

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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Kevin Fleming



**BUREAU
VERITAS**



Lincoln School
1029 North Broadway
Escondido, California 92026

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August 29, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Eight permanent buildings and 45 relocatable classrooms
Main Address	1029 North Broadway, Escondido, California 92026
Site Developed	1943
Site Area	9.65 acres (estimated)
Parking Spaces	153 total spaces all in open lots; 9 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 29, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Michael
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	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

Lincoln School was originally constructed in 1943. In 1980, several relocatable buildings were added to accommodate the growing number of students and programs. In 2018, additional relocatable buildings were added as well as a new restroom building. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library.

Architectural

The main buildings are permanent and have a conventional wood structure with flat built-up roofing. The relocatable buildings serve as additional classrooms. The structure and façade of the main buildings are in fair condition. The exterior consists of stucco and wood framed windows. No reported structural or façade issues reported. The roofing is original and shows signs of wear. The maintenance staff have reported that the relocatable roofing has leaks but is scheduled for replacement in the next year. The interior and exterior finish has been refreshed as needed over the years. Typical interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All permanent buildings use roof top packaged units and split systems for heating and cooling. All packaged units and wall mounted heat pumps are in the process of being replaced this year. Both the electrical and plumbing distribution systems consist of multiple systems, both which have significant, recurring issues. As the school has expanded, different companies were contracted to expand each system using different materials. The plumbing system for the school is a combination of copper, clay, and galvanized iron piping. The plumbing system has required numerous repairs at junctions of dissimilar materials. The electrical system throughout the campus is damaged at various locations. Full plumbing and electrical system replacements are recommended.

Site

The site has asphalt parking lots and an asphalt athletic court. The athletic court has significant alligator cracking throughout. Site lighting observed surrounding the building is in the form of building mounted and pole mounted. Site drainage is inadequate with constant ponding whenever it rains.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

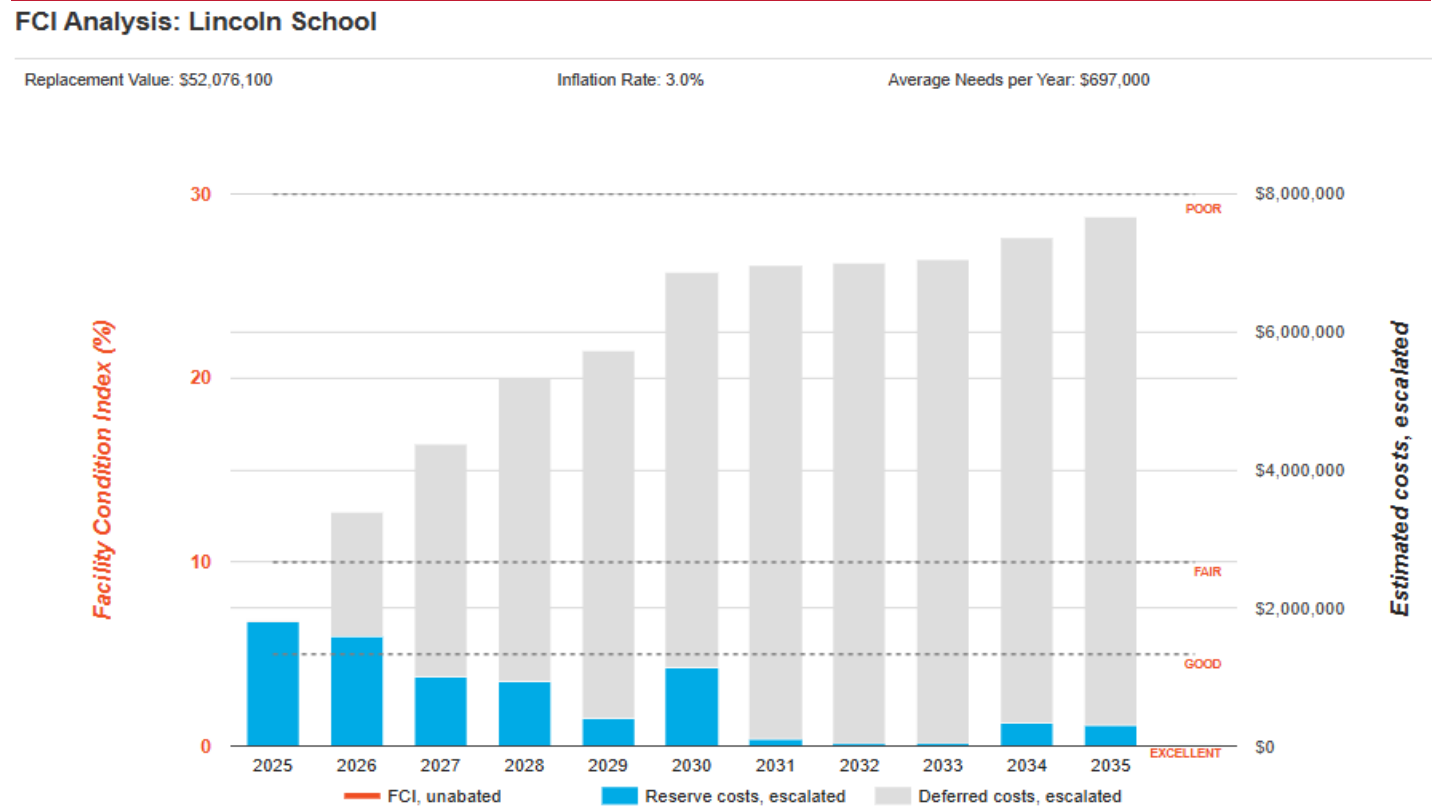
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis Lincoln School(1943)			
Replacement Value	Total SF	Cost/SF	
\$ 52,076,100	41,360	\$ 800	
	Est Reserve Cost		FCI
Current	\$ 1,799,600		3.5 %
3-Year	\$ 5,322,400		10.2 %
5-Year	\$ 6,866,400		13.2 %
10-Year	\$ 7,666,200		14.7 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

System 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	-	\$605,600	\$31,100	\$92,100	\$299,200	\$1,027,900
Roofing	-	\$826,900	\$58,100	\$91,600	-	\$976,600
Interiors	\$156,900	\$784,900	\$179,400	\$207,800	\$966,400	\$2,295,400
Conveying	-	\$27,700	-	-	-	\$27,700
Plumbing	\$616,700	\$171,600	\$7,600	\$50,400	\$7,700	\$853,900
HVAC	\$384,400	\$22,000	\$264,600	\$48,100	\$1,030,500	\$1,749,600
Electrical	\$163,600	\$71,900	\$329,300	\$65,300	\$6,400	\$636,500
Fire Alarm & Electronic Systems	\$191,300	-	\$477,200	\$23,600	\$930,400	\$1,622,500
Equipment & Furnishings	\$19,000	\$73,000	\$334,400	\$2,800	\$538,400	\$967,600
Special Construction & Demo	-	-	-	-	\$21,701,600	\$21,701,600
Site Development	\$221,500	-	\$330,700	\$156,100	\$133,000	\$841,300
Site Pavement	\$46,300	-	\$470,900	\$62,200	\$155,700	\$735,000
TOTALS (3% inflation)	\$1,799,600	\$2,583,500	\$2,483,300	\$799,800	\$25,769,300	\$33,435,500

Immediate Needs

Facility/Building	Total Items	Total Cost
Lincoln School / Classroom 33	1	\$16,400
Lincoln School / Classroom 35	1	\$16,400
Lincoln School / Classrooms 1-5	1	\$60,000
Lincoln School / Classrooms 10-19	1	\$108,000
Lincoln School / Classrooms 6-9	1	\$36,000
Lincoln School / MPR/Kitchen Building	2	\$28,400
Lincoln School / Site	1	\$152,700
Total	8	\$417,900

Classroom 33

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6953678	Lincoln School / Classroom 33	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$16,400
Total (1 items)							\$16,400

