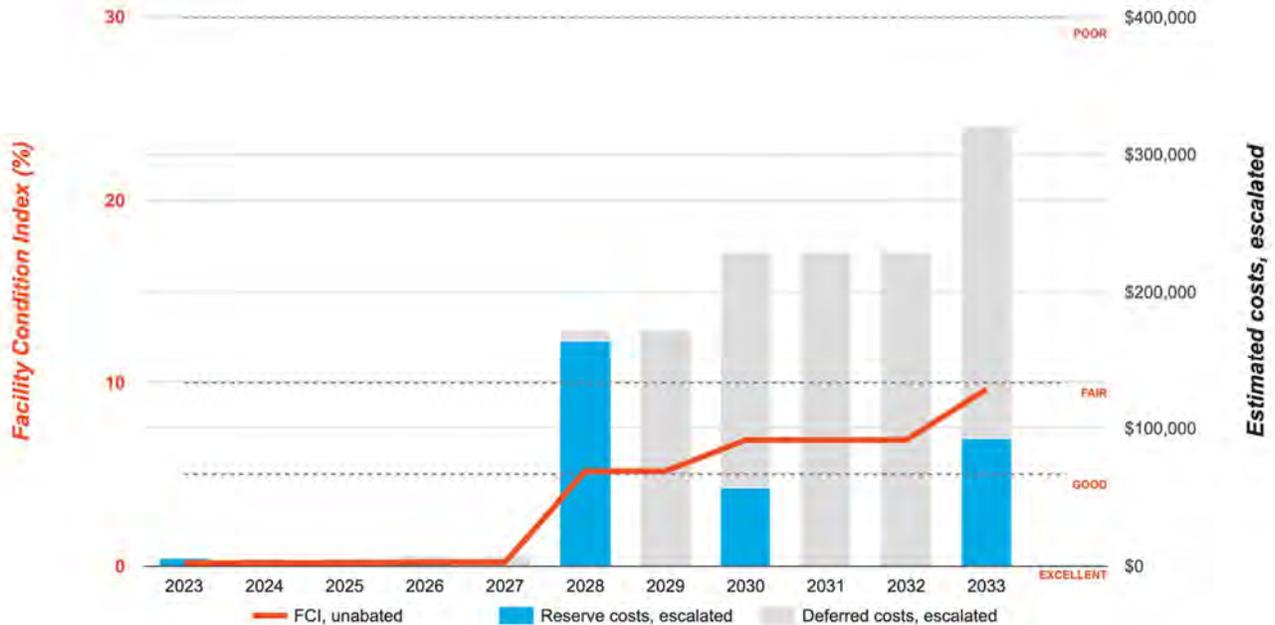
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Office

Replacement Value: \$3,333,000

Inflation Rate: 3.0%

Average Needs per Year: \$29,300



Office: Key Findings



Distribution Panel in Poor condition.

120/240 V
Office 002 - Fullerton Union High School
Restrooms

Uniformat Code: D5020
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

\$\$\$

The Panel is in working condition but is missing mechanical fasteners used to secure door to panel frame. -
AssetCALC ID: 6876973

20. Social Science 150-157



Social Science 150-157: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1960	
Building Size	9,360 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted surfaces and ceramic tile Floors: VCT and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Split-system heat pumps	Excellent

Social Science 150-157: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Social Science 150-157: 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	-	-	\$5,651	\$4,088	\$9,636	\$19,375
Roofing	-	-	\$108,794	-	-	\$108,794
Interiors	-	-	\$58,828	\$32,276	\$210,091	\$301,195
Plumbing	-	\$1,763	-	\$3,270	\$21,213	\$26,246
HVAC	-	-	\$48,090	-	\$151,908	\$199,998
Electrical	-	-	-	-	\$88,250	\$88,250
Fire Alarm & Electronic Systems	-	\$39,636	-	-	\$61,751	\$101,387
Equipment & Furnishings	-	-	-	\$3,908	-	\$3,908
Site Utilities	-	-	-	-	\$6,591	\$6,591
TOTALS (3% inflation)	-	\$41,400	\$221,400	\$43,600	\$549,500	\$855,900

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

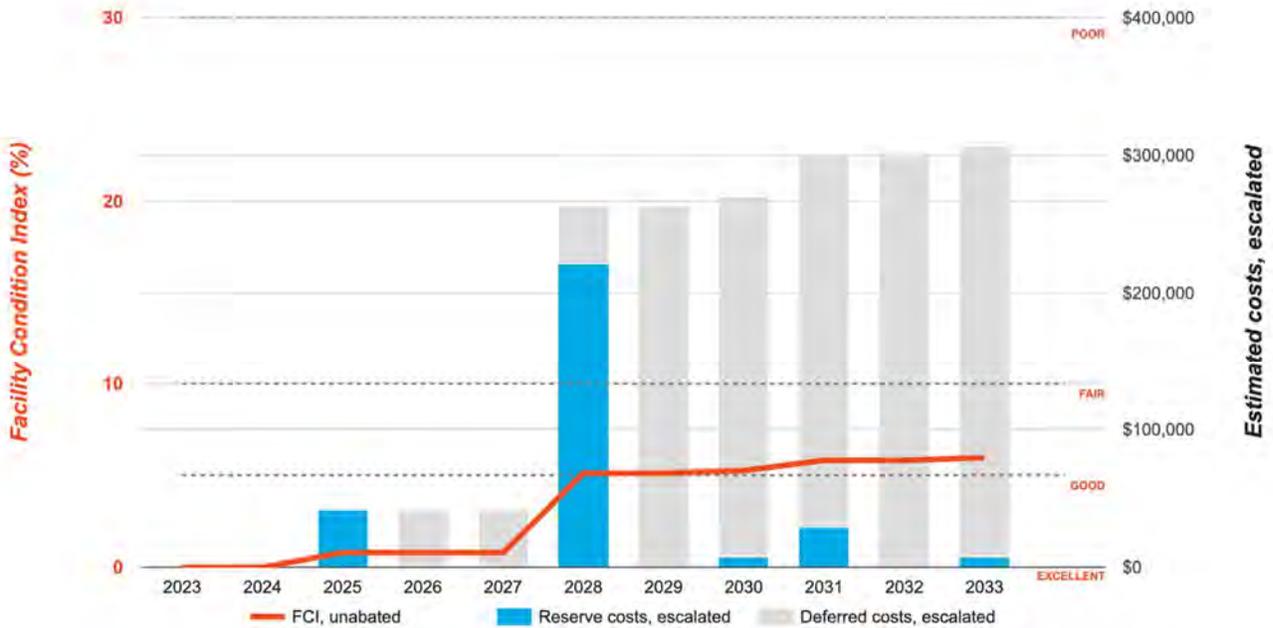
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Social Science 150-157

Replacement Value: \$5,148,000

Inflation Rate: 3.0%

Average Needs per Year: \$27,900



Social Science 150-157: Key Findings

No Key Findings for this location



21. Students Restroom



Students Restroom: Systems Summary

Address	201 East Chapman Avenue, Fullerton, California 92832	
Constructed/Renovated	1966	
Building Size	2,577 SF	
Number of Stories	One 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	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: None	Fair
Roof	Gable construction with clay/concrete tiles	Good
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted surfaces	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--

Students Restroom: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Students Restroom: 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	-	-	-	-	\$4,142	\$4,142
Roofing	-	\$845	-	-	-	\$845
Interiors	-	-	\$6,619	\$26,803	\$243,741	\$277,163
Plumbing	-	-	\$786	\$1,190	\$162,970	\$164,946
Electrical	-	-	\$1,411	-	\$28,647	\$30,058
Fire Alarm & Electronic Systems	-	\$4,701	-	-	-	\$4,701
Site Utilities	-	\$4,230	-	-	-	\$4,230
TOTALS (3% inflation)	-	\$9,800	\$8,900	\$28,000	\$439,500	\$486,200

