

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Kevin Fleming



Lakeview Elementary  
11500 Joslin Street  
Santa Fe Springs, California 90670

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	11
<b>Main Address</b>	11500 Joslin Street, Santa Fe Springs, California 90670
<b>Site Developed</b>	1952 Renovated 2017-2018
<b>Site Area</b>	5.6 acres (estimated)
<b>Parking Spaces</b>	60 total spaces all in open lots; 05 of which are accessible
<b>Outside Occupants / Leased Spaces</b>	Two Buildings leased to Daycare
<b>Date(s) of Visit</b>	September 29, 2022
<b>Management Point of Contact</b>	Little Lake City School District, Brent Griffen, Maintenance and Operations Director 562.868.8241 Ext. 2280 <a href="mailto:bgriffen@llcsd.net">bgriffen@llcsd.net</a>
<b>On-site Point of Contact (POC)</b>	same as above
<b>Assessment and Report Prepared By</b>	Kylan Boyd
<b>Reviewed By</b>	Gregg Young Program Manager <a href="mailto:gregg.young@bureauveritas.com">gregg.young@bureauveritas.com</a> 979.270.0024 x7296228
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Set in a Southern California pacific suburb, Lakeview Elementary is located at 11500 Joslin Street in the City of Santa Fe Springs, the facility is comprised of thirty-four classrooms, a multi-purpose room, and a library.

### Architectural

The school was constructed in 1952 and has had little renovations done since then. The brick exterior walls have maintained their structural integrity but are in need of repair in some areas throughout the school. The steel windows are all original and most are operable; very few windows are damaged, and most will need standard replacement over the years. Very little has changed since the school was built, having only minor alterations done to the multipurpose room around 2005. Water pooling was observed throughout the school on the roofs and evidence of leaks was found in multiple buildings. The roofing needs to be replaced in the near term for each building as the material is wearing and falling apart. Although the interior features have been well-maintained, the insides of the classrooms need modernization. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment varies in age throughout the sites. Individual systems, such as split-system furnaces and condensing units, as well as rooftop packaged units, are present as needed. These units are generally older and are comprised of original equipment or components that are exceedingly aged. HVAC renovations, which include upgrade of antiquated and/or undersized equipment, are recommended for a significant portion of the facilities to improve comfort within the interior spaces. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The domestic hot water heaters are located in only some of the buildings, with the others lacking heated water. Electrical service equipment and systems are original for the majority of the facilities and are anticipated for lifecycle replacement. Interior lighting LED upgrades had been done to all interior and exterior lights the school during the 2017-2018 school year. The facilities are protected by a hard-wired fire alarm system; however, all facilities lack a fire suppression system apart from fire extinguishers. It is recommended that the school buildings be retrofit with sprinkler systems for life-safety system modernization.

### Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are mostly free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. A new playground was recently installed during the 2021 -2022 school year. Another new playground and shade structure are planned to be installed soon; with the shade structure put in next to MP room.

### 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

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.

## FCI Ranges and Description

<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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 | Lakeview Elementary(1952)

	Replacement Value	Total SF	Cost/SF
	\$ 21,246,800	47,215	\$ 450
	Est Reserve Cost	FCI	
Current	\$ 9,500	0.0 %	
3-Year	\$ 1,036,500	4.9 %	
5-Year	\$ 1,346,200	6.3 %	
10-Year	\$ 2,399,000	11.3 %	

### Campus Level FCI:

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

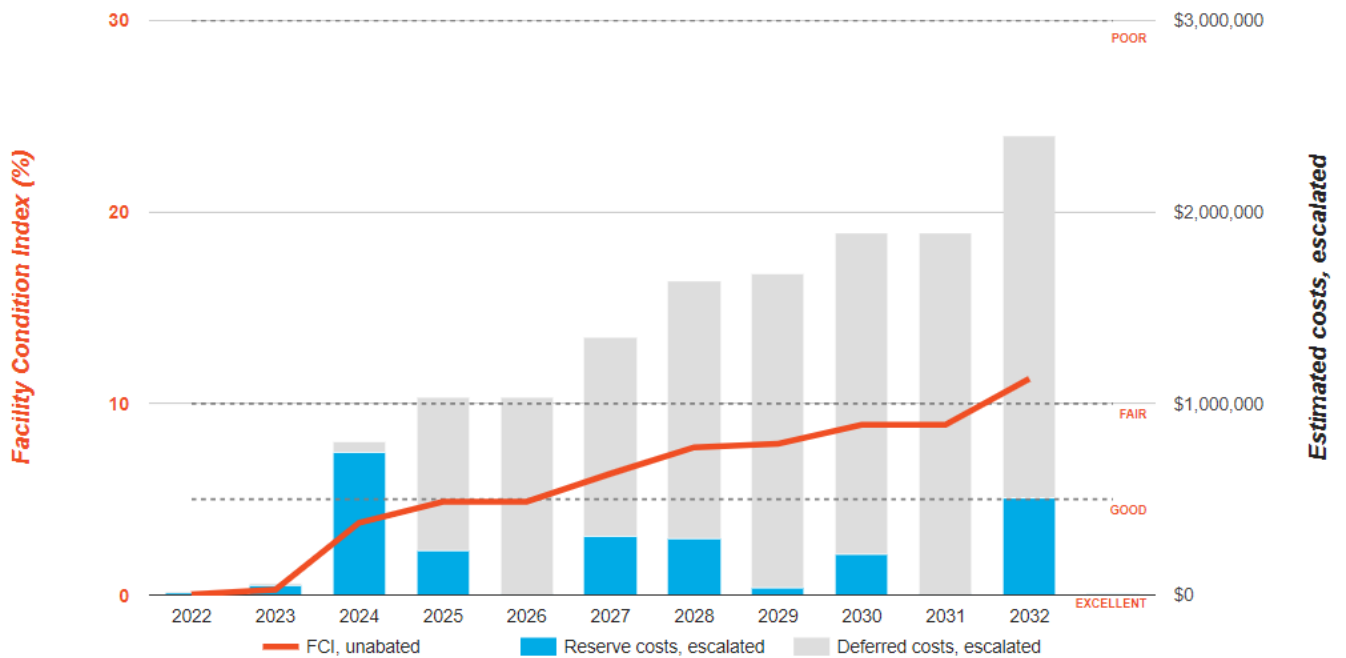
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Lakeview Elementary

Replacement Value: \$21,247,000

Inflation Rate: 3.0%

Average Needs per Year: \$218,100



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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	\$6,806	-	\$79,042	\$22,704	\$1,330,020	\$1,438,572
Roofing	-	\$552,392	\$191,488	\$110,251	\$47,666	\$901,797
Interiors	\$2,635	\$6,578	\$50,595	\$483,488	\$863,183	\$1,406,479
Conveying	-	-	-	-	\$29,081	\$29,081
Plumbing	-	\$7,569	\$34,286	\$38,722	\$446,270	\$526,847
HVAC	-	\$180,767	\$62,701	\$59,862	\$225,417	\$528,747
Fire Protection	-	-	-	\$15,032	\$26,101	\$41,133
Electrical	-	\$46,594	\$85,878	\$62,091	\$540,730	\$735,293
Fire Alarm & Electronic Systems	-	-	-	\$101,513	\$8,139	\$109,652
Equipment & Furnishings	-	-	\$38,863	\$134,835	\$43,608	\$217,306
Site Pavement	-	-	-	-	\$239,490	\$239,490
Site Development	-	-	-	\$24,211	\$48,255	\$72,466
<b>TOTALS (3% inflation)</b>	<b>\$9,500</b>	<b>\$793,900</b>	<b>\$542,900</b>	<b>\$1,052,800</b>	<b>\$3,848,000</b>	<b>\$6,247,100</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Lakeview Elementary / Building 100-103	1	\$5,600
Lakeview Elementary / Building 300	1	\$500
Lakeview Elementary / Building 400	1	\$500
Lakeview Elementary / Building 500	1	\$500
Lakeview Elementary / Building 600	2	\$1,700
Lakeview Elementary / Building 700	1	\$500
<b>Total</b>	<b>7</b>	<b>\$9,300</b>