Classroom 35

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6953713	Lincoln School / Classroom 35	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$16,400
Total (1 items)							\$16,400

Classrooms 1-5

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
6953588	Lincoln School / Classrooms 1-5	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$60,000
Total (1 items)							\$60,000

Classrooms 10-19

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
6953654	Lincoln School / Classrooms 10-19	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$108,000
Total (1 items)							\$108,000

Classrooms 6-9

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
6953610	Lincoln School / Classrooms 6-9	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$36,000
Total (1 items)							\$36,000

MPR/Kitchen Building

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
6953557	Lincoln School / MPR/Kitchen Building	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$12,000
6953554	Lincoln School / MPR/Kitchen Building	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	\$16,400
Total (2 items)							\$28,400

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
6953760	Lincoln School / Site	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Performance/Integrity	\$152,700
Total (1 items)							\$152,700

Key Findings

**Electrical System in Poor condition.**

Wiring and Switches, Average or Low Density/Complexity
Classrooms 1-5 Lincoln School Throughout building

Uniformat Code: D5030
Recommendation: **Replace in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,100

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Antiquated electrical infrastructure throughout - AssetCALC ID: 6953567

**Plumbing System in Poor condition.**

Supply and Sanitary, Medium Density (excludes fixtures)
Classroom 35 Lincoln School Throughout building

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,500

\$\$\$\$

Antiquated plumbing supply system throughout - AssetCALC ID: 6953724

**Athletic Surfaces and Courts in Poor condition.**

Basketball/General, Asphalt Pavement
Site Lincoln School Site

Uniformat Code: G2050
Recommendation: **Mill and Overlay in 2023**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$152,700

\$\$\$\$

Severe alligator cracking throughout. Poor drainage near main play structure - AssetCALC ID: 6953760

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
MPR/Kitchen Building Lincoln School Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

\$\$\$\$

All units currently being replaced - AssetCALC ID: 6953557

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Classroom 35 Lincoln School Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,400

\$\$\$\$

All units currently being replaced - AssetCALC ID: 6953713

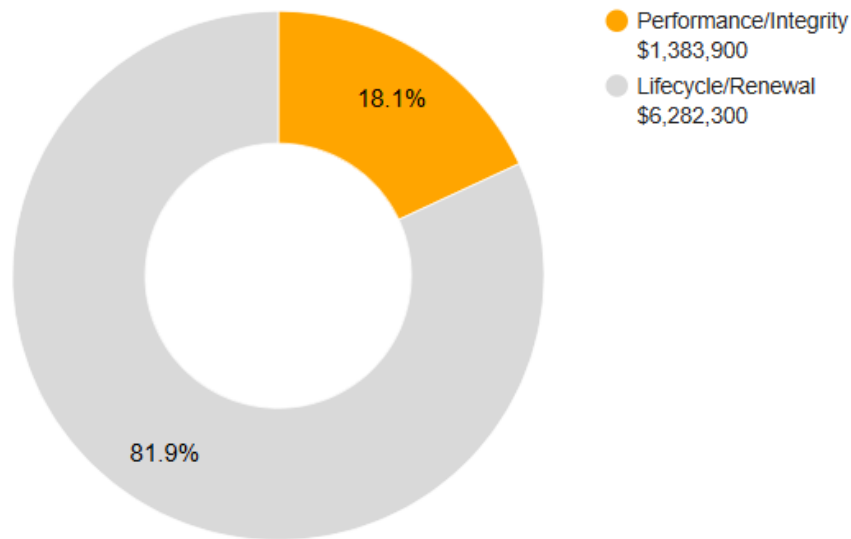
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,666,200

2. Office/Library Building



Office/Library Building: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	6,500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	Individual package units and wall-mounted heat pumps Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor

Office/Library Building: Systems Summary

Fire Alarm	Alarm panel, smoke 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.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system	

3. MPR/Kitchen Building



MPR/Kitchen Building: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	5,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Individual package units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor

MPR/Kitchen Building: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Antiquated electrical infrastructure aged HVAC equipment	

4. Classrooms 1-5



Classrooms 1-5: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	7,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, 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	Poor
HVAC	Individual package units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Classrooms 1-5: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system and aged HVAC equipment	

5. Classrooms 6-9



Classrooms 6-9: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	6,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ACT Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Poor
HVAC	Individual package units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Classrooms 6-9: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system and aged HVAC equipment (all packaged units will be replaced this year)	

6. Classrooms 10-19



Classrooms 10-19: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	11,200 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, ACT Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Individual package units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Classrooms 10-19: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system and aged HVAC equipment (all packaged units will be replaced this year)	

7. Classroom 20



Classroom 20: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	1,050 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ACT Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual package units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Classroom 20: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Antiquated electrical infrastructure



8. Classroom 33



Classroom 33: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	2,400 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, ACT Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	Individual package units Supplemental components: exhaust fans	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor

Classroom 33: Systems Summary

Fire Alarm	Alarm panel, smoke 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.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system, and aged HVAC equipment	

9. Classroom 35



Classroom 35: Systems Summary

Constructed/Renovated	1943	
Building/Group Size	2,210 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, ACT Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	Individual package units Supplemental components: exhaust fans	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Poor

Classroom 35: Systems Summary

Fire Alarm	Alarm panel, smoke 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.	
Key Issues and Findings	Antiquated electrical infrastructure and plumbing supply system, building lacks fire suppression, aged HVAC equipment (all packaged units will be replaced this year)	

10. Relocatable Buildings



Relocatable Buildings: Systems Summary

Constructed/Renovated	1980, 2018	
Building Size	52,650 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed modular building	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Wall mounted heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Individual panels with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--

Relocatable Buildings: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Antiquated electrical infrastructure



11. 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	Fair
Site Development	Building-mounted and Property entrance signage; chain link and metal tube fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking	

12. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

13. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1943.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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

14. 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.

15. 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.

16. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lincoln School, 1029 North Broadway, Escondido California 92026, 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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17. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves

Appendix A:

Photographic Record

Photographic Overview



1 - OFFICE/LIBRARY BUILDING



2 - MPR/KITCHEN BUILDING



3 - CLASSROOMS 1-5



4 - CLASSROOMS 6-9



5 - CLASSROOMS 10-19



6 - CLASSROOM 20

Photographic Overview



7 - CLASSROOM 33



8 - CLASSROOM 35



9 - ROOFING



10 - ROOFING



11 - ROOFING



12 - ROOFING

Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



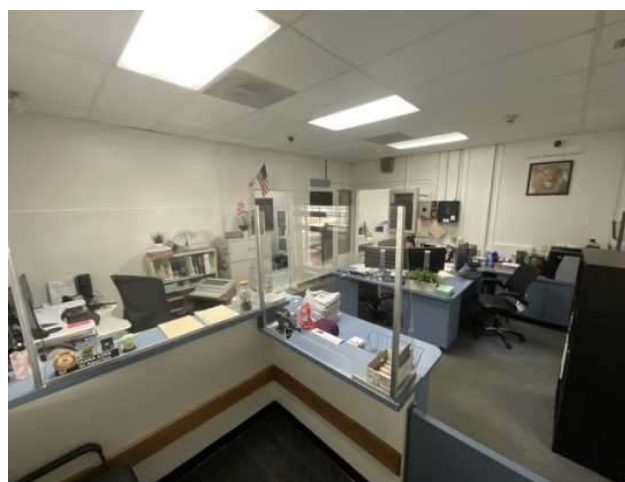
15 - KITCHEN



16 - LIBRARY



17 - STAGE



18 - MAIN OFFICE

Photographic Overview



19 - OLDER PACKAGED UNIT



20 - NEWER PACKAGED UNIT



21 - FIRE ALARM PANEL



22 - SWITCHBOARD



23 - SECONDARY TRANSFORMER



24 - WHEELCHAIR LIFT

Photographic Overview



25 - RELOCATABLE BUILDINGS



26 - STORAGE SHED



27 - PLAYGROUND



28 - SPORTS FIELD



29 - CAFETERIA

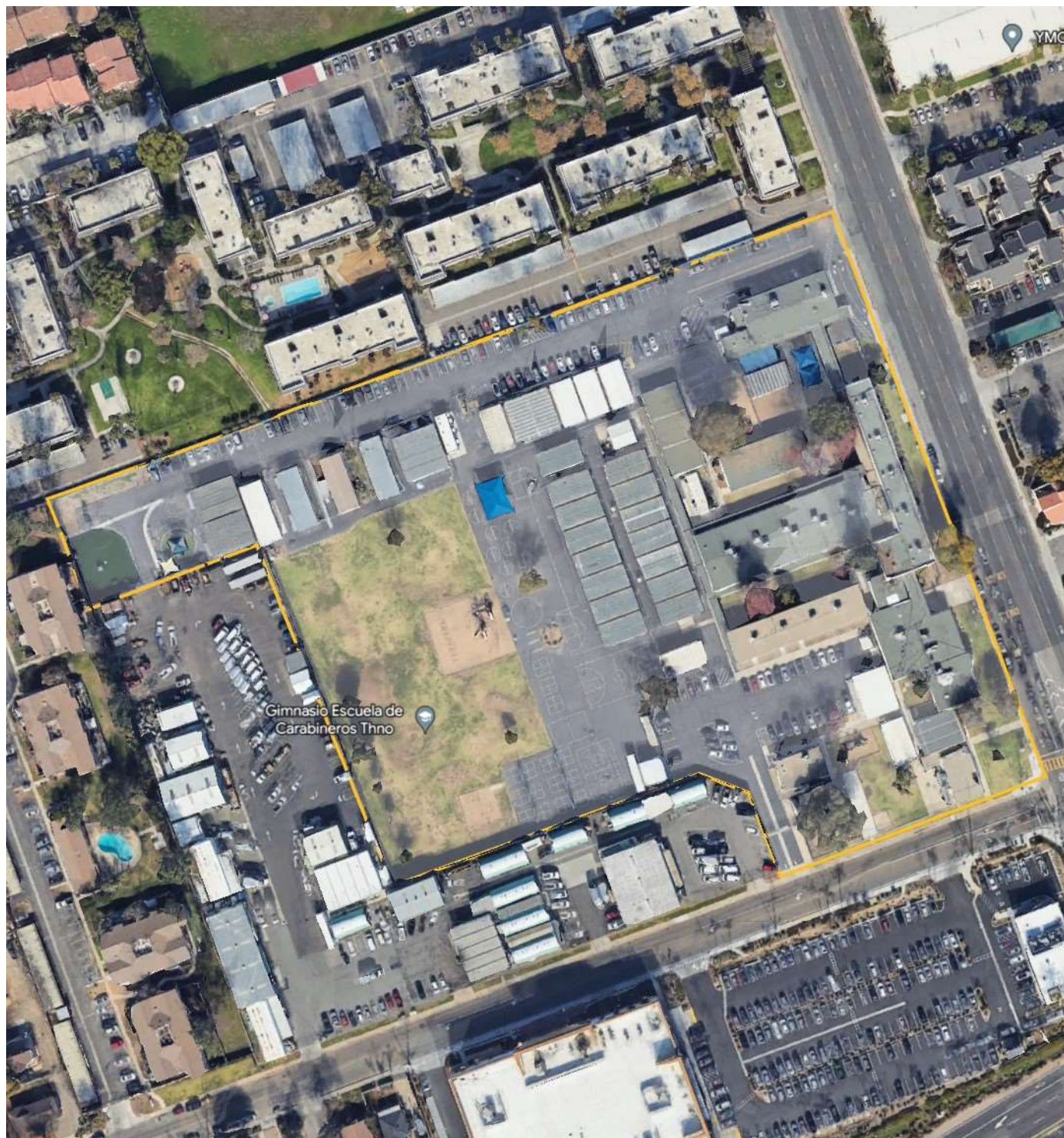


30 - PARKING LOTS

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-012.017

Source

Google

Project Name

Lincoln School

On-Site Date

August 29, 2023



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lincoln School

Name of person completing form: Michael

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: 8/29/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1943	Renovated 0	
2	Building size in SF	95,070 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		Some relos roofs will be replaced
		Interiors		
		HVAC		All package units will be replaced this year
		Electrical		New transformers
		Site Pavement		
		Accessibility		
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 fire alarm New playground New solar will be installed in the sports fields		
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")

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 complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lincoln School

BV Project Number: 164076.23R000-012.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

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



ACCESSIBLE PATH



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



SIGNAGE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
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 ?	✗			

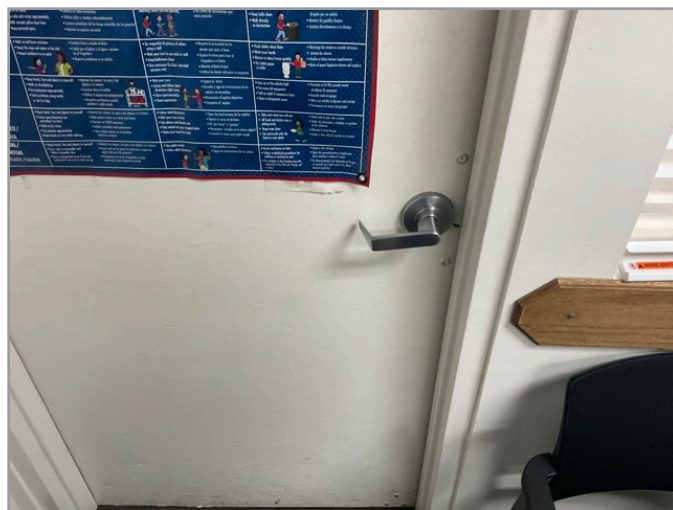
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



WHEELCHAIR LIFT



WHEELCHAIR LIFT 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 ?			×	
8	Are audible and visual floor position indicators provided in the elevator car?	×			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			×	

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Lincoln School / Classroom 20

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,620 SF	2	6953677
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	5	10	6953660
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	3	6953673
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,050 SF	9	6953674
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	1	14	6953670
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	10	6953661
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,050 SF	9	6953665
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,680 SF	2	6953669

Component Condition Report | Lincoln School / Classroom 20

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	420 SF	7	6953659
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	2	6953668
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	50 SF	4	6953676
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,050 SF	10	6953666
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	6953662
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	9	6953672
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,050 SF	0	6953675
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,050 SF	6	6953671
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	6	6953667
Fire Alarm & Electronic Systems						

Component Condition Report | Lincoln School / Classroom 20

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,050 SF	6	6953664
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,050 SF	6	6953663

Component Condition Report | Lincoln School / Classroom 33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	1	6953683
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	12	1	6953687
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	5	6953695
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,400 SF	3	6953702
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	5	9	6953705

Component Condition Report | Lincoln School / Classroom 33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	9	6953685
C1030	Throughout building	Fair	Door Hardware, School, per Door	7	7	6953699
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,160 SF	3	6953681
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	240 SF	9	6953689
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	1	6953690
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	560 SF	4	6953700
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	3	6953701
C2030	Restrooms	Fair	Flooring, Ceramic Tile	120 SF	9	6953688
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,780 SF	3	6953703
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	240 SF	2	6953694
Plumbing						

Component Condition Report | Lincoln School / Classroom 33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	9	6953693
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	9	6953704
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,400 SF	0	6953686
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6953678
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,400 SF	10	6953691
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	6953698
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	2	6953680
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	6953684
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,400 SF	0	6953697
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	1	6953682

Component Condition Report | Lincoln School / Classroom 33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,400 SF	6	6953696
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,400 SF	6	6953692
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,400 SF	0	6953707
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	4	6953706
E2010	Throughout building	Fair	Casework, Cabinetry Economy	30 LF	5	6953679

Component Condition Report | Lincoln School / Classroom 35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,160 SF	2	6953735