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

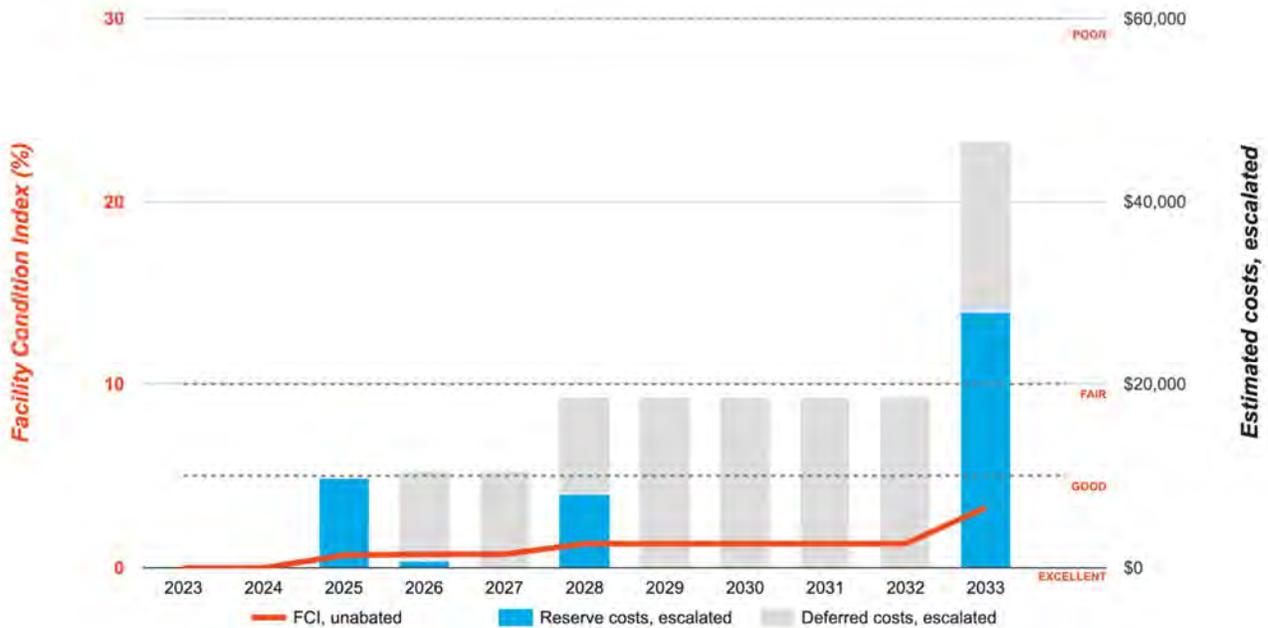
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 002 - Fullerton Union High School Students Restroom

Replacement Value: \$1,417,400

Inflation Rate: 3.0%

Average Needs per Year: \$4,300



Students Restroom: Key Findings

No Key Findings for this location



22. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with bleachers, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Brick retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	Carports, Garages, Storage sheds, Gazebos, Prefabricated modular buildings	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time	

Site Information

Key Issues and Findings

None observed at time of assessment.

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$4,728	\$6,354	\$11,082
Facade	-	\$17,866	\$21,193	-	\$500,933	\$539,992
Interiors	-	-	\$1,027	\$20,101	\$29,407	\$50,535
Plumbing	\$10,636	\$189,582	\$11,558	\$24,120	\$112,211	\$348,107
HVAC	-	-	\$2,825	\$6,540	\$109,531	\$118,896
Fire Protection	\$2,659	-	\$6,678	-	\$4,802	\$14,139
Electrical	-	-	\$66,021	-	\$435,008	\$501,029
Fire Alarm & Electronic Systems	-	\$1,980,267	-	-	-	\$1,980,267
Equipment & Furnishings	\$7,423	-	\$305,105	\$55,392	\$11,564	\$379,484
Special Construction & Demo	\$66,590	\$41,305	\$952,308	-	\$64,353	\$1,124,556
Site Development	-	\$205,257	\$109,821	\$2,438,424	\$3,869,981	\$6,623,483
Site Pavement	-	\$206,634	\$359,653	\$49,057	\$122,798	\$738,142
Site Utilities	-	\$59,242	-	-	\$138,449	\$197,691
TOTALS (3% inflation)	\$87,400	\$2,700,200	\$1,836,200	\$2,598,400	\$5,405,400	\$12,627,600

Site: Key Findings



Supplemental Components in Poor condition.

Fire Jockey Pump
Site 002 - Fullerton Union High School Site

Uniformat Code: D4010
Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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The jockey pump is severely corroded over 100% of the surface area. - AssetCALC ID: 6878453



Pool Finishes in Poor condition.

Basin and Deck Finishes, Concrete Deck
Site 002 - Fullerton Union High School Pool

Uniformat Code: F1050
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$59,800

\$\$\$\$

The pool deck material has moderate deterioration forming near water edge. - AssetCALC ID: 6878475



Pool Equipment in Poor condition.

Circulation Pump
Site 002 - Fullerton Union High School Pool

Uniformat Code: F1050
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,800

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The pump is completely corroded over 100% of the surface area. - AssetCALC ID: 6878500



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Site 002 - Fullerton Union High School Pool

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,600

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The drinking fountains are completely operationally impaired. - AssetCALC ID: 6878483



Drinking Fountain in Poor condition.

Wall-Mounted, Bi-Level
Site 002 - Fullerton Union High School Site

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

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The drinking fountain is moderately corroded on all stainless steel cabinet parts. - AssetCALC ID: 6878477



Foodservice Equipment in Poor condition.

Icemaker, Freestanding
Site 002 - Fullerton Union High School Stadium

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

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The ice maker is completely inoperable and is awaiting replacement. - AssetCALC ID: 6878476

23. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed 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.

See the *Key Spaces Not Observed Row* of the *Systems Summary* table in each building section to see specific areas of the various buildings that were not observed.

24. ADA Accessibility

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

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

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

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

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

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

The campus was originally constructed in 1893 with additional buildings added and renovated in phases over time.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

25. 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.

26. 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.

27. Certification

Fullerton Joint Union High School and District DLR Group Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fullerton Union High School, 201 East Chapman Avenue, Fullerton, California 92832, 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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28. Appendices

- Appendix A: Photolog
- 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:

Photolog

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - FRONT ELEVATION



4 - LEFT ELEVATION



5 - REAR ELEVATION



6 - RIGHT ELEVATION

Photographic Overview



7 - NEW ADDITION ELECTRICAL ROOM



8 - SEATING



9 - ATTIC



10 - TECHNICAL ROOM



11 - AUDITORIUM



12 - ROOF

Photographic Overview



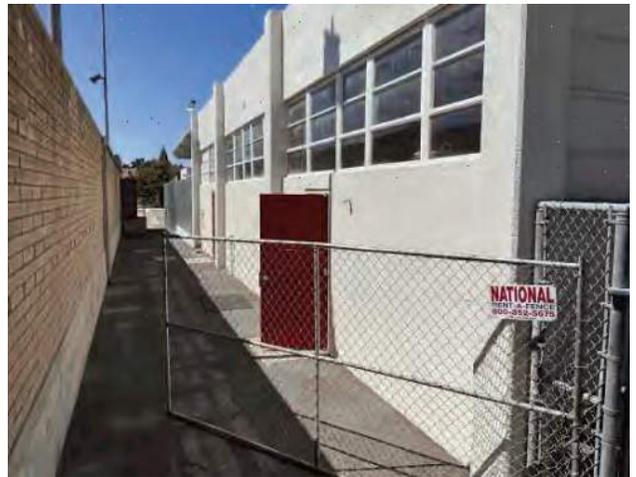
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SHOP