### Building 100-103

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4275097	Lakeview Elementary / Building 100-103	Building exterior	B2020	Window, Steel, 16-25 SF, Replace	Failed	Performance/Integrity	\$5,600
<b>Total (1 items)</b>							<b>\$5,600</b>

### Building 300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4269635	Lakeview Elementary / Building 300	Throughout building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Performance/Integrity	\$500
<b>Total (1 items)</b>							<b>\$500</b>

### Building 400

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4276029	Lakeview Elementary / Building 400	Throughout building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Performance/Integrity	\$500
<b>Total (1 items)</b>							<b>\$500</b>



**Building 500**

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4277163	Lakeview Elementary / Building 500	Throughout building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Performance/Integrity	\$500
<b>Total (1 items)</b>							<b>\$500</b>

**Building 600**

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4270297	Lakeview Elementary / Building 600	Building Exterior	B2020	Window, Steel, up to 15 SF, Replace	Failed	Performance/Integrity	\$1,200
4270291	Lakeview Elementary / Building 600	Throughout building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Safety	\$500
<b>Total (2 items)</b>							<b>\$1,700</b>

**Building 700**

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4275790	Lakeview Elementary / Building 700	Throughout building	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Performance/Integrity	\$500
<b>Total (1 items)</b>							<b>\$500</b>

**Key Findings**



**Flooring in Failed condition.**

Vinyl Tile (VCT), w/ Asbestos Abatement  
 Building 600 Lakeview Elementary Throughout building

Uniformat Code: C2030  
 Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$500

\$\$\$\$

Tiles are coming off the floor and exposing the asbestos material underneath. - AssetCALC ID: 4270291





**Roofing in Poor condition.**

Built-Up  
Building 600 Lakeview Elementary Roof

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

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$57,600

**\$\$\$\$**

The roof is worn and needs replacement soon. - AssetCALC ID: 4270294



**Roofing in Poor condition.**

Single-Ply Membrane, TPO/PVC  
Building 104-105 Lakeview Elementary Roof

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

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$66,000

**\$\$\$\$**

Evidence of roof leaking. Water is pooling on top of roof. - AssetCALC ID: 4275408



**Roofing in Poor condition.**

Built-Up  
Building 400 Lakeview Elementary Roof

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

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$53,800

**\$\$\$\$**

Roof is wearing and needs to be replaced soon. - AssetCALC ID: 4276027



**Window in Failed condition.**

Steel, up to 15 SF  
Building 600 Lakeview Elementary Building  
Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2022**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

**\$\$\$\$**

Broken glass. Needs replacement. - AssetCALC ID: 4270297



**Switchboard in Poor condition.**

120/208 V  
Building 400 Lakeview Elementary Electrical room

Uniformat Code: D5020  
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$43,900

\$\$\$\$

Item is passed its useful life and needs to be replaced. - AssetCALC ID: 4276040



**Backflow Preventer in Poor condition.**

Domestic Water  
Office Administration Lakeview Elementary Site

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

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Rusted and nearing the end of its life. - AssetCALC ID: 4268692



**Water Heater in Poor condition.**

Gas, Residential  
Building 700 Lakeview Elementary Utility closet

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

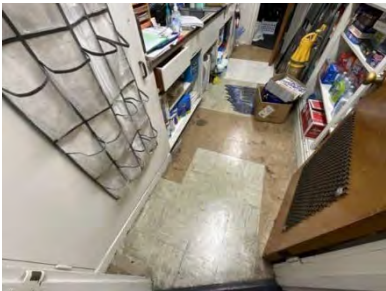
Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Water heater is passed it's useful life and needs to be replaced soon. - AssetCALC ID: 4275782



**Flooring in Failed condition.**

Vinyl Tile (VCT), w/ Asbestos Abatement  
Building 500 Lakeview Elementary Throughout building

Uniformat Code: C2030  
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Floor tiles are coming up off the floor and exposing asbestos material underneath. Needs to be addressed immediately. - AssetCALC ID: 4277163



**Packaged Unit in Poor condition.**

Priority Score: **81.8**

RTU, Pad or Roof-Mounted, 4 TON  
Building 500 Lakeview Elementary Roof

Plan Type:  
Performance/Integrity

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

Cost Estimate: \$19,800

**\$\$\$\$**

Unit is passed its useful life and will need to be replaced soon. - AssetCALC ID: 4277147

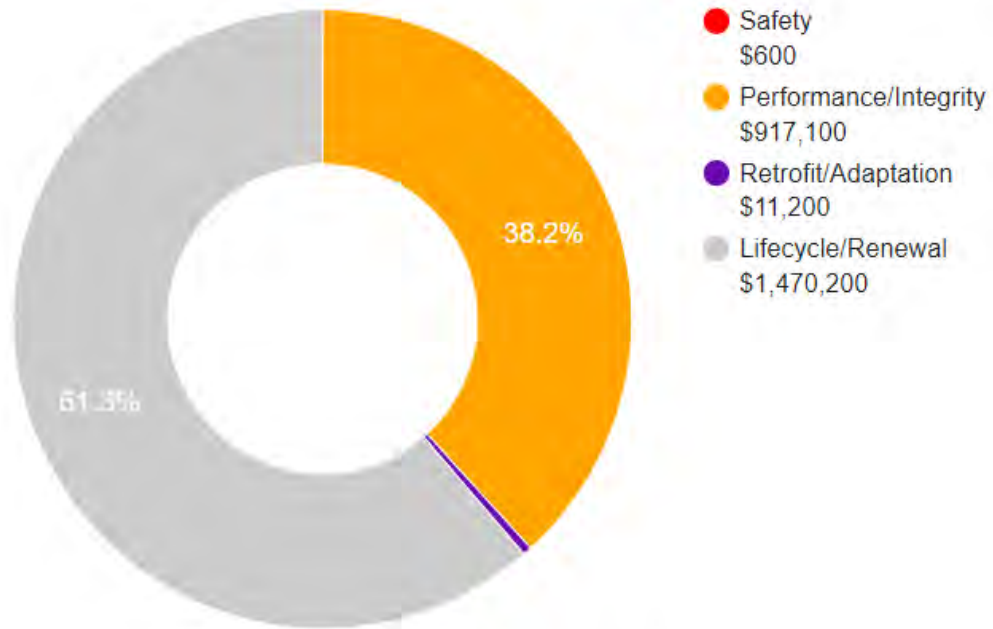
**Plan Types**

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**

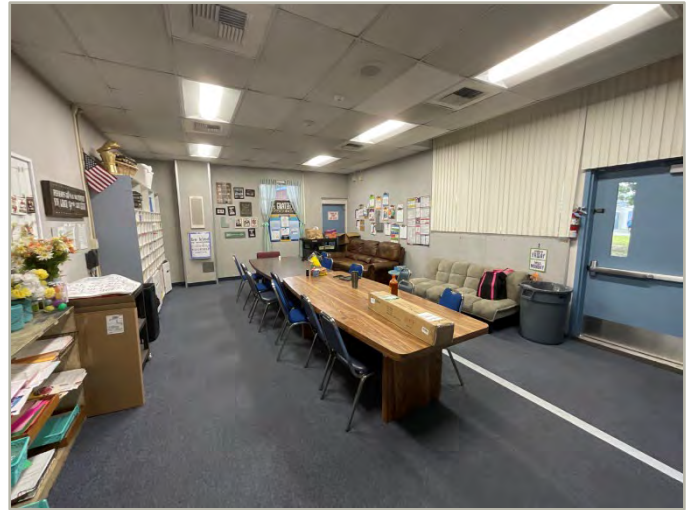
<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,399,100