Component Condition Report | Lincoln School / Classroom 35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	9	6953712
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	9	6953732
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,120 SF	9	6953715
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	14	6953720
C1030	Throughout building	Fair	Door Hardware, School, per Door	5	10	6953722
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	8	6953714
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	212 SF	14	6953717
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,604 SF	2	6953733
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	424 SF	8	6953721
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,802 SF	2	6953727

Component Condition Report | Lincoln School / Classroom 35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	106 SF	14	6953726
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	212 SF	4	6953710
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	210 SF	2	6953725
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	6953729
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,210 SF	0	6953724
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	6953719
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	10	6953731
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6953713
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,210 SF	10	6953723
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	6953734
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	10	6953716

Component Condition Report | Lincoln School / Classroom 35

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,210 SF	0	6953709
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,210 SF	6	6953728
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	6	6953730
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,210 SF	6	6953736
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,210 SF	0	6953718
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	20 LF	4	6953711
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	3	6953737

Component Condition Report | Lincoln School / Classrooms 1-5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	1	6953587
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	35	1	6953569
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	7	6953591
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,000 SF	1	6953577
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	3	6953590
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	4	6953596
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	1	6953571
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	0	6953594
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	0	6953566
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,200 SF	0	6953582

Component Condition Report | Lincoln School / Classrooms 1-5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	0	6953580
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	0	6953586
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	1	6953581
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	0	6953585
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	2	6953593
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	0	6953574
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	2	6953578
D2010	Restrooms	Fair	Urinal, Standard	6	2	6953572
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	5	2	6953589
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	0	6953592
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	2	6953579
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	5	0	6953588

Component Condition Report | Lincoln School / Classrooms 1-5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,000 SF	4	6953595
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	4	6953575
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	0	6953567
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	3	6953583
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	3	6953573
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,000 SF	3	6953584
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,000 SF	0	6953568
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	50 LF	2	6953570
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	1	6953576

Component Condition Report | Lincoln School / Classrooms 10-19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	1	6953638
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	100	1	6953636
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	9	6953655
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	11,200 SF	1	6953656
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	4	6953627
C1030	Throughout building	Fair	Door Hardware, School, per Door	21	3	6953644
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	560 SF	4	6953631
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	1	6953623
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	1,120 SF	1	6953653
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,240 SF	2	6953646

Component Condition Report | Lincoln School / Classrooms 10-19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	22,400 SF	1	6953648
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,680 SF	2	6953635
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,960 SF	1	6953657
C2030	Restrooms	Fair	Flooring, Ceramic Tile	560 SF	1	6953628
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,640 SF	1	6953632
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	1	6953633
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	1	6953624
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,200 SF	0	6953651
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	2	6953650
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	2	6953637
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	10	7	6953641
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	1	6953643
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	1	6953645

Component Condition Report | Lincoln School / Classrooms 10-19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	6953625
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	9	0	6953654
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,200 SF	4	6953649
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	2	6953642
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,200 SF	0	6953626
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	6953640
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,200 SF	3	6953639
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,200 SF	3	6953634
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,200 SF	0	6953630
Equipment & Furnishings						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	3	6953652
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	100 LF	1	6953629
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	2	6953647

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,750 SF	1	6953607
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	32	1	6953602
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	9	6953599
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,000 SF	2	6953605
Interiors						

Component Condition Report | Lincoln School / Classrooms 6-9

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	18	6	6953621
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	9	6953603
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	2	6953601
C2010	Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	2,000 SF	2	6953609
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	1	6953614
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	1	6953604
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	900 SF	2	6953612
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	3	6953611
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	0	6953620
HVAC						

Component Condition Report | Lincoln School / Classrooms 6-9

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	3	0	6953610
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	6953616
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,000 SF	4	6953617
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	4	6953613
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	0	6953618
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	3	6953619
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	3	6953598
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,000 SF	3	6953600
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	0	6953615
Equipment & Furnishings						

Component Condition Report | Lincoln School / Classrooms 6-9

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	1	6953606
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	2	6953608

Component Condition Report | Lincoln School / MPR/Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,000 SF	2	6953537
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	24	1	6953542
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	9	6953534
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,000 SF	1	6953561
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	3	6953552

Component Condition Report | Lincoln School / MPR/Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	1	6953540
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	3	6953546
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,750 SF	2	6953544
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	3	6953563
C2050	Stage	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	2	6953562
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	1	6953545
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	2	6953536
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	2	6953547
D2010	Restrooms	Fair	Urinal, Standard	3	2	6953550
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6953554
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6953557
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,000 SF	4	6953564

Component Condition Report | Lincoln School / MPR/Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	1	6953555
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	1	6953565
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	4	3	6953559
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	4	6953549
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	0	6953539
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	2	6953541
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	3	6953556
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	3	6953543
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,000 SF	3	6953553

Component Condition Report | Lincoln School / MPR/Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,000 SF	0	6953558
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	3 LS	5	6953535
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	5	6953551
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	5	6953538
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	4 LS	5	6953560
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	0	6953548

Component Condition Report | Lincoln School / Office/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	2	6953519
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	7	1	6953515
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	9	6953508

Component Condition Report | Lincoln School / Office/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,500 SF	2	6953505
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	2	6953529
B3060	Roof	Fair	Roof Hatch, Metal	1	2	6953502
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	1	6953517
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	2	6953499
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,175 SF	2	6953528
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	650 SF	2	6953501
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,350 SF	1	6953510
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	6953527
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	2	6953511
C2030	Restrooms	Fair	Flooring, Quarry Tile	175 SF	8	6953533

Component Condition Report | Lincoln School / Office/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	325 SF	8	6953532
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	325 SF	1	6953498
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	9	6953526
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,500 SF	0	6953503
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	2	6953522
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	2	6953507
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	2	6953516
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	2	6953518
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	2	17	6953512
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,500 SF	4	6953521
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	4	18	6953531
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	4	6953520

Component Condition Report | Lincoln School / Office/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,500 SF	0	6953523
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	2	6953509
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	3	6953500
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	6953530
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,500 SF	3	6953514
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	6953513
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,500 SF	0	6953504
Equipment & Furnishings						
E1040	Office	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	6953524
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	2	6953525

Component Condition Report | Lincoln School / Office/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	20 LF	3	6953506

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Fabric, per SF of awning	2,000 SF	3	6953740
Electrical						
D5020	Site	Excellent	Secondary Transformer, Dry, Stepdown	3	28	6953793
Fire Alarm & Electronic Systems						
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	95,070 SF	5	6953768
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953789
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,200 SF	28	6953772
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,750 SF	28	6953758

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	650 SF	13	6953787
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953750
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953778
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953780
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953745
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953753
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953781
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,300 SF	13	6953759
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	400 SF	28	6953791
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	550 SF	13	6953748
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953746

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953766
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953744
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,300 SF	13	6953796
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953738
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953754
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953763
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953786
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953785
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953784
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953752

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953765
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953764
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,300 SF	13	6953756
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953751
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953741
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953794
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953742
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	13	6953779
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,750 SF	28	6953771
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953795

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953777
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953769
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953782
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953743
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953749
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953739
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953776
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,300 SF	13	6953775
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	13	6953774
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	65,000 SF	5	6953783

Component Condition Report | Lincoln School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	65,000 SF	0	6953790
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	5	6953747
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	600 SF	10	6953762
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	3	6953755
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	3	6953792
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	14	6953767
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	40,000 SF	0	6953760
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	4	6953773
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200 LF	14	6953788
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	40	4	6953757
G2060	Site	Fair	Flagpole, Metal	1	4	6953770
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,200 LF	9	6953761