6 - SHOP

Photographic Overview



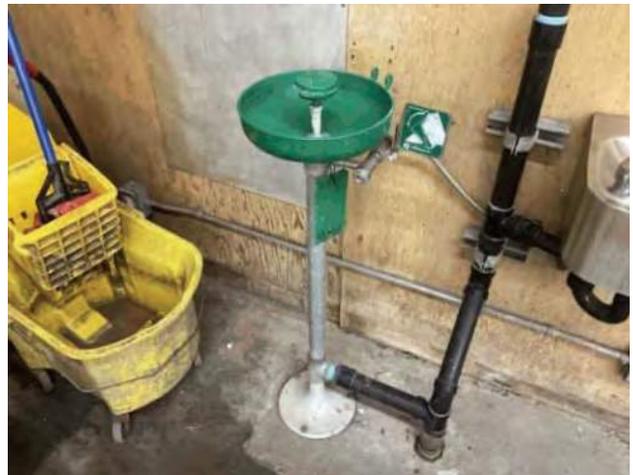
7 - VEHICLE LIFT



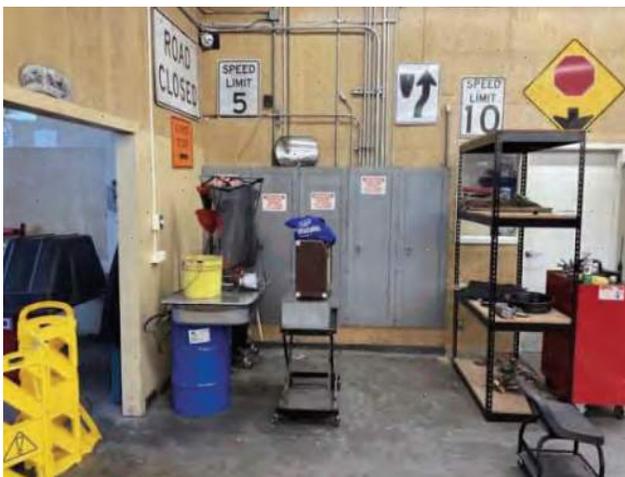
8 - SHOP



9 - ROOF STRUCTURE



10 - EMERGENCY PLUMBING FIXTURES



11 - ELECTRICAL SYSTEM



12 - ELECTRICAL DISTRIBUTION

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF



6 - CLASSROOM

Photographic Overview



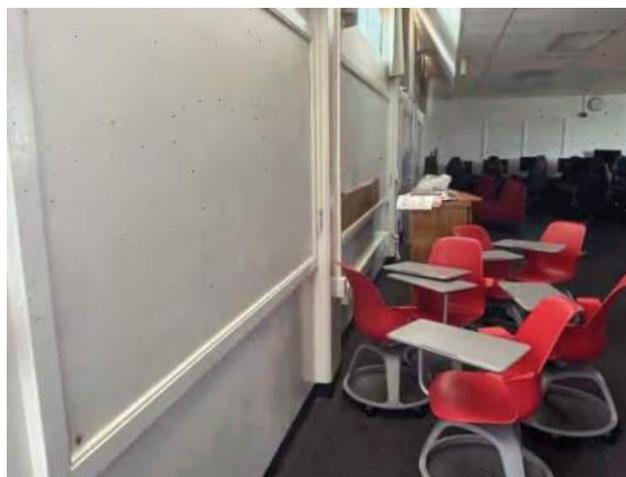
7 - CLASSROOM



8 - CLASSROOM



9 - CLASSROOM



10 - WALL FINISHES



11 - CLASSROOM



12 - ELECTRICAL SYSTEM

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EATING AREA



6 - ENTRANCE

Photographic Overview



7 - COVER PHOTO



8 - ELECTRICAL DISTRIBUTION



9 - SERVING AREA



10 - INDOOR EATING AREA



11 - HVAC SYSTEMS



12 - OUTDOOR DINING AREA

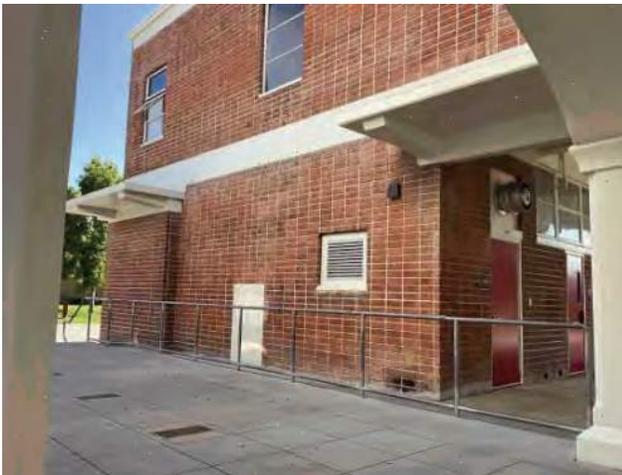
Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



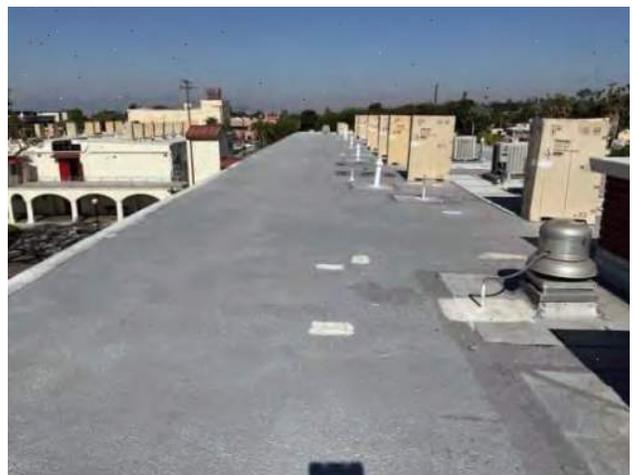
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - ROOFING

Photographic Overview



7 - SWITCHBOARD



8 - CORRIDOR



9 - CLASSROOM



10 - CLASSROOM



11 - CLASSROOM



12 - CLASSROOM

Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



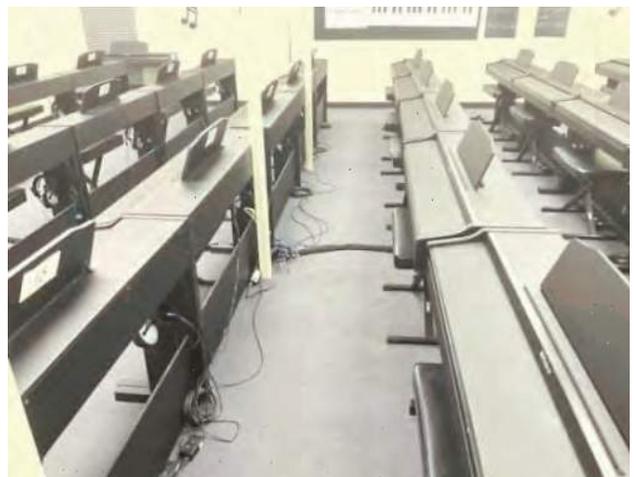
3 - ELECTRICAL ROOM



4 - ROOFING



5 - ROOFING



6 - CLASSROOM

Photographic Overview



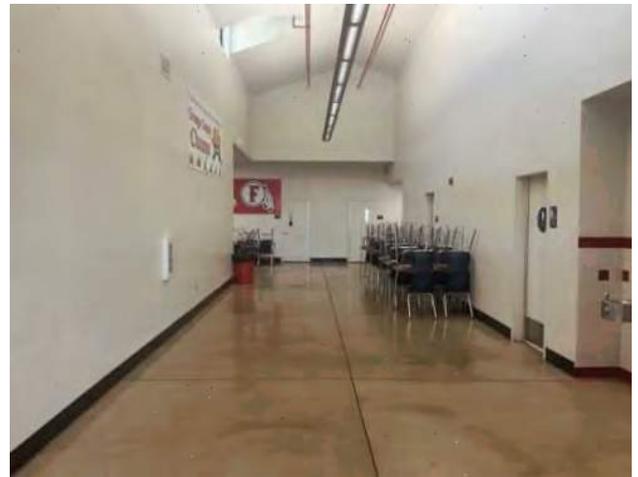
7 - PACKAGED UNIT



8 - PACKAGED UNIT



9 - DISTRIBUTION PANEL



10 - CORRIDOR



11 - PARKING



12 - CLASSROOM

Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - INTERIOR



4 - STORAGE



5 - FRONT ELEVATION



6 - CEILING FINISHES

Photographic Overview



7 - PLUMBING SYSTEM



8 - UNIT HEATER



9 - SINK/LAVATORY



10 - OFFICE



11 - WALL FINISHES



12 - EXTERIOR WALLS

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - CLASSROOM

Photographic Overview



7 - ROOFING



8 - ELECTRICAL SYSTEM



9 - CASEWORK



10 - SIGNAGE



11 - CLASSROOM



12 - CORRIDOR

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - ROOFING

Photographic Overview



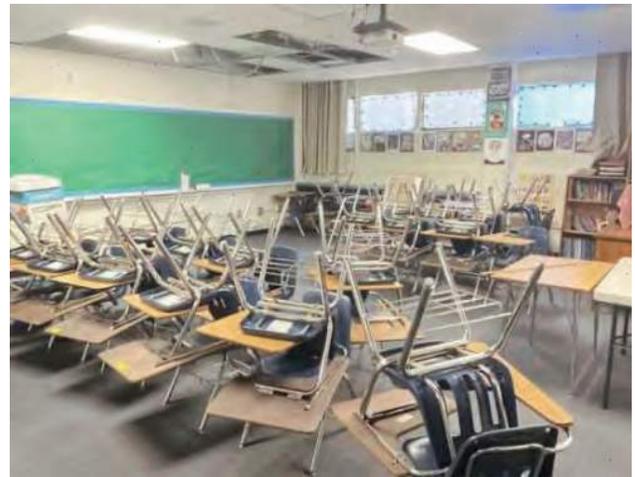
7 - HVAC



8 - SWITCHBOARD



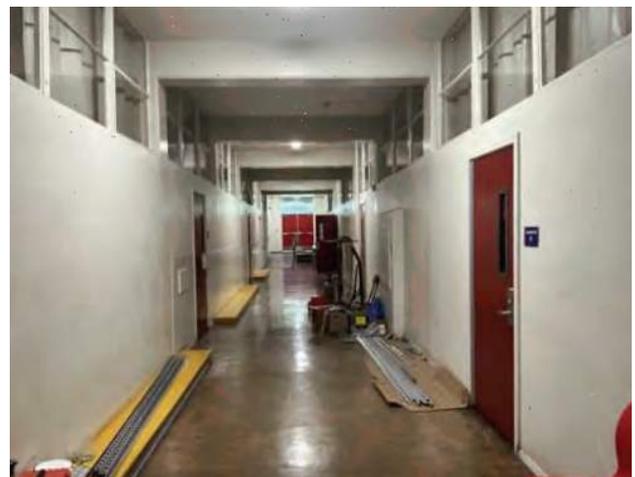
9 - ELECTRICAL SYSTEM



10 - CLASSROOM



11 - CLASSROOM



12 - CORRIDOR

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



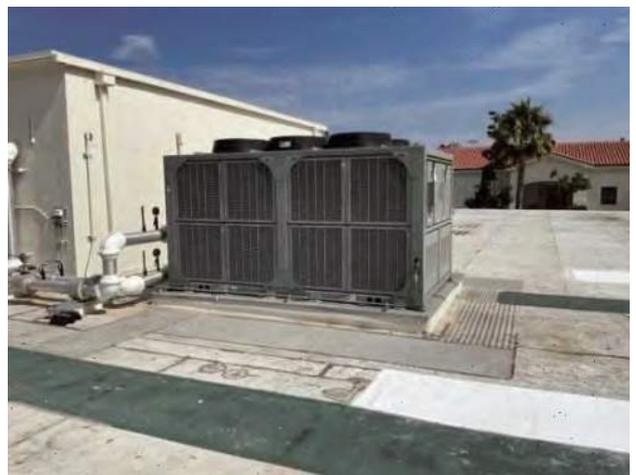
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - CHILLER