## 2. Office Administration



### 2. Office Administration: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building/Group Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper Interior Lighting: LED Emergency Power: None	Fair

## 2. Office Administration: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure	

### 3. Multi-Purpose Room



#### Multi-Purpose Room: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	5,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: VCT, ceramic tile, wood strip, epoxy Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Wheelchair lift	Good
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Poor



## Multi-Purpose Room: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers and kitchen hood system	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure	

## 4. Building 100-103



### 4. Building 100-103: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	4,000 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Gable construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Thru-wall AC	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 100-103: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	



## 5. Building 104-105



### 4. Building 104-105: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: vinyl Floors: Carpet, Vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 104-105: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	



## 6. Building 200



### 4. Building 200: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, Ceramic Tile Floors: Carpet, VCT, Ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 200: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 7. Building 300



### 4. Building 300: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, Ceramic Tile Floors: Carpet, VCT, Ceramic Tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair



#### 4. Building 300: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 8. Building 400



### 4. Building 400: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 400: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 9. Building 500



### 4. Building 500: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 500: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 10. Building 600



### 4. Building 600: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	3,000 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast iron waste & venting Hot Water: None Fixtures: Toilets in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Packaged units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

#### 4. Building 600: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 11. Building 700



### 4. Building 700: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	3,000 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, Ceramic Tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Poor
<b>HVAC</b>	Non-Central System: Split-system heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair



#### 4. Building 700: Systems Summary

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 12. Building 800



### 4. Building 800: Systems Summary

<b>Constructed/Renovated</b>	1952/ 2017-2018	
<b>Building Size</b>	2,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Steel	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks throughout building	Poor
<b>HVAC</b>	Non-Central System: Packaged units, Furnaces with split-system condensing units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Good

#### 4. Building 800: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	leaking roof, building lacks fire suppression	

## 13. Site Summary



### Site Information

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

## 14. 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.

## 15. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1952 and substantially renovated in 2017-2018. Widespread accessibility improvements appear to have been implemented at that time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

## Campus: Accessibility Summary

<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1952 / 2017-2018	No	No
Office Administration	1952 / 2017-2018	No	No
Multi-Purpose Room	1952 / 2017-2018	No	No
Building 100-103	1952 / 2017-2018	No	No
Building 104-105	1952 / 2017-2018	No	No
Building 200	1952 / 2017-2018	No	No
Building 300	1952 / 2017-2018	No	No
Building 400	1952 / 2017-2018	No	No
Building 500	1952 / 2017-2018	No	No
Building 600	1952 / 2017-2018	No	No
Building 700	1952 / 2017-2018	No	No
Building 800	1952 / 2017-2018	No	No

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

A prior accessibility survey was performed during the 2017-2018 school year. From BV's perspective, it appears that the recommendations from that study have been addressed in full. No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 16. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 17. 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.

## 18. Certification

Little Lake City School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lakeview Elementary, 11500 Joslin Street, Santa Fe Springs, California 90670, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

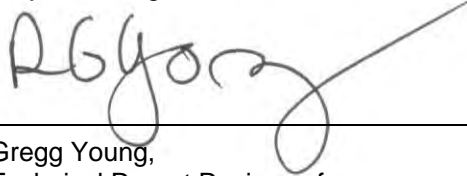
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

**Prepared by:** Kylan Boyd,  
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## 19. Appendices

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- 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