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Lincoln School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lincoln School / Classroom 20	\$4,153	\$0	\$24,973	\$1,037	\$445	\$0	\$20,415	\$6,537	\$0	\$42,056
Lincoln School / Classroom 33	\$86,374	\$45,330	\$4,833	\$98,550	\$10,647	\$12,012	\$27,881	\$5,448	\$0	\$38,660
Lincoln School / Classroom 35	\$81,415	\$0	\$43,335	\$1,729	\$8,119	\$0	\$27,940	\$0	\$20,825	\$90,159
Lincoln School / Classrooms 10-19	\$448,957	\$766,343	\$183,219	\$147,418	\$93,227	\$0	\$0	\$21,402	\$0	\$16,100
Lincoln School / Classrooms 1-5	\$428,867	\$334,843	\$107,434	\$86,864	\$58,400	\$0	\$0	\$5,837	\$0	\$0
Lincoln School / Classrooms 6-9	\$208,817	\$170,925	\$222,374	\$75,542	\$46,293	\$0	\$13,600	\$0	\$0	\$23,943
Lincoln School / MPR/Kitchen Building	\$103,618	\$218,096	\$108,032	\$124,462	\$39,171	\$302,596	\$0	\$0	\$0	\$8,669
Lincoln School / Office/Library Building	\$169,664	\$52,752	\$301,076	\$122,344	\$76,561	\$0	\$2,833	\$0	\$20,841	\$11,972
Lincoln School / Site	\$267,745	\$0	\$0	\$281,381	\$69,261	\$827,304	\$0	\$0	\$0	\$95,361
Grand Total	\$1,799,611	\$1,588,290	\$995,276	\$939,327	\$402,126	\$1,141,912	\$92,669	\$39,223	\$41,666	\$326,920

Lincoln School

Lincoln School / Classroom 20

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6953677	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1620	SF	\$3.00	\$4.75	\$7,688	
B2020	6953660	Window, Wood, 16-25 SF, Replace	30	20	10	5	EA	\$1,200.00	\$1,898.34	\$9,492	
B2050	6953673	Exterior Door, Steel, Standard, Replace	40	37	3	1	EA	\$600.00	\$949.17	\$949	
B3010	6953674	Roofing, Built-Up, Replace	25	16	9	1050	SF	\$14.00	\$22.15	\$23,255	
C1030	6953670	Interior Door, Wood, Solid-Core, Replace	40	26	14	1	EA	\$700.00	\$1,107.37	\$1,107	
C1030	6953661	Door Hardware, School, per Door, Replace	30	20	10	2	EA	\$400.00	\$632.78	\$1,266	
C1070	6953665	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	1050	SF	\$3.50	\$5.54	\$5,814	
C2010	6953669	Wall Finishes, any surface, Prep & Paint	10	8	2	1680	SF	\$1.50	\$2.37	\$3,987	
C2010	6953659	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	18	7	420	SF	\$8.00	\$12.66	\$5,315	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2030	6953676	Flooring, Vinyl Tile (VCT), Replace	15	11	4	50	SF	\$5.00	\$7.91	\$395		
C2030	6953668	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1000	SF	\$7.50	\$11.86	\$11,865		
D3050	6953666	HVAC System, Ductwork, Medium Density, Replace	30	20	10	1050	SF	\$4.00	\$6.33	\$6,644		
D3050	6953662	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D5020	6953672	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6953675	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	1050	SF	\$2.50	\$3.95	\$4,153	\$4,153	
D5040	6953671	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	1050	SF	\$4.50	\$7.12	\$7,475		
D5040	6953667	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	2	EA	\$600.00	\$949.17	\$1,898		
D6060	6953664	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	1050	SF	\$1.65	\$2.61	\$2,741		
D7050	6953663	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	1050	SF	\$3.00	\$4.75	\$4,983		
Totals, Unescalated											\$4,153	
Totals, Escalated (3.0% inflation, compounded annually)											\$4,153	

Lincoln School / Classroom 33

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6953683	Exterior Walls, any painted surface, Prep & Paint	10	9	1	2400	SF	\$3.00	\$4.75	\$11,390		\$1
B2020	6953687	Window, Wood, 16-25 SF, Replace	30	29	1	12	EA	\$1,200.00	\$1,898.34	\$22,780		\$2
B2050	6953695	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	1	EA	\$1,300.00	\$2,056.54	\$2,057		
B3010	6953702	Roofing, Built-Up, Replace	25	22	3	2400	SF	\$14.00	\$22.15	\$53,154		
C1020	6953705	Interior Window, Fixed, 24 SF, Replace	40	31	9	5	EA	\$850.00	\$1,344.66	\$6,723		
C1030	6953685	Interior Door, Wood, Solid-Core, Replace	40	31	9	6	EA	\$700.00	\$1,107.37	\$6,644		
C1030	6953699	Door Hardware, School, per Door, Replace	30	23	7	7	EA	\$400.00	\$632.78	\$4,429		
C1070	6953681	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	2160	SF	\$3.50	\$5.54	\$11,960		
C2010	6953689	Wall Finishes, Ceramic Tile, Replace	40	31	9	240	SF	\$18.00	\$28.48	\$6,834		
C2010	6953690	Wall Finishes, any surface, Prep & Paint	10	9	1	4000	SF	\$1.50	\$2.37	\$9,492		\$

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2010	6953700	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	21	4	560	SF	\$8.00	\$12.66	\$7,087		
C2030	6953688	Flooring, Ceramic Tile, Replace	40	31	9	120	SF	\$18.00	\$28.48	\$3,417		
C2030	6953701	Flooring, Vinyl Tile (VCT), Replace	15	12	3	500	SF	\$5.00	\$7.91	\$3,955		
C2030	6953703	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1780	SF	\$7.50	\$11.86	\$21,119		
C2050	6953694	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	240	SF	\$2.00	\$3.16	\$759		
D2010	6953686	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	2400	SF	\$11.00	\$17.40	\$41,763	\$41,763	
D2010	6953693	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	1	EA	\$1,200.00	\$1,898.34	\$1,898		
D2010	6953704	Toilet, Commercial Water Closet, Replace	30	21	9	2	EA	\$1,300.00	\$2,056.54	\$4,113		
D3050	6953678	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729	
D3050	6953691	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2400	SF	\$4.00	\$6.33	\$15,187		
D3050	6953698	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$7,500.00	\$11,864.63	\$11,865		
D3060	6953680	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D5020	6953684	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6953697	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	2400	SF	\$2.50	\$3.95	\$9,492	\$9,492	
D5040	6953682	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	9	1	1	EA	\$220.00	\$348.03	\$348		
D5040	6953696	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	2400	SF	\$4.50	\$7.12	\$17,085		
D6060	6953692	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	2400	SF	\$1.65	\$2.61	\$6,265		
D7050	6953707	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	2400	SF	\$3.00	\$4.75	\$11,390	\$11,390	
E2010	6953706	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	\$50.00	\$79.10	\$2,373		
E2010	6953679	Casework, Cabinetry Economy, Replace	20	15	5	30	LF	\$175.00	\$276.84	\$8,305		
Totals, Unescalated											\$86,374	\$4
Totals, Escalated (3.0% inflation, compounded annually)											\$86,374	\$4