Photographic Overview



7 - CORRIDOR



8 - MUSIC ROOM



9 - MUSIC ROOM



10 - STORAGE



11 - STORAGE



12 - MUSIC ROOM

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



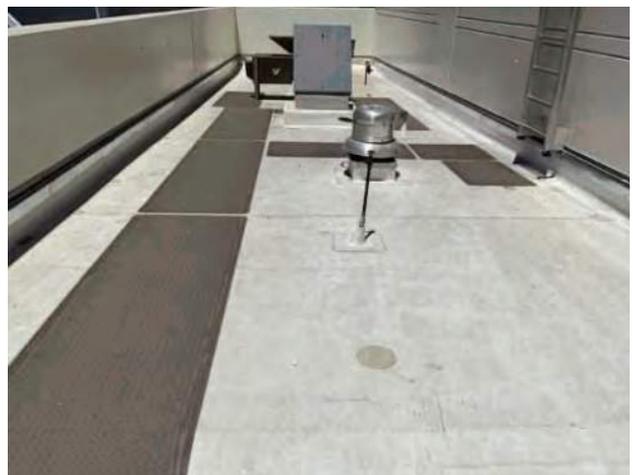
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - NEW INTERIOR CONSTRUCTION ASSET



6 - ROOFING

Photographic Overview



7 - LOCKERS



8 - STRUCTURAL



9 - SPORTS SURFACE



10 - WATER HEATER



11 - ENTRANCE



12 - HVAC SYSTEMS

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - ROOFING



4 - FRONT ELEVATION



5 - REAR ELEVATION



6 - MECHANICAL ROOM

Photographic Overview



7 - FOODSERVICE EQUIPMENT, FREEZER, 1-DOOR



8 - SWITCHGEAR



9 - DINING ROOM



10 - KITCHEN



11 - KITCHEN



12 - CLASSROOM

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - REAR ELEVATION



6 - RIGHT ELEVATION

Photographic Overview



7 - LIBRARY



8 - BOILER



9 - UPPER LEVEL



10 - LIBRARY



11 - CHILLER



12 - SWITCHBOARD

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - SPLIT SYSTEM



4 - REAR ELEVATION

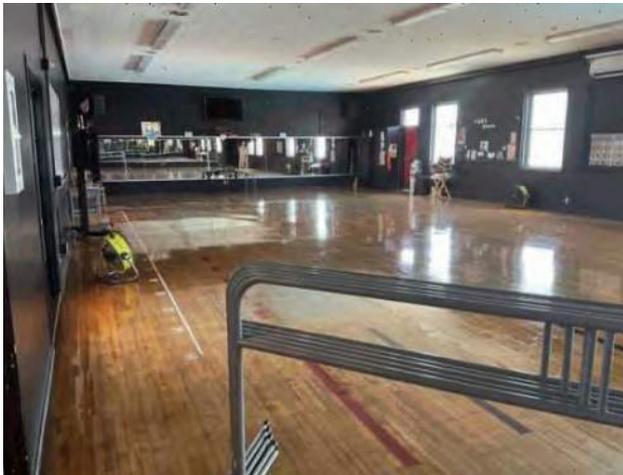


5 - RIGHT ELEVATION



6 - WEIGHT TRAINING ROOM

Photographic Overview



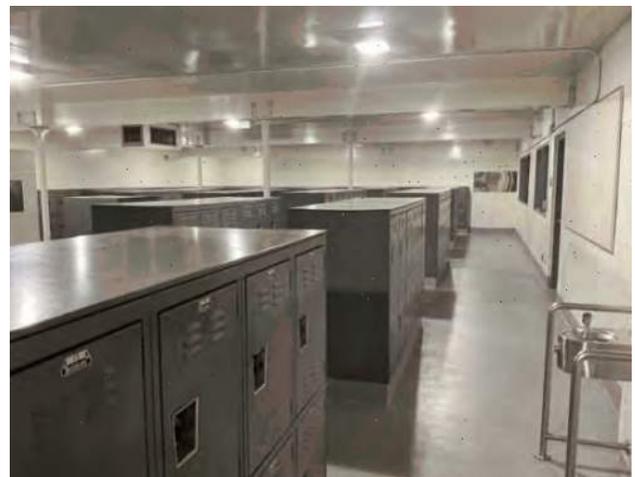
7 - DANCE STUDIO



8 - LOCKERS



9 - STORAGE ROOM



10 - LOCKERS



11 - ELECTRICAL SYSTEM



12 - DANCE STUDIO

Photographic Overview



1 - FRONT ELEVATION



2 - FRONT ELEVATION



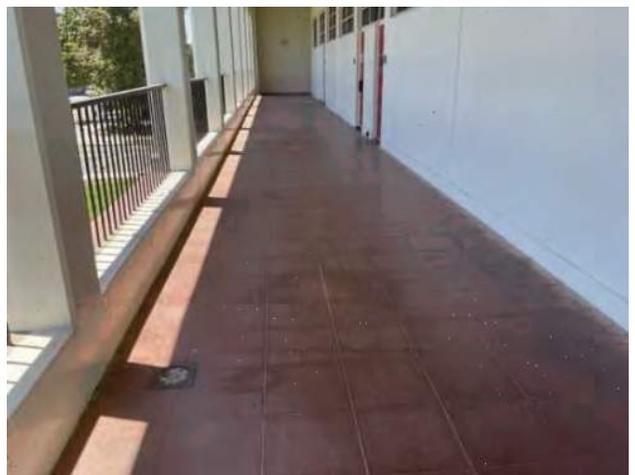
3 - FRONT ELEVATION



4 - LEFT ELEVATION



5 - REAR ELEVATION



6 - NEW INTERIOR FLOORS ASSET

Photographic Overview



7 - CLASSROOMS



8 - CLASSROOMS



9 - CORRIDOORS



10 - DISTRIBUTION PANEL



11 - HVAC SYSTEMS



12 - HVAC SYSTEMS

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - HVAC SYSTEM



5 - REAR ELEVATION



6 - RIGHT ELEVATION

Photographic Overview



7 - CLASSROOMS



8 - CASEWORK



9 - ROOFING



10 - CLASSROOMS



11 - CLASSROOMS



12 - HVAC SYSTEMS

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - SHOWER



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - ROOFING

Photographic Overview



7 - LOCKERS



8 - STRUCTURAL



9 - WATER HEATER



10 - EXHAUST FAN



11 - ELECTRICAL SYSTEM



12 - WALL FINISHES

Photographic Overview



1 - OVERVIEW



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - REAR ELEVATION



6 - RIGHT ELEVATION

Photographic Overview



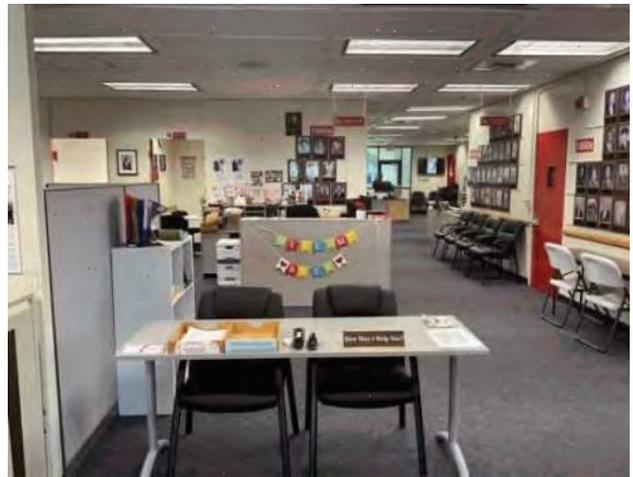
7 - ROOFING



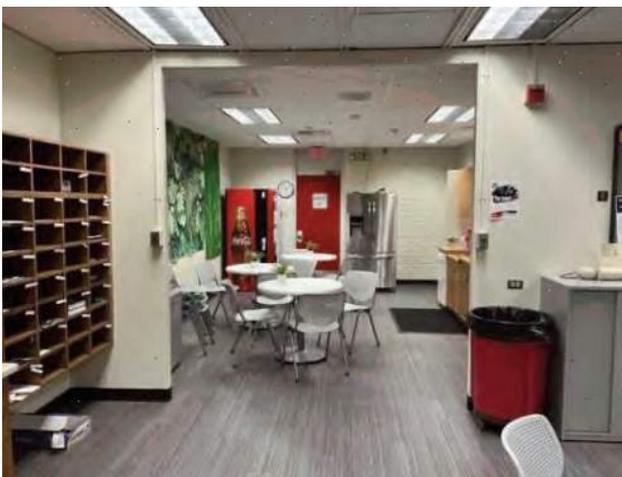
8 - OFFICE



9 - RECEPTION



10 - SECONDARY ENTRANCE



11 - BREAK ROOM



12 - ELECTRICAL DISTRIBUTION

Photographic Overview



1 - FRONT ELEVATION



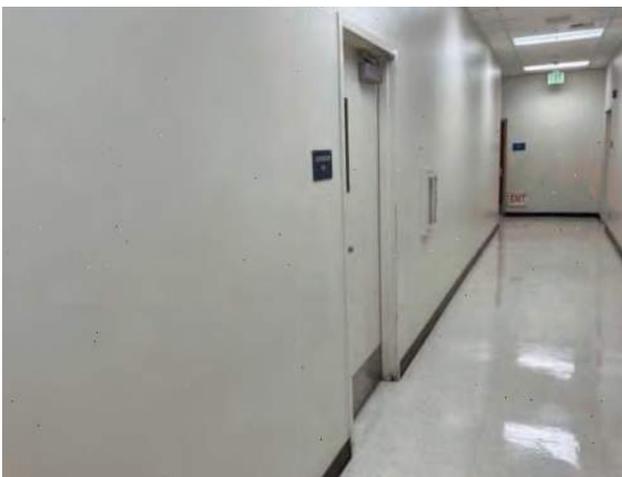
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CORRIDOR