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## Photographic Overview



1 - MULTIPURPOSE BUILDING



2 - LIBRARY



3 - REAR ELEVATION



4 - MAIN OFFICE



5 - CLASSROOM BUILDINGS



6 - MODULAR BUILDING



## Photographic Overview



7 - FAÇADE



8 - FACADE OVERVIEW



9 - PRIMARY ROOF OVERVIEW



10 - PRIMARY ROOF OVERVIEW



11 - SECONDARY ROOF OVERVIEW



12 - PRIMARY ROOF OVERVIEW





## Photographic Overview



13 - LIBRARY



14 - RESTROOM



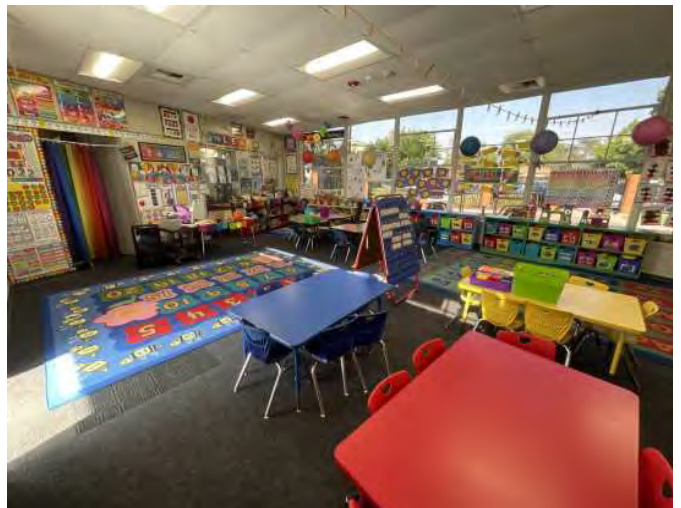
15 - CLASSROOM INTERIOR



16 - CLASSROOM INTERIOR



17 - CLASSROOM INTERIOR



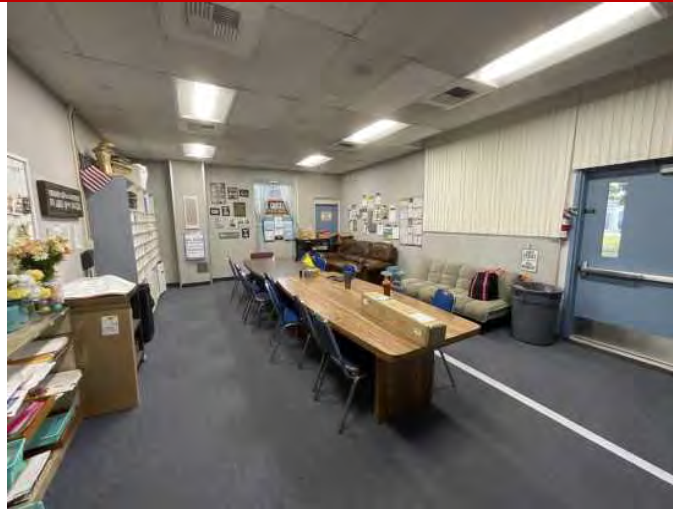
18 - CLASSROOM INTERIOR



## Photographic Overview



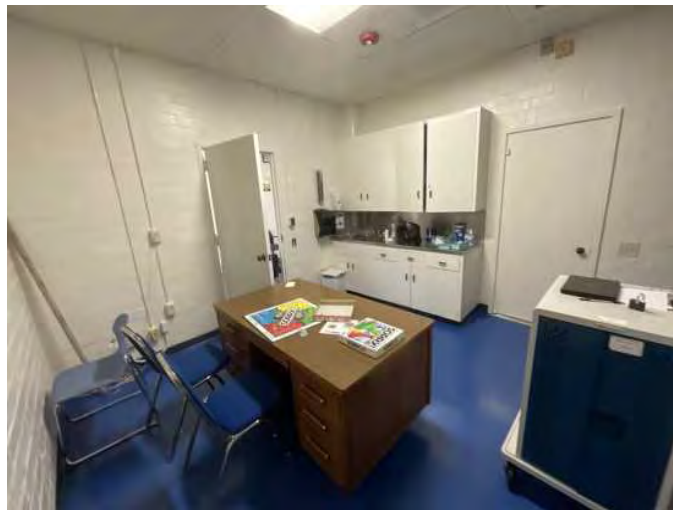
19 - BACKSTAGE



20 - TEACHERS LOUNGE



21 - CAFETERIA



22 - MAIN OFFICE KITCHENETTE



23 - COOLING MAIN COMPONENTS



24 - HEATING MAIN COMPONENTS



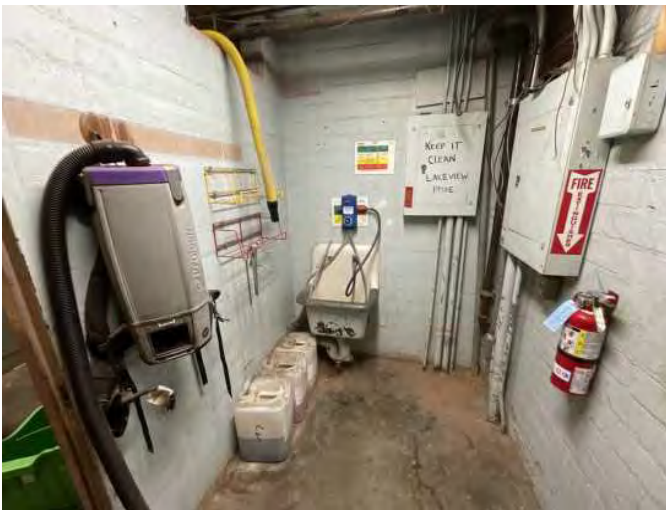
## Photographic Overview



25 - MAIN ELETRICAL EQUIPMENT



26 - ELETRICAL EQUIPMENT



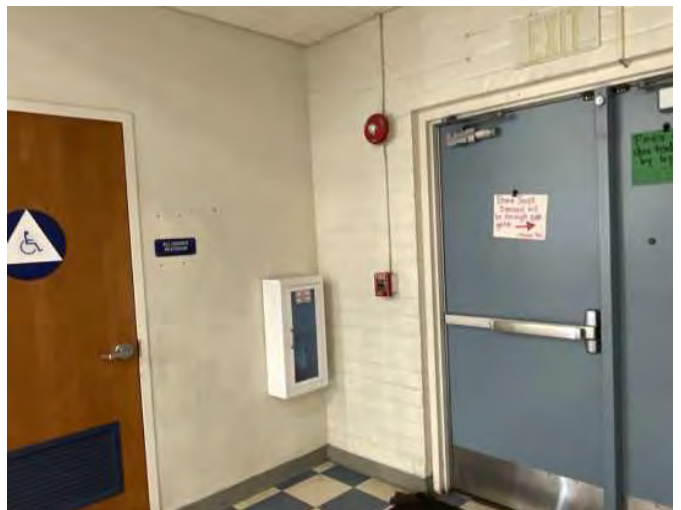
27 - SERVICE SINK



28 - DOMESTIC WATER HEATER



29 - FIRE ALARM PANEL



30 - FIRE ALARM SYSTEM AND EXTINGUISHER

## Photographic Overview



31 - KITCHEN OVERVIEW



32 - WHEELCHAIR LIFT



33 - PLAY STRUCTURE



34 - SITE FURNISHINGS



35 - LUNCH AREA



36 - BACKFLOW PREVENTER

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

159753.22R000-006.017

## Source

Google Earth

## Project Name

Lakeview Elementary

## On-Site Date

September 29, 2022



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Lakeview Elementary

**Name of person completing form:** Brent Griffen

**Title / Association w/ property:** Maintenance and operations Director

**Length of time associated w/ property:** 18

**Date Completed:** 9/29/2022

**Phone Number:** 562.577.2139

**Method of Completion:** \_\_\_\_\_


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

Data Overview		Response		
1	Year(s) constructed	Constructed 1952	Renovated	
2	Building size in SF	47,215	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Alteration to the multipurpose room around 2005. New playground just recently installed during the 2021 -2022 school year.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Another New playground is planned to be installed. Shade structure planned to be put in next to MP room. 2017-18 all interior and exterior lights were replaced with LED		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roofing needs to be replaced throughout the school. Insides of classroom needs modernization		




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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks when it rains
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Kitchen gets hot
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2017-18
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Most of the doors throughout the campus and restrooms have been updated to be ADA compliant.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Day care (2 buildings )



Signature of Assessor



Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:**     Lakeview Elementary    

**BV Project Number:**     159753.22R000 - 006.017    

Facility History & Interview					
Question	Yes	No	Unk	Comments	
1	Has an accessibility study been previously performed? If so, when?	X			2017-2018
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Most of the doors throughout the campus and restrooms have been updated to be ADA compliant.
3	Has building management reported any accessibility-based complaints or litigation?		X		

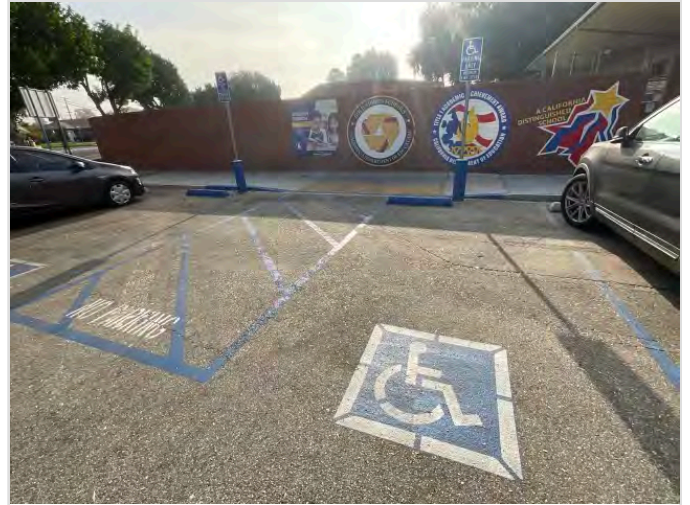
Lakeview Elementary : Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>				X
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>				X
<b>Elevators</b>				X
<b>Public Restrooms</b>				X
<b>Kitchens/Kitchenettes</b>				X
<b>Playgrounds &amp; Swimming Pools</b>				X
<b>Other</b>				X