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6953735	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2160	SF	\$3.00	\$4.75	\$10,251	
B2020	6953712	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	12	EA	\$950.00	\$1,502.85	\$18,034	
B2050	6953732	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	2	EA	\$1,300.00	\$2,056.54	\$4,113	
B3010	6953715	Roofing, Built-Up, Replace	25	16	9	2120	SF	\$14.00	\$22.15	\$46,952	
C1030	6953720	Interior Door, Wood, Solid-Core, Replace	40	26	14	3	EA	\$700.00	\$1,107.37	\$3,322	
C1030	6953722	Door Hardware, School, per Door, Replace	30	20	10	5	EA	\$400.00	\$632.78	\$3,164	
C1070	6953714	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	2000	SF	\$3.50	\$5.54	\$11,074	
C2010	6953717	Wall Finishes, Ceramic Tile, Replace	40	26	14	212	SF	\$18.00	\$28.48	\$6,037	
C2010	6953733	Wall Finishes, any surface, Prep & Paint	10	8	2	3604	SF	\$1.50	\$2.37	\$8,552	
C2010	6953721	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	17	8	424	SF	\$8.00	\$12.66	\$5,366	
C2030	6953726	Flooring, Ceramic Tile, Replace	40	26	14	106	SF	\$18.00	\$28.48	\$3,018	
C2030	6953710	Flooring, Vinyl Tile (VCT), Replace	15	11	4	212	SF	\$5.00	\$7.91	\$1,677	
C2030	6953727	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1802	SF	\$7.50	\$11.86	\$21,380	
C2050	6953725	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	210	SF	\$2.00	\$3.16	\$664	
D2010	6953724	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	2210	SF	\$11.00	\$17.40	\$38,457	\$38,457
D2010	6953729	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2010	6953719	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,300.00	\$2,056.54	\$4,113	
D2010	6953731	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D3050	6953713	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729
D3050	6953723	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2210	SF	\$4.00	\$6.33	\$13,984	
D3050	6953734	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$8,200.00	\$12,971.99	\$12,972	
D5020	6953716	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5030	6953709	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	2210	SF	\$2.50	\$3.95	\$8,740	\$8,740
D5040	6953728	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	2210	SF	\$4.50	\$7.12	\$15,732	
D5040	6953730	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	2	EA	\$600.00	\$949.17	\$1,898	
D6060	6953736	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	2210	SF	\$1.65	\$2.61	\$5,769	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D7050	6953718	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	2210	SF	\$3.00	\$4.75	\$10,488	\$10,488	
E2010	6953737	Casework, Countertop, Plastic Laminate, Replace	15	12	3	20	LF	\$50.00	\$79.10	\$1,582		
E2010	6953711	Casework, Cabinetry Economy, Replace	20	16	4	20	LF	\$175.00	\$276.84	\$5,537		
Totals, Unescalated											\$81,415	
Totals, Escalated (3.0% inflation, compounded annually)											\$81,415	

Lincoln School / Classrooms 10-19

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6953638	Exterior Walls, any painted surface, Prep & Paint	10	9	1	9000	SF	\$3.00	\$4.75	\$42,713		\$42,713
B2020	6953636	Window, Wood, 16-25 SF, Replace	30	29	1	100	EA	\$1,200.00	\$1,898.34	\$189,834		\$189,834
B2050	6953655	Exterior Door, Steel, Standard, Replace	40	31	9	13	EA	\$600.00	\$949.17	\$12,339		
B3010	6953656	Roofing, Built-Up, Replace	25	24	1	11200	SF	\$14.00	\$22.15	\$248,050		\$248,050
C1030	6953627	Interior Door, Wood, Solid-Core, Replace	40	36	4	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6953644	Door Hardware, School, per Door, Replace	30	27	3	21	EA	\$400.00	\$632.78	\$13,288		
C1070	6953631	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	560	SF	\$3.50	\$5.54	\$3,101		
C1090	6953623	Toilet Partitions, Plastic/Laminate, Replace	20	19	1	6	EA	\$750.00	\$1,186.46	\$7,119		\$7,119
C2010	6953646	Wall Finishes, Ceramic Tile, Replace	40	38	2	2240	SF	\$18.00	\$28.48	\$63,784		
C2010	6953648	Wall Finishes, any surface, Prep & Paint	10	9	1	22400	SF	\$1.50	\$2.37	\$53,154		\$53,154
C2010	6953653	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	24	1	1120	SF	\$8.00	\$12.66	\$14,174		\$14,174
C2030	6953628	Flooring, Ceramic Tile, Replace	40	39	1	560	SF	\$18.00	\$28.48	\$15,946		\$15,946
C2030	6953635	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1680	SF	\$5.00	\$7.91	\$13,288		
C2030	6953657	Flooring, Carpet, Commercial Standard, Replace	10	9	1	8960	SF	\$7.50	\$11.86	\$106,307		\$106,307
C2050	6953632	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	10640	SF	\$2.00	\$3.16	\$33,664		\$33,664
D2010	6953650	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$550.00	\$870.07	\$870		
D2010	6953651	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	11200	SF	\$11.00	\$17.40	\$194,896	\$194,896	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6953633	Urinal, Standard, Replace	30	29	1	2	EA	\$1,100.00	\$1,740.15	\$3,480		\$:
D2010	6953624	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	\$1,400.00	\$2,214.73	\$2,215		\$:
D2010	6953643	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	29	1	3	EA	\$1,500.00	\$2,372.93	\$7,119		\$:
D2010	6953645	Toilet, Commercial Water Closet, Replace	30	29	1	6	EA	\$1,300.00	\$2,056.54	\$12,339		\$1:
D2010	6953637	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D2010	6953641	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	10	EA	\$1,100.00	\$1,740.15	\$17,401		
D3050	6953654	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	9	EA	\$11,000.00	\$17,401.45	\$156,613	\$156,613	
D3050	6953649	HVAC System, Ductwork, Medium Density, Replace	30	26	4	11200	SF	\$4.00	\$6.33	\$70,871		
D3050	6953625	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$11,000.00	\$17,401.45	\$17,401		
D5020	6953642	Switchboard, 120/208 V, Replace	40	38	2	1	EA	\$40,000.00	\$63,278.00	\$63,278		
D5030	6953626	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	11200	SF	\$2.50	\$3.95	\$44,295	\$44,295	
D5040	6953640	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$600.00	\$949.17	\$7,593		
D5040	6953639	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	11200	SF	\$4.50	\$7.12	\$79,730		
D6060	6953634	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	11200	SF	\$1.65	\$2.61	\$29,234		
D7050	6953630	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	11200	SF	\$3.00	\$4.75	\$53,154	\$53,154	
E1040	6953652	Ceramics Equipment, Kiln, Replace	20	17	3	1	EA	\$3,200.00	\$5,062.24	\$5,062		
E2010	6953629	Casework, Countertop, Plastic Laminate, Replace	15	14	1	100	LF	\$50.00	\$79.10	\$7,910		\$:
E2010	6953647	Casework, Cabinetry Economy, Replace	20	18	2	100	LF	\$175.00	\$276.84	\$27,684		
Totals, Unescalated											\$448,957	\$74:
Totals, Escalated (3.0% inflation, compounded annually)											\$448,957	\$76:

Lincoln School / Classrooms 1-5

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6953587	Exterior Walls, any painted surface, Prep & Paint	10	9	1	9000	SF	\$3.00	\$4.75	\$42,713		\$4:

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2020	6953569	Window, Wood, 16-25 SF, Replace	30	29	1	35	EA	\$1,200.00	\$1,898.34	\$66,442		\$66,442
B2050	6953591	Exterior Door, Steel, Standard, Replace	40	33	7	5	EA	\$600.00	\$949.17	\$4,746		\$4,746
B3010	6953577	Roofing, Built-Up, Replace	25	24	1	7000	SF	\$14.00	\$22.15	\$155,031		\$155,031
C1030	6953596	Interior Door, Wood, Solid-Core, Replace	40	36	4	4	EA	\$700.00	\$1,107.37	\$4,429		\$4,429
C1030	6953590	Door Hardware, School, per Door, Replace	30	27	3	9	EA	\$400.00	\$632.78	\$5,695		\$5,695
C1070	6953571	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	6000	SF	\$3.50	\$5.54	\$33,221		\$33,221
C1090	6953594	Toilet Partitions, Plastic/Laminate, Replace	20	20	0	12	EA	\$750.00	\$1,186.46	\$14,238	\$14,238	
C2010	6953566	Wall Finishes, Ceramic Tile, Replace	40	40	0	1800	SF	\$18.00	\$28.48	\$51,255	\$51,255	
C2010	6953582	Wall Finishes, any surface, Prep & Paint	10	10	0	10200	SF	\$1.50	\$2.37	\$24,204	\$24,204	
C2030	6953586	Flooring, Ceramic Tile, Replace	40	40	0	1000	SF	\$18.00	\$28.48	\$28,475	\$28,475	
C2030	6953581	Flooring, Vinyl Tile (VCT), Replace	15	14	1	3000	SF	\$5.00	\$7.91	\$23,729		\$23,729
C2030	6953580	Flooring, Carpet, Commercial Standard, Replace	10	10	0	3000	SF	\$7.50	\$11.86	\$35,594	\$35,594	
C2050	6953585	Ceiling Finishes, any flat surface, Prep & Paint	10	10	0	1000	SF	\$2.00	\$3.16	\$3,164	\$3,164	
D2010	6953574	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	7000	SF	\$11.00	\$17.40	\$121,810	\$121,810	
D2010	6953592	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	35	0	1	EA	\$1,400.00	\$2,214.73	\$2,215	\$2,215	
D2010	6953593	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	12	EA	\$1,500.00	\$2,372.93	\$28,475		\$28,475
D2010	6953578	Toilet, Commercial Water Closet, Replace	30	28	2	12	EA	\$1,300.00	\$2,056.54	\$24,678		\$24,678
D2010	6953572	Urinal, Standard, Replace	30	28	2	6	EA	\$1,100.00	\$1,740.15	\$10,441		\$10,441
D2010	6953589	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	5	EA	\$1,100.00	\$1,740.15	\$8,701		\$8,701
D2030	6953579	Supplemental Components, Drains, Roof, Replace	40	38	2	12	EA	\$797.00	\$1,260.81	\$15,130		\$15,130
D3050	6953588	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$87,007	
D3050	6953595	HVAC System, Ductwork, Medium Density, Replace	30	26	4	7000	SF	\$4.00	\$6.33	\$44,295		\$44,295
D5020	6953575	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,000.00	\$3,163.90	\$3,164		\$3,164
D5030	6953567	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	7000	SF	\$2.50	\$3.95	\$27,684	\$27,684	
D5040	6953583	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	6	EA	\$600.00	\$949.17	\$5,695		\$5,695

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D5040	6953573	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	7000	SF	\$4.50	\$7.12	\$49,831		
D6060	6953584	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	7000	SF	\$1.65	\$2.61	\$18,272		
D7050	6953568	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	7000	SF	\$3.00	\$4.75	\$33,221	\$33,221	
E2010	6953576	Casework, Countertop, Plastic Laminate, Replace	15	14	1	50	LF	\$50.00	\$79.10	\$3,955		\$
E2010	6953570	Casework, Cabinetry Economy, Replace	20	18	2	50	LF	\$175.00	\$276.84	\$13,842		
Totals, Unescalated											\$428,867	\$32
Totals, Escalated (3.0% inflation, compounded annually)											\$428,867	\$33

Lincoln School / Classrooms 6-9

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6953607	Exterior Walls, any painted surface, Prep & Paint	10	9	1	3750	SF	\$3.00	\$4.75	\$17,797		\$1
B2020	6953602	Window, Wood, 16-25 SF, Replace	30	29	1	32	EA	\$1,200.00	\$1,898.34	\$60,747		\$6
B2050	6953599	Exterior Door, Steel, Standard, Replace	40	31	9	10	EA	\$600.00	\$949.17	\$9,492		
B3010	6953605	Roofing, Built-Up, Replace	25	23	2	6000	SF	\$14.00	\$22.15	\$132,884		
C1030	6953603	Interior Door, Wood, Solid-Core, Replace	40	31	9	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6953621	Door Hardware, School, per Door, Replace	30	24	6	18	EA	\$400.00	\$632.78	\$11,390		
C1070	6953601	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	6000	SF	\$3.50	\$5.54	\$33,221		
C2010	6953614	Wall Finishes, any surface, Prep & Paint	10	9	1	10000	SF	\$1.50	\$2.37	\$23,729		\$2
C2010	6953609	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	23	2	2000	SF	\$8.00	\$12.66	\$25,311		
C2030	6953612	Flooring, Vinyl Tile (VCT), Replace	15	13	2	900	SF	\$5.00	\$7.91	\$7,119		
C2030	6953604	Flooring, Carpet, Commercial Standard, Replace	10	9	1	5100	SF	\$7.50	\$11.86	\$60,510		\$6
D2010	6953620	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	6000	SF	\$11.00	\$17.40	\$104,409	\$104,409	
D2010	6953611	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	27	3	4	EA	\$1,100.00	\$1,740.15	\$6,961		
D3050	6953610	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	3	EA	\$11,000.00	\$17,401.45	\$52,204	\$52,204	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D3050	6953617	HVAC System, Ductwork, Medium Density, Replace	30	26	4	6000	SF	\$4.00	\$6.33	\$37,967		
D3050	6953616	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$11,000.00	\$17,401.45	\$17,401		
D5020	6953613	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6953618	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	6000	SF	\$2.50	\$3.95	\$23,729	\$23,729	
D5040	6953619	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	6000	SF	\$4.50	\$7.12	\$42,713		
D5040	6953598	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	4	EA	\$600.00	\$949.17	\$3,797		
D6060	6953600	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6000	SF	\$1.65	\$2.61	\$15,661		
D7050	6953615	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	6000	SF	\$3.00	\$4.75	\$28,475	\$28,475	
E2010	6953606	Casework, Countertop, Plastic Laminate, Replace	15	14	1	40	LF	\$50.00	\$79.10	\$3,164		\$
E2010	6953608	Casework, Cabinetry Economy, Replace	20	18	2	40	LF	\$175.00	\$276.84	\$11,074		
Totals, Unescalated											\$208,817	\$16
Totals, Escalated (3.0% inflation, compounded annually)											\$208,817	\$17

Lincoln School / MPR/Kitchen Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6953537	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7000	SF	\$3.00	\$4.75	\$33,221		
B2020	6953542	Window, Wood, 16-25 SF, Replace	30	29	1	24	EA	\$1,200.00	\$1,898.34	\$45,560		\$45,560
B2050	6953534	Exterior Door, Steel, Standard, Replace	40	31	9	7	EA	\$600.00	\$949.17	\$6,644		
B3010	6953561	Roofing, Built-Up, Replace	25	24	1	5000	SF	\$14.00	\$22.15	\$110,737		\$110,737
C1070	6953552	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	4500	SF	\$3.50	\$5.54	\$24,916		
C2010	6953546	Wall Finishes, Ceramic Tile, Replace	40	37	3	500	SF	\$18.00	\$28.48	\$14,238		
C2010	6953540	Wall Finishes, any surface, Prep & Paint	10	9	1	9500	SF	\$1.50	\$2.37	\$22,543		\$22,543
C2030	6953563	Flooring, Ceramic Tile, Replace	40	37	3	250	SF	\$18.00	\$28.48	\$7,119		
C2030	6953544	Flooring, Vinyl Tile (VCT), Replace	15	13	2	4750	SF	\$5.00	\$7.91	\$37,571		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2050	6953562	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	500	SF	\$2.00	\$3.16	\$1,582		
D1010	6953545	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	24	1	1	EA	\$17,000.00	\$26,893.15	\$26,893		\$26,893
D2010	6953536	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D2010	6953547	Toilet, Commercial Water Closet, Replace	30	28	2	5	EA	\$1,300.00	\$2,056.54	\$10,283		
D2010	6953550	Urinal, Standard, Replace	30	28	2	3	EA	\$1,100.00	\$1,740.15	\$5,220		
D3050	6953554	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729	
D3050	6953557	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$11,000.00	\$17,401.45	\$17,401	\$17,401	
D3050	6953564	HVAC System, Ductwork, Medium Density, Replace	30	26	4	5000	SF	\$4.00	\$6.33	\$31,639		
D3060	6953555	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	2	EA	\$1,200.00	\$1,898.34	\$3,797		\$3,797
D3060	6953565	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	1	EA	\$1,400.00	\$2,214.73	\$2,215		\$2,215
D3060	6953559	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D5020	6953549	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6953539	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	5000	SF	\$2.50	\$3.95	\$19,774	\$19,774	
D5040	6953541	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	6	EA	\$220.00	\$348.03	\$2,088		
D5040	6953556	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	5000	SF	\$4.50	\$7.12	\$35,594		
D5040	6953543	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	10	EA	\$600.00	\$949.17	\$9,492		
D6060	6953553	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	5000	SF	\$1.65	\$2.61	\$13,051		
D7050	6953558	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	5000	SF	\$3.00	\$4.75	\$23,729	\$23,729	
E1030	6953535	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	3	LS	\$15,000.00	\$23,729.25	\$71,188		
E1030	6953551	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1030	6953538	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1030	6953560	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	4	LS	\$15,000.00	\$23,729.25	\$94,917		
E1070	6953548	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	15	0	800	SF	\$15.00	\$23.73	\$18,983	\$18,983	
Totals, Unescalated											\$103,618	\$218,811
Totals, Escalated (3.0% inflation, compounded annually)											\$103,618	\$218,811