6 - SWITCHBOARD

Photographic Overview



7 - DISTRIBUTION PANEL



8 - CASEWORK



9 - WRESTLING ROOM 157

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - ROOFING



5 - RIGHT ELEVATION

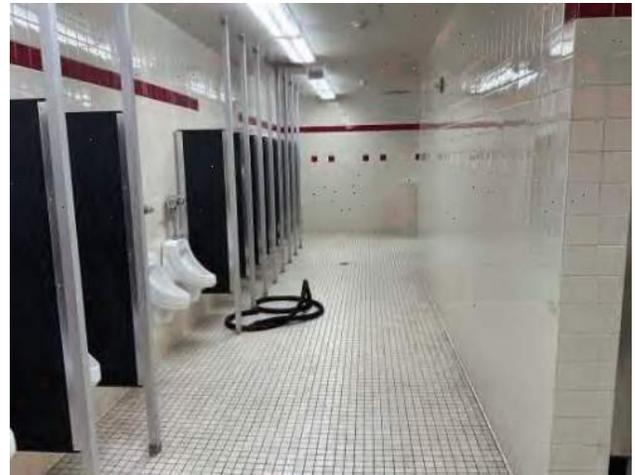


6 - SINKS

Photographic Overview



7 - DISTRIBUTION PANEL



8 - URINALS



9 - WOMENS RESTROOM



10 - WOMENS RESTROOM



11 - WATER HEATER



12 - TOILET PARTITIONS

Photographic Overview



1 - OVERVIEW



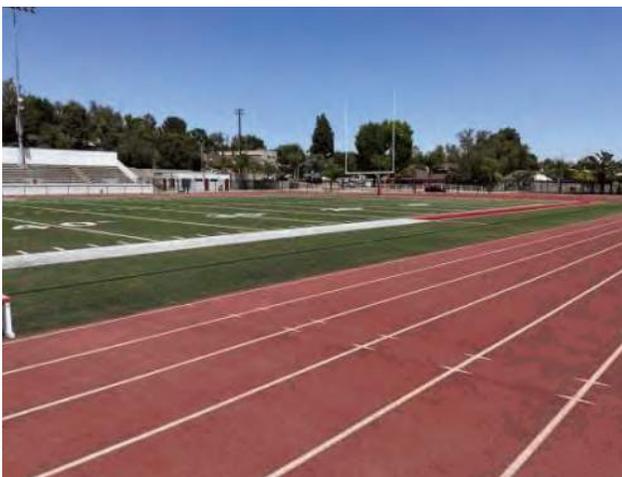
2 - SITE



3 - SITE



4 - TRACK



5 - FIELD



6 - SOLAR POWER

Photographic Overview



7 - LIBRARY



8 - TILE



9 - ATHLETIC FIELD



10 - PICNIC TABLE



11 - CORRIDOR



12 - STAFF PARKING

Appendix B:

Site Plan

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	162347.23R000-002.017	Fullerton Union High School	
	Source	On-Site Date	
	Google	July 17-18, 2023	

Appendix C:

Pre-Survey Questionnaire

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Fullerton Auditorium
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1930	1972	seismic mitigation 2022/23
2	Building size in SF	21,460		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
	Accessibility			
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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.			

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Auditorium Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					
8	Are there any wall, window, basement or roof leaks?					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					
10	Are your elevators unreliable, with frequent service calls?					
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					
14	Is the electrical service outdated, undersized, or otherwise problematic?					
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Auditorium Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Auto Body 166-168 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 50's bldg
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1953	
2	Building size in SF	7080	
3	Major Renovation/Rehabilitation		Additional Detail
		Façade	2022 paint, new rain gutter n. side
		Roof	
		Interiors	2022 Rms - 52, 53 converted to Gaming class - PAINT, Flooring desk - gaming chairs
		HVAC	2023 scheduled to changed
		Electrical	22/23 Solar
		Site Pavement	
	Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
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.	

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")



**BUREAU
VERITAS**

Project Number

162347.23R000-002.017

Project Name

Business 50-58
Fullerton Union High School

Source

DLR-Fullerton USD

On-Site Date

July 17-18, 2023

PSQ

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		+			
8	Are there any wall, window, basement or roof leaks?		+			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10	Are your elevators unreliable, with frequent service calls?		+			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			+		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			+		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			+		

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Business 50-58 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS staff lounge / Cafeteria
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1969	
2	Building size in SF	5888	
3	Major Renovation/Rehabilitation		Year
		Facade	2022 Paint
		Roof	2021 Single ply roof over covered eating area
		Interiors	
		HVAC	2022 staff lounge painted, new filter
		Electrical	2022 2/22 22/23 800 amp panel up stairs, new walk in solar
		Site Pavement	
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).	2021 covered eating area new roof ① single ply	
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.		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Cafeteria Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Cafeteria Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 200 bldg

Name of person completing form: _____

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: 07 19 2023

Phone Number: _____

Method of Completion: _____
Choose an item

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 / renovated	2008	
2	Building size in SF	22,980	
3	Major Renovation/Rehabilitation		Year
		Facade	2022 Paint
		Roof	
		Interiors	
		HVAC	
		Electrical	
		Site Pavement	
	Accessibility		
Question		Response	
	List other significant capital improvements (focus on recent years; provide approximate date).		
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.		

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")

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Classrooms 206-242 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Classrooms 206-242 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 60's bldg
 Name of person completing form: JOE TESSANIE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 / 14 / 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1952		
2	Building size in SF	15840		
3	Major Renovation/Rehabilitation		Year	
		Additional Detail		
		Facade	2022	Paint
		Roof		
		Interiors	2022	abatement new carpet @ classrooms
		HVAC	2023	new a/c units
		Electrical	22/23	Solar
	Site Pavement			
	Accessibility			

Question	Response
4 List other significant capital improvements (focus on recent years; provide approximate date).	
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.	

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Classrooms 60-76 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	162347.23R000-002.017	Classrooms 60-76 F Fullerton Union High School	
	Source	On-Site Date	
	DLR-Fullerton USD	July 17-18, 2023	

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 140's
 Name of person completing form: JOE TESSANIE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1963	
2	Building size in SF	12600	
3	Major Renovation/Rehabilitation	Year	
		Facade	2022 PAINT
		Roof	
		Interiors	2017 2021 2022 covered shade area closed in/work shop 140 door added connecting beast room Kilo added
		HVAC	
		Electrical	22/23 Solar
		Site Pavement	
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).		
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.		

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")



**BUREAU
VERITAS**

Project Number

162347.23R000-002.017

Project Name

Digital Arts 140-147
Fullerton Union High School

Source

DLR-Fullerton USD

On-Site Date

July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Digital Arts 140-147 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 30's bldg
Name of person completing form: JOG TESSANIE
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property: _____
Date Completed: 07 14 2023
Phone Number: _____
Method of Completion: Choose an item.

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 / renovated	1953	
2	Building size in SF	16,745	
3	Major Renovation/Rehabilitation		Year
		Facade	2021 2022
		Roof	
		Interiors	
		HVAC	2023
		Electrical	22/23
		Site Pavement	
	Accessibility		Additional Detail
			elevator installed Paint
			all A/C unit new install
			solar

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
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.	

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	English 30-47 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		+			
8	Are there any wall, window, basement or roof leaks?		+			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10	Are your elevators unreliable, with frequent service calls?		+			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		+			
14	Is the electrical service outdated, undersized, or otherwise problematic?		+			
15	Are there any problems or inadequacies with exterior lighting?		+			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		+			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		+			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			+		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			+		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			+		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	English 30-47 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS MSA
 Name of person completing form: JOE TESSAMIE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1956	
2	Building size in SF	22617	
3	Major Renovation/Rehabilitation		Year
		Facade	2022 Paint
		Roof	
		Interiors	2018 Full modernization remodel doors, trim, walls - handicap lift
		HVAC	2018 Replace boiler / chiller Refurbish fan
		Electrical	22/23 Solar
		Site Pavement	
	Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
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.	