*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

# Lakeview Elementary : Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE

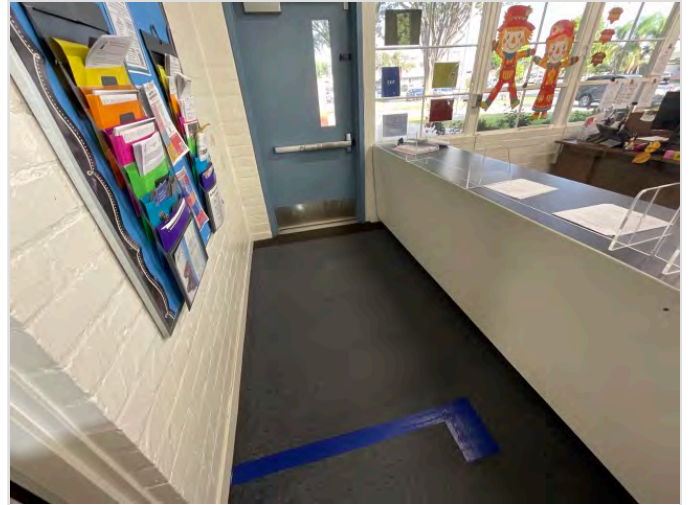


ADDITIONAL ENTRANCE

# Lakeview Elementary : Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



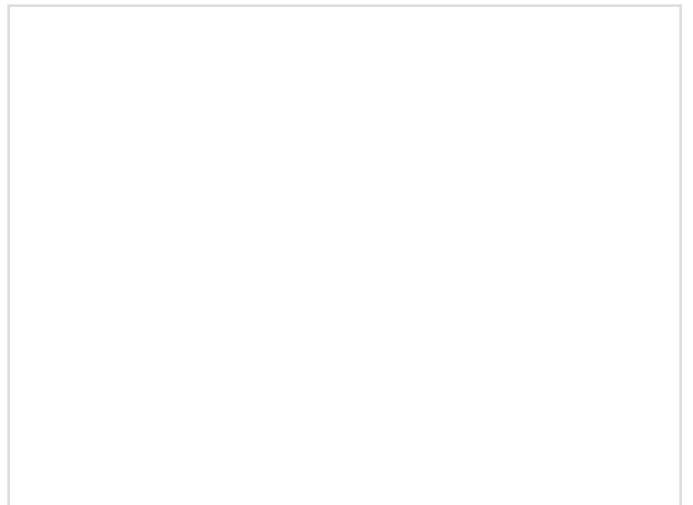
TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



## Lakeview Elementary : Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

## Appendix E:

### Component Condition Report

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## Component Condition Report | Lakeview Elementary / Building 100-103

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	3,000 SF	20	4275083
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	20	15	4275089
B2020	Building exterior	Failed	Window, Steel, 16-25 SF	3	0	4275097
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	4275099
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	4,600 SF	3	4275108
B3080	Roof	Good	Soffit, Wood	1,500 SF	12	4275087
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	4275090
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	12	4275106
C2010	Restrooms	Fair	Wall Finishes, Vinyl	200 SF	5	4275104
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,500 SF	8	4275103
C2030	Storage closet	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	100 SF	2	4275084
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,000 SF	6	4275109
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Child-Sized	2	15	4275088
D2010	Storage closet	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4275085
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	15	4275100
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	20	4275093
<b>HVAC</b>						
D3030	Throughout building	Fair	Air Conditioner, Window/Thru-Wall	1	5	4275096
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	280 SF	20	4275094
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	3	1	4275110



## Component Condition Report | Lakeview Elementary / Building 100-103

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	3	5	4275091
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4275098
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	1	5	4275107
D5020	Storage closet	Fair	Distribution Panel, 120/240 V, Residential Style	2	15	4275101
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	20	4275105
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,800 SF	15	4275092
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	4275095
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,800 SF	10	4275102
<b>Sitework</b>						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	20 LF	15	4275086

## Component Condition Report | Lakeview Elementary / Building 104-105

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, Wood Siding	3,100 SF	20	4275420
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	15	4275407
B2050	Building exterior	Good	Exterior Door, Steel, Standard	5	25	4275410
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	3,535 SF	2	4275408
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,900 SF	8	4275417
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	4,200 SF	15	4275403

## Component Condition Report | Lakeview Elementary / Building 104-105

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	6	4275401
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	5	4275419
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	3	15	4275414
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	15	4275416
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	15	4275411
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	15	4275413
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	2	2	4275405
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	8	4275406
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	4275415
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,900 SF	10	4275418
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	15	4275409
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,900 SF	10	4275402
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	10 LF	10	4275412

## Component Condition Report | Lakeview Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,500 SF	20	4268722
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	1	5	4268714

## Component Condition Report | Lakeview Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	40	4268730
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,500 SF	2	4268720
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	4268731
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Steel, Standard	4	30	4268717
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	10	4268715
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	25	4268724
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,500 SF	8	4268721
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	750 SF	10	4268733
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	15	4268712
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,450 SF	8	4268727
<b>Plumbing</b>						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4268728
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	15	4268735
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	4268718
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4268732
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	2	2	4268723
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	2	10	4268713
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	8	4268734
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, Residential Style	2	15	4268726
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,500 SF	20	4268716

### Component Condition Report | Lakeview Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	16	4268719
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	16	4268729
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,500 SF	10	4268725
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	6	4268736

### Component Condition Report | Lakeview Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,200 SF	25	4269660
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	6	4269637
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	30	11	4269634
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	6	6	4269665
<b>Roofing</b>						
B3010	Throughout building	Poor	Roofing, Built-Up	2,800 SF	2	4269663
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	4269640
B3080	Throughout building	Good	Soffit, Wood	600 SF	12	4269645
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Steel, Standard	2	25	4269650
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	3	25	4269647
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	8	8	4269653
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	12	4269654
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	4269639
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	25	4269662

## Component Condition Report | Lakeview Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	0	4269635
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,300 SF	6	4269636
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	10	4269659
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	7	4269657
<b>Plumbing</b>						
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4269652
D2010	Electrical room	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	20	4269658
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4269642
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	4269638
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	4269661
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	2	2	4269644
D3050	Electrical room	Fair	HVAC System, Ductwork, Low Density	2,800 SF	15	4269666
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	2	5	4269641
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4269648
<b>Electrical</b>						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	3	5	4269664
D5020	Throughout building	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	4269646
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	15	4269649
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	10	4269655
D5040	Throughout building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4269656
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,800 SF	10	4269651
<b>Equipment &amp; Furnishings</b>						

### Component Condition Report | Lakeview Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	10	4269643

### Component Condition Report | Lakeview Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	400 SF	6	4276028
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,750 SF	25	4276039
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	30	15	4276023
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	30	4276045
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,500 SF	2	4276027
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	275 LF	10	4276047
B3080	Building exterior	Fair	Soffit/Fascia, Wood	600 SF	10	4276038
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	3	15	4276021
C1030	Throughout building	Good	Interior Door, Wood, Hollow-Core Residential Closet	8	12	4276046
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	8	4276044
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,500 SF	6	4276033
C2030	Throughout building	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	0	4276029
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,940 SF	6	4276035
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	2	15	4276049
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	20	4276026
D2010	Restrooms	Fair	Toilet, Child-Sized	3	15	4276030
D2010	Storage room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	4276025

## Component Condition Report | Lakeview Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	14	4276041
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,000 SF	15	4276036
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4276022
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [No tag/plate found]	2	5	4276031
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4276048
<b>Electrical</b>						
D5020	Electrical room	Poor	Switchboard, 120/208 V [No tag/plate found]	1	2	4276040
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 5 KVA [No tag/plate found]	1	12	4276034
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	4	15	4276050
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	4276024
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4276042
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	15	4276037
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,000 SF	10	4276032
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	10	4276043