Replacement Reserves Report

8/22/2025

Lincoln School / Office/Library Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6953519	Exterior Walls, any painted surface, Prep & Paint	10	8	2	4500	SF	\$3.00	\$4.75	\$21,356	
B2020	6953515	Window, Wood, 16-25 SF, Replace	30	29	1	7	EA	\$1,200.00	\$1,898.34	\$13,288	\$13,288
B2050	6953508	Exterior Door, Steel, Standard, Replace	40	31	9	6	EA	\$600.00	\$949.17	\$5,695	
B3010	6953505	Roofing, Built-Up, Replace	25	23	2	6500	SF	\$14.00	\$22.15	\$143,957	
B3020	6953529	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	38	2	12	LF	\$90.00	\$142.38	\$1,709	
B3060	6953502	Roof Hatch, Metal, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6953499	Interior Door, Steel, Standard, Replace	40	38	2	6	EA	\$600.00	\$949.17	\$5,695	
C1030	6953517	Door Hardware, School, per Door, Replace	30	29	1	12	EA	\$400.00	\$632.78	\$7,593	\$7,593
C1070	6953528	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	6175	SF	\$3.50	\$5.54	\$34,190	
C2010	6953501	Wall Finishes, Ceramic Tile, Replace	40	38	2	650	SF	\$18.00	\$28.48	\$18,509	
C2010	6953510	Wall Finishes, any surface, Prep & Paint	10	9	1	12350	SF	\$1.50	\$2.37	\$29,306	\$29,306
C2030	6953533	Flooring, Quarry Tile, Replace	50	42	8	175	SF	\$26.00	\$41.13	\$7,198	
C2030	6953532	Flooring, Ceramic Tile, Replace	40	32	8	325	SF	\$18.00	\$28.48	\$9,254	
C2030	6953511	Flooring, Vinyl Tile (VCT), Replace	15	13	2	3000	SF	\$5.00	\$7.91	\$23,729	
C2030	6953527	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	\$7.50	\$11.86	\$35,594	
C2050	6953498	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	325	SF	\$2.00	\$3.16	\$1,028	\$1,028
D2010	6953503	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	40	0	6500	SF	\$11.00	\$17.40	\$113,109	\$113,109
D2010	6953522	Toilet, Commercial Water Closet, Replace	30	28	2	5	EA	\$1,300.00	\$2,056.54	\$10,283	
D2010	6953526	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2030	6953507	Supplemental Components, Drains, Roof, Replace	40	38	2	6	EA	\$797.00	\$1,260.81	\$7,565	
D3030	6953516	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D3030	6953518	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	\$3,000.00	\$4,745.85	\$4,746	
D3050	6953521	HVAC System, Ductwork, Medium Density, Replace	30	26	4	6500	SF	\$4.00	\$6.33	\$41,131	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D3050	6953512	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	2	EA	\$5,500.00	\$8,700.73	\$17,401		
D3050	6953531	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	4	EA	\$15,000.00	\$23,729.25	\$94,917		
D5020	6953520	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6953523	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	6500	SF	\$2.50	\$3.95	\$25,707	\$25,707	
D5040	6953509	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	6	EA	\$220.00	\$348.03	\$2,088		
D5040	6953500	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	6500	SF	\$4.50	\$7.12	\$46,272		
D5040	6953530	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$600.00	\$949.17	\$7,593		
D6060	6953514	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6500	SF	\$1.65	\$2.61	\$16,966		
D7050	6953504	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	6500	SF	\$3.00	\$4.75	\$30,848	\$30,848	
D7050	6953513	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E1040	6953524	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E2010	6953525	Casework, Countertop, Plastic Laminate, Replace	15	13	2	20	LF	\$50.00	\$79.10	\$1,582		
E2010	6953506	Casework, Cabinetry Economy, Replace	20	17	3	20	LF	\$175.00	\$276.84	\$5,537		
Totals, Unescalated											\$169,664	\$57,000
Totals, Escalated (3.0% inflation, compounded annually)											\$169,664	\$57,000

Lincoln School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2080	6953740	Awning, Fabric, per SF of awning, Replace	10	7	3	2000	SF	\$8.00	\$12.66	\$25,311		
D7030	6953768	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	95070	SF	\$2.00	\$3.16	\$300,792		
F1020	6953789	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953787	Ancillary Building, Steel, Pre-Engineered, Replace	35	22	13	650	SF	\$30.00	\$47.46	\$30,848		
F1020	6953750	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953778	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
F1020	6953780	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953745	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953753	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953781	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953759	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	2300	SF	\$200.00	\$316.39	\$727,697		
F1020	6953748	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	550	SF	\$200.00	\$316.39	\$174,015		
F1020	6953746	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953766	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953744	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953796	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	2300	SF	\$200.00	\$316.39	\$727,697		
F1020	6953738	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953754	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953763	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953786	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953785	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953784	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953752	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953765	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953764	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953756	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	2300	SF	\$200.00	\$316.39	\$727,697		
F1020	6953751	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953741	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953794	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953742	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953779	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	22	13	200	SF	\$60.00	\$94.92	\$18,983		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
F1020	6953795	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953777	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953769	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953782	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953743	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953749	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953739	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953776	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6953775	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	2300	SF	\$200.00	\$316.39	\$727,697		
F1020	6953774	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	22	13	1150	SF	\$200.00	\$316.39	\$363,849		
G2020	6953790	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	65000	SF	\$0.45	\$0.71	\$46,272	\$46,272	
G2020	6953783	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	65000	SF	\$3.50	\$5.54	\$359,894		
G2050	6953760	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	25	0	40000	SF	\$3.50	\$5.54	\$221,473	\$221,473	
G2050	6953792	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	6	EA	\$4,750.00	\$7,514.26	\$45,086		
G2050	6953755	Play Structure, Multipurpose, Large, Replace	20	17	3	2	EA	\$35,000.00	\$93,553.25	\$187,107		
G2050	6953747	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$2,500.00	\$6,682.38	\$6,682		
G2050	6953762	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	600	SF	\$20.00	\$75.28	\$45,167		
G2050	6953767	Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	\$20,000.00	\$75,279.00	\$75,279		
G2060	6953773	Park Bench, Metal Powder-Coated, Replace	20	16	4	12	EA	\$700.00	\$1,107.37	\$13,288		
G2060	6953757	Picnic Table, Metal Powder-Coated, Replace	20	16	4	40	EA	\$700.00	\$1,107.37	\$44,295		
G2060	6953761	Fences & Gates, Fence, Chain Link 6', Replace	40	31	9	2200	LF	\$21.00	\$33.22	\$73,086		
G2060	6953788	Fences & Gates, Fence, Metal Tube 6', Replace	40	26	14	200	LF	\$40.00	\$63.28	\$12,656		
G2060	6953770	Flagpole, Metal, Replace	30	26	4	1	EA	\$2,500.00	\$3,954.88	\$3,955		
Totals, Unescalated											\$267,745	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$267,745	\$0

* Markup has been included in unit costs.