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")

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Fine Art/Little Theatre Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

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				roof was scanned w/ infrared - random leaks through out
9 Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10 Are your elevators unreliable, with frequent service calls?		X			
11 Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12 Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13 Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14 Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19 ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20 ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	Fine Art/Little Theatre Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS Gymnasium

Name of person completing form: JOE TESSANNE

Title / Association with property: Maintenance Supervisor

Length of time associated w/ property: _____

Date Completed: 07 19 2023

Phone Number: _____

Method of Completion: Choose an item, _____

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 / renovated	<u>2021</u>	
2	Building size in SF	<u>23324</u>	
3	Major Renovation/Rehabilitation		Year
			Additional Detail
		Facade	
		Roof	
		Interiors	
		HVAC	
		Electrical	
	Site Pavement		
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).		
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.		

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")

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Gym Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Gym Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Culinary FHS
Name of person completing form: JOE TESSAME
Title / Association with property: Maintenance Supervisor
Length of time associated w/ property:
Date Completed: 07 14 2023
Phone Number:
Method of Completion: Choose an item.

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 / renovated	1969	
2	Building size in SF	7,176	
3	Major Renovation/Rehabilitation		Year
		Façade	2022 paint
		Roof	
		Interiors	2021 new sheet vinyl
		HVAC	
		Electrical	22/23 solar
		Site Pavement	
	Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
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.	

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")



BUREAU VERITAS

Project Number

162347.23R000-002.017

Project Name

Home Economics 90-93
Fullerton Union High School

Source

DLR-Fullerton USD

On-Site Date

July 17-18, 2023

PSQ

	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?		+			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?				X	

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	Home Economics 90-93 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS Library
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07/14/2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1970		
2	Building size in SF	14,700		
3	Major Renovation/Rehabilitation		Year	
			Additional Detail	
		Façade	2022	Paint
		Roof		
		Interiors		
		HVAC	2023	Chiller changed out Boiler replaced
		Electrical	22/23	Solar
	Site Pavement			
	Accessibility			

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	new office orientation for career center 2023 <u>(YES)</u>
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Library Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		+			
8	Are there any wall, window, basement or roof leaks?	+				Front windows + glass movement sealed 2021 - ongoing
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10	Are your elevators unreliable, with frequent service calls?				+	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		+			
15	Are there any problems or inadequacies with exterior lighting?		+			
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 performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Library Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS Girls locker room / Dance
 Name of person completing form: JOG TESSANIE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an Item

Instructions: 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 / renovated	1925	
2	Building size in SF	10,130	
3	Major Renovation/Rehabilitation		Additional Detail
		Façade	2022 west elevation framed in finished to match structure
		Roof	2022 Patched in & new wall
		Interiors	2022 New LED lighting in locker room
		HVAC	
		Electrical	22/23 Solar
		Site Pavement	
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Removal of old gym (condemned by DSD) 2020	
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.		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS boys locker room / weight room / fitness room
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1925		
2	Building size in SF	10130		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2022	west elevation frame in finished to match existing
		Roof	2022	roof patched in e wall
		Interiors	2022	new LED lighting
		HVAC		
		Electrical	22/23	solar
		Site Pavement		
	Accessibility			
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	old sym removal condemned by DSA 2020		
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.			

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS central restroom
 Name of person completing form: Joe Tessanne
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: _____
 Phone Number: _____
 Method of Completion: _____ Choose an item.

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 / renovated	1966		
2	Building size in SF	2577		
3	Major Renovation/Rehabilitation		Year	
			Additional Detail	
		Facade		
		Roof		
		Interiors	2003	Full remodel - new tile enclosures plumbing repairs
		HVAC		
		Electrical	22/23	Solar
	Site Pavement			
	Accessibility			
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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.	drains backup; old infrastructure catches all items kids toss in toilets		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Students Restroom Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				drains clog regularly
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Students Restroom Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 150's
 Name of person completing form: JOG TESSAMIE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item

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 / renovated	1960		
2	Building size in SF	9360		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2022	Paint
		Roof		
		Interiors	2015 2021	ems kitchen connected converted to wrestling rm
		HVAC		
		Electrical	22/23	Solar
		Site Pavement	2020	large area drain installed to resolve flooding between K15's / 150's
Accessibility				
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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.			

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")

 BUREAU VERITAS	Project Number	Project Name	
	162347.23R000-002.017	Social Science 150-157 Fullerton Union High School	
	Source	On-Site Date	
	DLR-Fullerton USD	July 17-18, 2023	

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	Social Science 150-157 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS Admin
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 12 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1970		
2	Building size in SF	6060		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2019 2022	attendance new windows Paint
		Roof		
		Interiors		
		HVAC	2021	new package unit nurses office
		Electrical	22/23	Solar
		Site Pavement		
	Accessibility			
Question		Response		
	List other significant capital improvements (focus on recent years; provide approximate date).			
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.			

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Office Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		+			
8	Are there any wall, window, basement or roof leaks?		+			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10	Are your elevators unreliable, with frequent service calls?				+	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Office Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS Team Room
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 01 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	<u>2021</u>	
2	Building size in SF	<u>3904</u>	
3	Major Renovation/Rehabilitation	Year	Additional Detail
		Façade	
		Roof	
		Interiors	
		HVAC	
		Electrical	
		Site Pavement	
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).		
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.		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	New Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

	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 or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	New Locker Rooms Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 20 bldg
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1951	
2	Building size in SF	9900	
3	Major Renovation/Rehabilitation		Year Additional Detail
		Façade	2022 paint
		Roof	
		Interiors	21/22 modernization - new windows floor, desks, paint
		HVAC	2023 new a/c units throughout
		Electrical	2023 solar
		Site Pavement	
	Accessibility		
Question		Response	
4	List other significant capital improvements (focus on recent years; provide approximate date).		
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.		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Fullerton Union High School Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

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?	✓				water intrusion in basement
9 Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10 Are your elevators unreliable, with frequent service calls?		+			
11 Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12 Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13 Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		+			
14 Is the electrical service outdated, undersized, or otherwise problematic?		+			
15 Are there any problems or inadequacies with exterior lighting?		+			
16 Is site/parking drainage inadequate, with excessive ponding or other problems?		+			
17 Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		+			
18 ADA: Has an accessibility study been performed at the site? If so, indicate when.			+		
19 ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			+		
20 ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			+		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Math and Science 20-26 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS 10's bldg
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: 11 years
 Date Completed: 07 14 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1951		
2	Building size in SF	9900		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2021 2022	elevator installed paint
		Roof	2022	copper gutters repaired
		Interiors	2021	modernization new windows floor, desks, paint,
		HVAC	2023	new units entire bldg.
		Electrical	22/23	solar
		Site Pavement		
	Accessibility			
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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.	water intrusion in basement		

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	Math and Science 10-19 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

Question	Response				Comments
	Yes	No	Unk	NA	
7 Are there any problems with foundations or structures, like excessive settlement?		+			
8 Are there any wall, window, basement or roof leaks?	+				basement has water intrusion on heavy rains
9 Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		+			
10 Are your elevators unreliable, with frequent service calls?		+			
11 Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12 Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13 Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		+			
14 Is the electrical service outdated, undersized, or otherwise problematic?		+			
15 Are there any problems or inadequacies with exterior lighting?		X			
16 Is site/parking drainage inadequate, with excessive ponding or other problems?	+				exterior water build up @ NE corner of bldg.
17 Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		+			
18 ADA: Has an accessibility study been performed at the site? If so, indicate when.			+		
19 ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			+		
20 ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			+		

 <p>BUREAU VERITAS</p>	Project Number	Project Name
	162347.23R000-002.017	Math and Science 10-19 Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: FHS AG Farm
 Name of person completing form: JOE TESSANNE
 Title / Association with property: Maintenance Supervisor
 Length of time associated w/ property: _____
 Date Completed: 07 / 14 / 2023
 Phone Number: _____
 Method of Completion: Choose an item.

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 / renovated	1978		
2	Building size in SF	4390		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2021	Painted
		Roof		
		Interiors		
		HVAC	2017	2 package units replaced
		Electrical	22/23	Solar
		Site Pavement	2023	new asphalt parking lot
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2018 Green house built		
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.			