## Component Condition Report | Lakeview Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	400 SF	6	4277166
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,750 SF	25	4277146
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	30	15	4277156

## Component Condition Report | Lakeview Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	35	4277151
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,500 SF	2	4277144
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	275 LF	10	4277162
B3080	Throughout building	Fair	Soffit/Fascia, Wood	600 SF	10	4277157
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	8	5	4277165
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	4	40	4277167
C1030	Throughout building	Good	Interior Door, Steel, Standard	2	25	4277148
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	12	4277161
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	4277154
C2030	Throughout building	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	0	4277163
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,800 SF	6	4277169
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	2	15	4277159
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	4277153
D2010	Restrooms	Fair	Toilet, Child-Sized	1	10	4277143
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	10	4277150
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	4277145
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [No tag/plate found]	2	1	4277147
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,800 SF	10	4277155
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [No tag/plate found]	2	8	4277149
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4277158



## Component Condition Report | Lakeview Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 5 KVA [No tag/plate found]	1	8	4277140
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, 200 AMP	3	15	4277164
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	20	4277168
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	15	4277142
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4277160
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,800 SF	10	4277152
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	10	4277141

## Component Condition Report | Lakeview Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,750 SF	29	4270301
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	400 SF	6	4270314
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	20	15	4270311
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	20	15	4270296
B2020	Building Exterior	Failed	Window, Steel, up to 15 SF	1	0	4270297
B2050	Building Exterior	Good	Exterior Door, Steel, any type, Refinish	6	8	4270306
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,750 SF	2	4270294
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	10	4270298
B3080	Building exterior	Fair	Soffit/Fascia, Wood	600 SF	10	4270308
<b>Interiors</b>						

## Component Condition Report | Lakeview Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	8	8	4270293
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	24	4270283
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	8	4270305
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	30	4270316
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,000 SF	7	4270282
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,440 SF	6	4270304
C2030	Throughout building	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	0	4270291
C2030	Restrooms	Good	Flooring, Ceramic Tile	300 SF	30	4270313
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	2	12	4270289
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	4270312
D2010	Restrooms	Good	Urinal, Standard	1	20	4270290
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	4270285
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	15	4270295
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4270309
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	4270303
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	4270287
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	4270292
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,800 SF	15	4270299
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [No tag/plate found]	2	2	4270284
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [No tag/plate found]	2	8	4270317
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	8	4270318
<b>Electrical</b>						

### Component Condition Report | Lakeview Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	3	15	4270307
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 5 KVA [No tag/plate found]	1	5	4270288
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	15	4270286
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	10	4270310
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	15	4270315
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,800 SF	10	4270300
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	10	4270302

### Component Condition Report | Lakeview Elementary / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	400 SF	6	4275784
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,750 SF	25	4275779
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	20	15	4275795
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	8	30	4275780
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,850 SF	2	4275776
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	4275773
B3080	Building exterior	Fair	Soffit, Wood	800 SF	10	4275806
<b>Interiors</b>						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	8	25	4275804
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	2	25	4275778
C1030	Throughout building	Good	Interior Door, Steel, w/ Extensive Glazing	7	25	4275805

## Component Condition Report | Lakeview Elementary / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	12	4275796
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	10	4275800
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,000 SF	8	4275777
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	250 SF	2	4275772
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,440 SF	7	4275791
C2030	Throughout building	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	60 SF	0	4275790
C2030	Restrooms	Poor	Flooring, Ceramic Tile	200 SF	2	4275788
<b>Plumbing</b>						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	4275781
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,500 SF	5	4275789
D2010	Utility closet	Poor	Water Heater, Gas, Residential [No tag/plate found]	1	2	4275782
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	15	4275771
D2010	Throughout building	Fair	Toilet, Residential Water Closet	4	15	4275787
D2010	Restrooms	Fair	Urinal, Standard	1	10	4275798
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	2	15	4275802
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4275807
<b>HVAC</b>						
D3020	Utility closet	Fair	Furnace, Gas [No tag/plate found]	1	5	4275794
D3020	Utility closet	Fair	Furnace, Electric [No tag/plate found]	1	10	4275770
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump [No tag/plate found]	2	14	4275801
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,500 SF	15	4275774
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [No tag/plate found]	2	5	4275785
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4275792
<b>Electrical</b>						

### Component Condition Report | Lakeview Elementary / Building 700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, 200 AMP	3	5	4275799
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,500 SF	15	4275797
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	15	4275786
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	10	4275803
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,500 SF	10	4275775
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [No tag/plate found]	1	10	4275783
E2010	Throughout building	Good	Casework, Cabinetry, Standard	30 LF	15	4275793

### Component Condition Report | Lakeview Elementary / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,750 SF	25	4277188
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	6	4277182
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	160 SF	5	4277197
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	1	10	4277174
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	40	4277170
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	3,500 SF	2	4277175
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	275 LF	10	4277171
B3080	Building exterior	Fair	Soffit/Fascia, Wood	600 SF	10	4277173
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	8	8	4277190
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	3	25	4277176

## Component Condition Report | Lakeview Elementary / Building 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,800 SF	8	4277192
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	4277193
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,800 SF	6	4277191
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4277195
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	12	4277177
D2010	Building exterior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	4277172
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4277187
<b>HVAC</b>						
D3020	Storage closet	Fair	Furnace, Gas [No tag/plate found]	2	11	4277181
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall, Residential	2	5	4277184
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,800 SF	10	4277180
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	5	4277185
<b>Fire Protection</b>						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4277186
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, 200 AMP	3	3	4277178
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	20	4277196
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	15	4277194
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4277183
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,800 SF	10	4277189
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	30 LF	10	4277179

## Component Condition Report | Lakeview Elementary / Multipurpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	5,250 SF	25	4275269
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	24	11	4275279
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	30	4275290
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	6,800 SF	3	4275296
B3080	Roof	Fair	Soffit, Gypsum Board	1,000 SF	10	4275270
<b>Interiors</b>						
C1030	Kitchen	Fair	Interior Door, Wood, Solid-Core	9	20	4275275
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	12	4275253
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	10,000 SF	6	4275276
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	525 SF	20	4275257
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	4,200 SF	5	4275287
C2030	Throughout building	Fair	Flooring, Wood, Strip	900 SF	15	4275292
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	6	4275271
C2030	Restrooms	Fair	Flooring, Ceramic Tile	225 SF	20	4275286
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	4275267
<b>Conveying</b>						
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	15	4275304
<b>Plumbing</b>						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	4275272
D2010	Storage closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	4275254
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,500 SF	20	4275255
D2010	Janitor closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	8	4275298
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	4275285

## Component Condition Report | Lakeview Elementary / Multipurpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	4275301
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	4275278
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	4275297
<b>HVAC</b>						
D3030	Roof	Fair	Evaporative Cooler, up to 0.33 HP [No tag/plate found]	1	5	4275261
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	2	4275281
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	4275274
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	6,500 SF	20	4275266
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,500 SF	15	4275294
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	3	2	4275282
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-4]	2	15	4275305
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	3	10	4275289
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	15 LF	10	4275288
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	6	4275268
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4275300
<b>Electrical</b>						
D5020	Storage closet	Fair	Switchboard, 120/208 V [No tag/plate found]	1	5	4275280
D5020	Storage closet	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	15	4275259
D5020	Storage closet	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	15	4275260
D5020	Storage closet	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	13	4275256
D5020	Kitchen	Fair	Distribution Panel, 120/240 V [No tag/plate found]	1	15	4275284
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,500 SF	11	4275299
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	15	4275263
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	4275302