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")

 BUREAU VERITAS	Project Number	Project Name
	162347.23R000-002.017	AG Farm Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

PSQ

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?	+				through out structure / original roof
9 Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10 Are your elevators unreliable, with frequent service calls?				+	
11 Are there any plumbing leaks, water pressure, or clogging/back-up problems?		+			
12 Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		+			
13 Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14 Is the electrical service outdated, undersized, or otherwise problematic?		X			
15 Are there any problems or inadequacies with exterior lighting?		+			
16 Is site/parking drainage inadequate, with excessive ponding or other problems?	X				area on nw corner floods during heavy rains
17 Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		+			
18 ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19 ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20 ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

 <p>BUREAU VERITAS 1828</p>	Project Number	Project Name
	162347.23R000-002.017	AG Farm Fullerton Union High School
	Source	On-Site Date
	DLR-Fullerton USD	July 17-18, 2023

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: 002 - Fullerton Union High School

BV Project Number: 162347.23R000-002.017

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 ?	✘			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✘			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?	✘			
5	Does each accessible space have an adjacent access aisle ?	✘			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✘			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



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 ?	✘			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✘			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✘			
4	Do curb ramps appear to have compliant slopes for all components ?	✘			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✘			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✘			

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



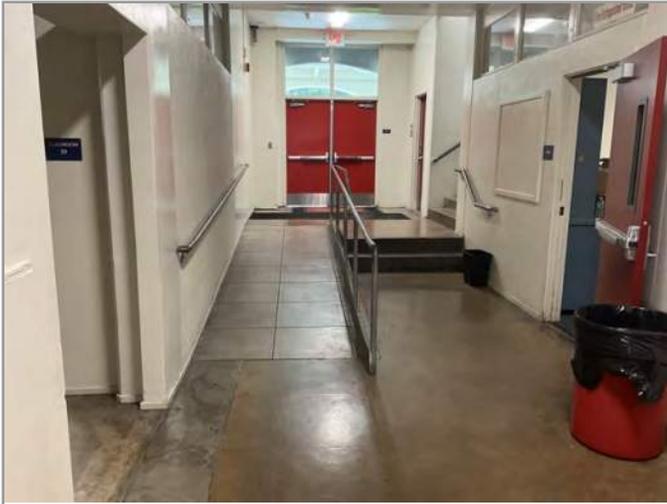
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



ADA LIFT

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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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



KITCHEN CABINETS



BREAKROOM OVERVIEW

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?			✗	
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools



ACCESSIBLE ROUTE TO POOL



OVERVIEW OF POOL

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?		X		

Appendix E:

Component Condition Report

Component Condition Report | 002 - Fullerton Union High School / Math and Science 10-19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010		Poor	Basement Wall, any type, Skim Coating/Parging, Repair	2,500 SF	0	7020485
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	15,000 SF	8	6877509
B2020	Building Exterior	Fair	Glazing, any type, by SF	6,000 SF	5	6877497
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	16	15	6877496
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	6877510
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	8,000 SF	40	6877495
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	10	6877503
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	6838653
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,900 SF	12	6838649
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	14,750 SF	8	6838651
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	100 SF	20	6838652
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,925 SF	3	6838655
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,925 SF	3	6838645
C2030	Restrooms	Fair	Flooring, Ceramic Tile	50 SF	20	6838644
Conveying						
D1010	Building Exterior	Good	Elevator Controls, Automatic, 1 Car	1	15	6877508
D1010	Utility Closet	Fair	Elevator Cab Finishes, Standard	1	5	6877507
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	15	6838656
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	6838647
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	6877498
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	6838650
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Enameled Steel	4	20	6877502
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	6838646
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	6838648
HVAC						
D3030	Corridor	Fair	Air Conditioner, Window/Thru-Wall, Residential	1	5	6877506
D3030	Classrooms	Excellent	Split System, Fan Coil Unit, DX	8	15	6877499
D3030	Building Exterior	Excellent	Split System, Condensing Unit/Heat Pump	8	15	6877505
D3050	Throughout Building	Good	HVAC System, Ductwork, Low Density	14,600 SF	20	6877494
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	15	6877500
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	18	6877504

Component Condition Report | 002 - Fullerton Union High School / Math and Science 10-19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	10 LF	5	6838643
E2010	Throughout building	Fair	Casework, Cabinetry Economy	75 LF	12	6838654
Sitework						
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	17	6877501

Component Condition Report | 002 - Fullerton Union High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Basement	Poor	Structural Flooring/Decking, Concrete, Repair	500 SF	0	7020487
B1010	Clock Tower	Poor	Structural Flooring/Decking, Wood, Repair	500 SF	0	7020486
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	22,000 SF	5	6877039
B2020	Building Exterior	Good	Glazing, any type, by SF	300 SF	27	6877040
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	15	6877033
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	7	39	6877019
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	10	6877018
B2050	Auditorium	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	15	6836939
B2050	Roof	Poor	Exterior Door, Wood, Solid-Core	1	1	6836920
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	27	6877027
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	27	6877028
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,600 SF	3	6877041
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	18,340 SF	30	6877031
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	90 LF	5	6877048
B3060	Roof	Fair	Roof Hatch, Metal	1	15	6877046
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	48	20	6836935
C1030	Throughout building	Fair	Interior Door, Steel, Standard	7	20	6836942
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	10	6836921
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	20	6836937
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	3,300 SF	7	6836944
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	28,740 SF	5	6836923
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,000 SF	5	6836926
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,100 SF	20	6836930
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	4,400 SF	3	6836929
C2030	Auditorium	Fair	Flooring, Wood, Strip	3,000 SF	10	6836933
C2030	Throughout building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	9,500 SF	5	6836928

Component Condition Report | 002 - Fullerton Union High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	21,960 SF	5	6836945
Conveying						
D1010	Mechanical room	Good	Elevator Controls, Automatic, 1 Car	1	19	6877049
D1010	Auditorium	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	2	20	6836927
D1010	Addition	Good	Elevator Cab Finishes, Standard	1	14	6877054
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	15	15	6836941
D2010	Mechanical Mezzanine	Poor	Water Heater, Electric, Residential	2	0	6877024
D2010	Auditorium	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	6836932
D2010	Restrooms	Fair	Urinal, Standard	5	15	6836922
D2010	Building Exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	6877044
D2010	Restrooms	Fair	Shower, Fiberglass	1	10	6836934
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	15	6836936
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	6836931
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	6836938
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	17,000 SF	38	6877017
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	10	6836924
HVAC						
D3020	Mechanical room	Poor	Unit Heater, Hydronic, 13 to 36 MBH	5	0	6877052
D3020	Roof	Good	Boiler, Gas, HVAC	1	25	6877023
D3020	Building exterior	Poor	Boiler Supplemental Components, Expansion Tank	1	1	6877032
D3030	Roof	Good	Chiller, Air-Cooled	1	21	6877038
D3030	Organ chamber	Fair	Split System, Fan Coil Unit, DX	1	7	6836925
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	0	6877036
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	26	6877029
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	17,000 SF	28	6877051
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	17,000 SF	18	6877047
D3050	Mechanical Mezzanine	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	2	3	6877055
D3050	Mechanical Mezzanine	Fair	Pump, Distribution, HVAC Heating Water	2	3	6877021
D3060	Control center	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	3	6836943
Fire Protection						
D4010	Basement	Good	Supplemental Components, Fire Riser, Dry	1	38	6877030
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	14	6877026
D4010	Throughout building	Good	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	8,000 SF	38	6877045
Electrical						
D5010	Building exterior	Good	Generator, Gas or Gasoline	1	19	6877034
D5010	Electrical room	Good	Uninterruptible Power Supply, UPS	1	13	6877060
D5020	Electrical room	Fair	Motor Control Center, w/ Main Breaker	1	8	6877056

Component Condition Report | 002 - Fullerton Union High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	18	6877058
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	6877025
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	8	6877020
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	17,000 SF	38	6877059
D5040	Utility closet	Good	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	19	6877035
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,960 SF	10	6836946
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	17,000 SF	13	6877037
D7050	Stage	Good	Fire Alarm Panel, Fully Addressable	1	13	6877053
Equipment & Furnishings						
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,202	2	6836940
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	12	6877057
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	6877043
G4050	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	17	6877022

Component Condition Report | 002 - Fullerton Union High School / Auto Body 166-168

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Secondary roof	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	6,000 SF	25	6878125
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,800 SF	8	6878130
B2020	Building Exterior	Fair	Glazing, any type, by SF	800 SF	10	6878127
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	6878124
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	10	6878133
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,000 SF	20	6878126
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	6837148
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	12	6837150
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,000 SF	5	6837142
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	50 SF	20	6837144
C2030	Throughout building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	6,000 SF	5	6837147
C2030	Restrooms	Fair	Flooring, Ceramic Tile	50 SF	20	6837145
Plumbing						
D2010	Workshop	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	6837143
D2010	Restrooms	Fair	Urinal, Standard	1	15	6837151
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	6837152

Component Condition Report | 002 - Fullerton Union High School / Auto Body 166-168

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Workshop	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	6837146
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	6837153
D2010	Shop	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	25	6878134
D2060	Shop	Good	Air Compressor, Tank-Style	2	13	6878129
HVAC						
D3020	Shop	Good	Unit Heater, Natural Gas	2	18	6878132
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,000 SF	10	6878136
Electrical						
D5020	Utility closet	Fair	Switchboard, 120/208 V	4	2	6878128
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	20	6878135
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	15	6837149
Equipment & Furnishings						
E1010	Shop	Fair	Vehicle Lift, 2-Post	2	5	6878131

Component Condition Report | 002 - Fullerton Union High School / Locker Rooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Throughout building	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	15,000 SF	5	6878297
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	25,000 SF	8	6878298
B2020	Building Exterior	Good	Glazing, any type, by SF	1,500 SF	27	6878291
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	15	6878293
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	1	2	6878310
B2050	Restrooms	Fair	Exterior Door, Wire Mesh Metal, Gate	2	3	6830223
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	1	2	6878316
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	15,000 SF	5	6878313
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	80 LF	5	6878312
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	29	20	6830211
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,260 SF	10	6830233
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	939	3	6830220
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	23	10	6830214
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	5,700 SF	10	6830215
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,700 SF	5	6830231
C2030	Throughout building	Fair	Flooring, Ceramic Tile	3,800 SF	10	6830219
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	5	6830213
C2030	Throughout building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	7,260 SF	5	6830212

Component Condition Report | 002 - Fullerton Union High School / Locker Rooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Girls locker room	Fair	Flooring, Wood, Strip	4,000 SF	3	6830210
C2030	Boys locker room	Fair	Flooring, Rubber Tile	4,000 SF	5	6830226
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	50 SF	5	6830230
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	2	6878317
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	17	10	6830232
D2010	Laundry room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	6830216
D2010	Restrooms	Poor	Shower, Ceramic Tile	10	2	6830221
D2010	Restrooms	Poor	Plumbing System, any type, Repairs per Man-Day, Repair	14	0	7017880
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	7	6830227
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	2	6878290
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	6830218
D2010	Restrooms	Fair	Urinal, Standard	8	10	6830224
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	19	10	6830222
D2010	Building exterior	Fair	Storage Tank, Domestic Water	1	2	6878305
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	5	6878295
HVAC						
D3020	Roof	Fair	Boiler, Gas, HVAC	1	19	6878308
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	3	2	6878306
D3030	Throughout building	Fair	Air Conditioner, Window/Thru-Wall	1	3	6830228
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	3	2	6878296
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	2	6878309
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	22,000 SF	5	6878289
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	22,000 SF	5	6878302
D3050	Building exterior	Poor	Pump, Distribution, HVAC Heating Water	2	0	6878300
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	6	2	6878315
D3060	Storage room	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6878288
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	3	2	6878304
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	2	6878299
D3060	Roof	Poor	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor	2	0	6878314
Electrical						
D5020	Locker room	Fair	Switchboard, 120/208 V	2	10	6878303
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,000 SF	5	6878307
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	22,000 SF	2	6878311
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6878318
Equipment & Furnishings						
E1030	Laundry room	Fair	Laundry Equipment, Dryer, Commercial	1	7	6830225

Component Condition Report | 002 - Fullerton Union High School / Locker Rooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Laundry room	Good	Laundry Equipment, Washer, Commercial	1	7	6830217
E2010	Laundry room	Fair	Casework, Cabinetry Economy	15 LF	3	6830229
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	6878301

Component Condition Report | 002 - Fullerton Union High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Metal, Exterior, Refinish	1,000 SF	7	6878473
B1080	Site	Good	Stair/Ramp Rails, Metal, Refinish	850 LF	8	6878462
Facade						
B2010	Pool	Fair	Exterior Walls, Brick	5,000 SF	15	6878445
B2020	Stadium	Fair	Glazing, any type, by SF	300 SF	5	6878480
B2020	Concession building	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	15	6836843
B2050	Stadium	Fair	Exterior Door, Steel, Standard	4	20	6836837
B2050	Stadium	Fair	Exterior Door, Steel, Standard	6	15	6878497
B2050	Pool	Fair	Exterior Door, Steel, Standard	4	15	6878440
B2050	Pool	Fair	Exterior Door, Wire Mesh Metal, Gate	8	2	6878499
Interiors						
C1030	Concession building	Fair	Interior Door, Steel, Standard	2	20	6836835
C1090	Stadium	Fair	Toilet Partitions, Plastic/Laminate	13	10	6836845
C1090	Pool	Fair	Toilet Partitions, Plastic/Laminate	5	10	6836846
C1090	Pool	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	13	15	6836830
C2010	Stadium	Fair	Wall Finishes, Ceramic Tile	400 SF	20	6836844
C2050	Stadium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	6836840
Plumbing						
D2010	Pool	Poor	Drinking Fountain, Wall-Mounted, Single-Level	8	0	6878483
D2010	Stadium	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	6836831
D2010	Pool	Fair	Toilet, Commercial Water Closet	5	10	6836833
D2010	Stadium	Fair	Urinal, Standard	8	15	6836832
D2010	Pool	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	6836849
D2010	Pool	Fair	Urinal, Standard	2	10	6836838
D2010	Pool	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	11,000 SF	2	6878479
D2010	Stadium	Fair	Toilet, Commercial Water Closet	13	15	6836834
D2010	Concession building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	6836848
D2010	Site	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	5	1	6878477
D2010	Stadium	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	6836847
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	5	6878461

Component Condition Report | 002 - Fullerton Union High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Pool	Fair	Boiler, Gas, HVAC	1	19	6878481
D3030	Stadium	Good	Packaged Terminal Air Conditioner, PTAC	1	14	6878487
D3030	Concession building	Fair	Split System Ductless, Single Zone	1	7	6836836
D3030	Stadium	Fair	Air Conditioner, Window/Thru-Wall	1	5	6836842
Fire Protection						
D4010	Site	Poor	Supplemental Components, Fire Jockey Pump	1	0	6878453
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	5	6878496
Electrical						
D5010	Site	Good	Solar Power, Inverter	4	15	6878455
D5020	Site	Fair	Switchgear, 277/480 V	1	15	6878458
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	1	25	6878468
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	2	5	6878456
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	5	6878447
Fire Alarm & Electronic Systems						
D6060	Site	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,021,000 SF	2	6878485
Equipment & Furnishings						
E1010	Site	Good	Charging Station, Electric Vehicle, Dual Connection	4	10	6878471
E1030	Stadium	Poor	Foodservice Equipment, Icemaker, Freestanding	1	0	6878476
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	2,000	3	6878472
E2010	Pool	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	3	6878495
Special Construction & Demo						
F1020	Concession building	Good	Ancillary Building, Wood-Framed or CMU, Standard	400 SF	25	6836839
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	600 SF	5	6878493
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	10,000 SF	5	6878457
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	4,000 SF	5	6878454
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	5	6878491
F1050	Pool	Fair	Pool Accessories, Diving Board	1	5	6878448
F1050	Pool	Poor	Pool Equipment, Circulation Pump	1	0	6878500
F1050	Pool	Poor	Pool Finishes, Basin & Deck Finishes, Concrete Deck	6,000 SF	0	6878475
F1050	Pool	Fair	Pool Equipment, Filtration System	1	2	6878460
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	4,700 SF	2	6878449
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	80,000 SF	5	6878442
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	80,000 SF	2	6878474
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	4,236 SF	2	6878469
G2030	Site	Good	Sidewalk, Concrete, Large Areas	140,000 SF	40	6878451
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	22,000 LF	40	6878436

Component Condition Report | 002 - Fullerton Union High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Athletic Surfaces & Courts, Track Surface, Rubber	56,000 SF	7	6878439
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	20	6878466
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	3	15	6878492
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	90,000 SF	7	6878488
G2050	Site	Good	Sports Apparatus, Football, Goal Post	2	17	6878484
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	6	25	6878459
G2050	Site	Good	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	5	15	6878478
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	27,000 SF	7	6878482
G2050	Site	Fair	Sports Apparatus, Baseball, Batting Cage	4	7	6878464
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	10	5	6878443
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron, Refinish	6	2	6878489
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	2,500 SF	20	6878452
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 4'	900 LF	25	6878494
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	40	10	6878498
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	3	2	6878444
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,300 LF	15	6878463
G2060	Pool	Fair	Park Bench, Wood/Composite/Fiberglass	2	10	6836841
G2060	Site	Fair	Park Bench, Metal Powder-Coated	25	5	6878437
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	54	2	6878441
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	60	5	6878465
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	12	5	6878467
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	112,000 SF	2	6878490
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	112,000 SF	2	6878446
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	18	17	6878501
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	48	2	6878450
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	36	2	6878438

Component Condition Report | 002 - Fullerton Union High School / Business 50-58

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	8	6878058
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,000 SF	5	6878064
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	10	6878060
B2050	Building exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	1	2	6878068
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	2,500 SF	8	6878070

Component Condition Report | 002 - Fullerton Union High School / Business 50-58

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	80 LF	5	6878062
B3060	Roof	Fair	Roof Hatch, Metal	1	10	6878073
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	6838354
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,080 SF	12	6838348
C1090	Site	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8	5	6878059
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	75 SF	20	6838351
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,620 SF	5	6838345
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,030 SF	3	6838346
C2030	Restrooms	Fair	Flooring, Ceramic Tile	50 SF	20	6838349
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,500 SF	8	6838353
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	500 SF	12	6838352
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	6838344
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	2	0	6878071
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	6838347
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	6838350
HVAC						
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump	6	15	6878065
D3030	Classrooms	Excellent	Split System, Fan Coil Unit, DX	6	15	6878057
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,000 SF	10	6878066
Electrical						
D5020	Utility Closet	Fair	Distribution Panel, 120/208 V	1	5	6878069
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	10	6878072
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,080 SF	15	6838343
D5040	Building exterior	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	2	6878061
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,000 SF	10	6878056
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	13	17	6878063

Component Condition Report | 002 - Fullerton Union High School / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	3,500 SF	10	6877965
B2020	Building Exterior	Fair	Glazing, any type, by SF	500 SF	15	6877974
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	10	6877988
Roofing						