## Component Condition Report | Lakeview Elementary / Multipurpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,500 SF	10	4275264
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [No tag/plate found]	1	5	4275265
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [K34S-141]	2	8	4275258
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [K34S-141]	1	10	4275295
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	4275303
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [K34S-141]	1	8	4275273
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In [No tag/plate found]	1	8	4275291
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	3	4275277
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle [K34S-141]	1	6	4275262
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	8	4275293
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	4275283

## Component Condition Report | Lakeview Elementary / Office Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, Brick	2,250 SF	30	4268685
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	43	5	4268689
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	1	15	4268683
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	5	35	4268681
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Built-Up	5,180 SF	2	4268695
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	10	4268709
<b>Interiors</b>						

## Component Condition Report | Lakeview Elementary / Office Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	9	25	4268693
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	6	4268682
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	25	4268707
C2010	Restrooms	Good	Wall Finishes, Vinyl	785 SF	10	4268678
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,680 SF	8	4268704
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	4268686
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	8	4268679
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,800 SF	10	4268684
<b>Plumbing</b>						
D2010	Break room	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	4268705
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	4268680
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4268708
D2010	Site	Poor	Backflow Preventer, Domestic Water [No tag/plate found]	1	2	4268692
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4	15	4268690
D2010	Electrical room	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	8	4268691
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4268706
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	2	2	4268698
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	2	8	4268710
<b>Fire Protection</b>						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	8	4268701
<b>Electrical</b>						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	4268700
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	3	15	4268703
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,600 SF	20	4268697

## Component Condition Report | Lakeview Elementary / Office Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	15	4268696
D5040	Restrooms	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,600 SF	12	4268687
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Hallway	Good	Fire Alarm Panel, Multiplex [No tag/plate found]	1	10	4268699
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,600 SF	12	4268711
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	2,600 SF	8	4268694
G2050	Site	Excellent	Play Structure, Multipurpose, Medium	1	19	4268688
<b>Sitework</b>						
G2060	Site	Fair	Flagpole, Metal	1	10	4268702

## Component Condition Report | Lakeview Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Protection</b>						
D4010	Site	Fair	Backflow Preventer, Fire Suppression [No tag/plate found]	2	15	4270771
<b>Electrical</b>						
D5020	Site	Fair	Distribution Panel, 120/208 V [DP]	1	15	4270767
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	4270772
D5020	Site	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	15	4270769
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	15	4270766
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	25,000 SF	25	4270770
<b>Sitework</b>						
G2060	Site	Fair	Flagpole, Metal	1	15	4270768

## Appendix F: Replacement Reserves

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Replacement Reserves Report

10/19/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Lakeview Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakeview Elementary / Building 100-103	\$5,600	\$30,535	\$932	\$77,268	\$0	\$15,784	\$39,922	\$0	\$13,561	\$0	\$8,263	\$0	\$55,966	\$0	\$0	\$128,504	\$53,652	\$1,452	\$18,225	\$0	\$382,145	\$831,810
Lakeview Elementary / Building 104-105	\$0	\$0	\$90,970	\$0	\$0	\$18,139	\$9,177	\$0	\$9,458	\$0	\$30,398	\$0	\$0	\$0	\$0	\$219,972	\$0	\$0	\$280	\$0	\$61,476	\$439,871
Lakeview Elementary / Building 200	\$0	\$0	\$78,046	\$0	\$0	\$2,164	\$7,866	\$0	\$27,018	\$0	\$36,891	\$0	\$0	\$0	\$0	\$26,686	\$22,148	\$0	\$33,507	\$0	\$281,106	\$515,432
Lakeview Elementary / Building 300	\$527	\$0	\$66,630	\$0	\$0	\$15,656	\$35,399	\$3,376	\$7,511	\$0	\$57,623	\$104,872	\$28,961	\$0	\$0	\$43,895	\$47,573	\$0	\$0	\$0	\$27,764	\$439,788
Lakeview Elementary / Building 400	\$527	\$0	\$114,157	\$1,680	\$0	\$6,110	\$39,922	\$0	\$14,605	\$0	\$38,624	\$0	\$10,802	\$0	\$18,269	\$173,220	\$53,652	\$0	\$0	\$0	\$44,620	\$516,188
Lakeview Elementary / Building 500	\$527	\$20,357	\$57,079	\$0	\$0	\$5,092	\$39,529	\$0	\$10,710	\$0	\$70,350	\$0	\$15,342	\$0	\$0	\$160,390	\$53,123	\$0	\$0	\$0	\$21,814	\$454,313
Lakeview Elementary / Building 600	\$1,735	\$0	\$82,123	\$1,680	\$0	\$5,601	\$25,566	\$10,128	\$27,331	\$0	\$56,295	\$0	\$8,141	\$0	\$0	\$191,627	\$34,358	\$13,611	\$1,963	\$0	\$5,156	\$465,314
Lakeview Elementary / Building 700	\$527	\$0	\$69,950	\$0	\$0	\$46,333	\$2,163	\$24,712	\$12,379	\$0	\$63,776	\$0	\$18,081	\$0	\$17,273	\$168,636	\$2,907	\$37,839	\$14,020	\$0	\$4,759	\$483,356
Lakeview Elementary / Building 800	\$0	\$0	\$57,079	\$8,999	\$0	\$15,784	\$47,788	\$0	\$19,195	\$0	\$50,990	\$12,767	\$21,917	\$0	\$0	\$34,555	\$64,224	\$0	\$0	\$0	\$13,882	\$347,178
Lakeview Elementary / Multipurpose Building	\$0	\$0	\$8,154	\$143,498	\$0	\$113,414	\$33,629	\$0	\$33,799	\$0	\$60,353	\$64,823	\$26,300	\$16,125	\$0	\$219,356	\$33,389	\$6,170	\$11,963	\$0	\$216,952	\$987,926
Lakeview Elementary / Office Administration	\$0	\$0	\$117,908	\$0	\$0	\$65,681	\$11,931	\$0	\$36,192	\$0	\$36,392	\$0	\$26,457	\$0	\$0	\$40,645	\$0	\$0	\$13,683	\$38,507	\$50,371	\$437,766
Lakeview Elementary / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,273	\$0	\$0	\$0	\$0	\$0	\$328,273
<b>Grand Total</b>	<b>\$9,443</b>	<b>\$50,892</b>	<b>\$743,029</b>	<b>\$233,124</b>	<b>\$0</b>	<b>\$309,756</b>	<b>\$292,893</b>	<b>\$38,216</b>	<b>\$211,760</b>	<b>\$0</b>	<b>\$509,956</b>	<b>\$182,463</b>	<b>\$211,967</b>	<b>\$16,125</b>	<b>\$35,542</b>	<b>\$1,735,761</b>	<b>\$365,027</b>	<b>\$59,073</b>	<b>\$93,641</b>	<b>\$38,507</b>	<b>\$1,110,046</b>	<b>\$6,247,218</b>

Lakeview Elementary

Lakeview Elementary / Building 100-103

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency	Repair Estimate	
B2010	Building Exterior	Exterior Walls, Brick, Replace	4275083		50	30	20	3000	SF	\$58.19	\$174,582																					\$174,582	\$174,582		
B2020	Building exterior	Window, Steel, 16-25 SF, Replace	4275097		30	30	0	3	EA	\$1,866.60	\$5,600	\$5,600																						\$5,600	\$5,600
B2020	Building Exterior	Window, Steel, 28-40 SF, Replace	4275089		30	15	15	20	EA	\$2,525.40	\$50,508															\$50,508								\$50,508	\$50,508
B3010	Roof	Roofing, Built-Up, Replace	4275108		25	22	3	4600	SF	\$15.37	\$70,711				\$70,711																			\$70,711	\$70,711
B3080	Roof	Soffit, Wood, Replace	4275087		20	8	12	1500	SF	\$15.92	\$23,882												\$23,882											\$23,882	\$23,882
C1030	Throughout building	Interior Door, Wood, Solid-Core, Replace	4275090		40	20	20	9	EA	\$768.60	\$6,917																							\$6,917	\$6,917
C1070	Throughout building	Suspended Ceilings, Acoustical Tile (ACT), Replace	4275106		25	13	12	4000	SF	\$3.84	\$15,372												\$15,372											\$15,372	\$15,372
C2010	Restrooms	Wall Finishes, Vinyl, Replace	4275104		15	10	5	200	SF	\$2.75	\$549						\$549																\$549	\$1,098	
C2010	Throughout building	Wall Finishes, any surface, Prep & Paint	4275103		10	2	8	6500	SF	\$1.65	\$10,706																							\$10,706	\$21,411
C2030	Storage closet	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	4275084		15	13	2	100	SF	\$8.78	\$878				\$878																			\$878	\$1,757
C2030	Throughout building	Flooring, Carpet, Commercial Standard, Replace	4275109		10	4	6	4000	SF	\$8.24	\$32,940																							\$32,940	\$65,880
D2010	Throughout building	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	4275093		40	20	20	2800	SF	\$5.49	\$15,372																							\$15,372	\$15,372
D2010	Restrooms	Toilet, Child-Sized, Replace	4275088		30	15	15	2	EA	\$988.20	\$1,976																							\$1,976	\$1,976
D2010	Throughout building	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	4275100		30	15	15	4	EA	\$1,207.80	\$4,831																							\$4,831	\$4,831
D2010	Storage closet	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	4275085		30	10	20	3	EA	\$1,647.00	\$4,941																							\$4,941	\$4,941
D3030	Throughout building	Air Conditioner, Window/Thru-Wall, Replace	4275096		10	5	5	1	EA	\$2,415.60	\$2,416						\$2,416																	\$2,416	\$4,831
D3050	Throughout building	HVAC System, Hydronic Piping, 2-Pipe, Replace	4275094		40	20	20	280	SF	\$5.49	\$1,537																							\$1,537	\$1,537
D3050	Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	4275110		20	19	1	3	EA	\$9,882.00	\$29,646		\$29,646																					\$29,646	\$29,646
D3060	Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	4275091		25	20	5	3	EA	\$2,635.20	\$7,906						\$7,906																	\$7,906	\$7,906
D4030	Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	4275098		10	4	6	3	EA	\$164.70	\$494																							\$494	\$988
D5020	Throughout building	Distribution Panel, 120/240 V, Replace	4275107		30	25	5	1	EA	\$2,745.00	\$2,745																							\$2,745	\$2,745
D5020	Storage closet	Distribution Panel, 120/240 V, Residential Style, Replace	4275101		30	15	15	2	EA	\$1,207.80	\$2,416																							\$2,416	\$2,416
D5030	Throughout building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	4275105		40	20	20	2800	SF	\$2.75	\$7,686																							\$7,686	\$7,686
D5040	Throughout building	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	4275092		20	5	15	2800	SF	\$5.49	\$15,372																							\$15,372	\$15,372
D5040	Building exterior	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	4275095		20	5	15	6	EA	\$241.56	\$1,449																							\$1,449	\$1,449
D7050	Throughout building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4275102		20	10	10	2800	SF	\$2.20	\$6,149																							\$6,149	\$6,149
G2060	Site	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	4275086		40	25	15	20	LF	\$175.68	\$3,514																							\$3,514	\$3,514
<b>Totals, Unescalated</b>												\$5,600	\$29,646	\$878	\$70,711	\$0	\$13,615	\$33,434	\$0	\$10,706	\$0	\$6,149	\$0	\$39,254	\$0	\$0	\$82,482	\$33,434	\$878	\$10,706	\$0	\$211,585	\$549,077		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$5,600	\$30,535	\$932	\$77,268	\$0	\$15,784	\$39,922	\$0	\$13,561	\$0	\$8,263	\$0	\$55,966	\$0	\$0	\$128,504	\$53,652	\$1,452	\$18,225	\$0	\$382,145	\$831,810		

Lakeview Elementary / Building 104-105

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency	Repair Estimate	
B2010	Building exterior	Exterior Walls, Wood Siding, Replace	4275420		30	10	20	3100	SF	\$10.98	\$34,038																							\$34,038	\$34,038
B2020	Building exterior	Window,																																	



Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
<b>Totals, Unescalated</b>												\$527	\$0	\$62,806	\$0	\$0	\$13,505	\$29,646	\$2,745	\$5,929	\$0	\$42,877	\$75,762	\$20,313	\$0	\$0	\$28,175	\$29,646	\$0	\$0	\$0	\$15,372	\$327,303
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$527	\$0	\$66,630	\$0	\$0	\$15,656	\$35,399	\$3,376	\$7,511	\$0	\$57,623	\$104,872	\$28,961	\$0	\$0	\$43,895	\$47,573	\$0	\$0	\$0	\$27,764	\$439,788

Lakeview Elementary / Building 400

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4276028	Exterior Walls, any painted surface, Prep & Paint	10	4	6	400	SF	\$3.29	\$1,318							\$1,318										\$1,318					\$2,635	
B2020	Building Exterior	4276023	Window, Steel, 28-40 SF, Replace	30	15	15	30	EA	\$2,525.40	\$75,762																\$75,762						\$75,762	
B3010	Roof	4276027	Roofing, Built-Up, Replace	25	23	2	3500	SF	\$15.37	\$53,802			\$53,802																			\$53,802	
B3020	Roof	4276047	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	275	LF	\$9.88	\$2,718											\$2,718											\$2,718	
B3080	Building exterior	4276038	Soffit/Fascia, Wood, Replace	20	10	10	600	SF	\$15.92	\$9,553											\$9,553											\$9,553	
C1030	Throughout building	4276021	Interior Door, Wood, Solid-Core, Replace	40	25	15	3	EA	\$768.60	\$2,306																\$2,306						\$2,306	
C1030	Throughout building	4276046	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	3	12	8	EA	\$549.00	\$4,392													\$4,392									\$4,392	
C1070	Throughout building	4276044	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	3000	SF	\$3.84	\$11,529									\$11,529													\$11,529	
C2010	Throughout building	4276033	Wall Finishes, any surface, Prep & Paint	10	4	6	4500	SF	\$1.65	\$7,412																	\$7,412					\$14,823	
C2030	Throughout building	4276029	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	60	SF	\$8.78	\$527	\$527															\$527						\$1,054	
C2030	Throughout building	4276035	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2940	SF	\$8.24	\$24,211														\$4,392			\$24,211					\$48,422	
D2010	Throughout building	4276026	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	3000	SF	\$5.49	\$16,470																				\$16,470		\$16,470	
D2010	Storage room	4276025	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,537.20	\$1,537				\$1,537																		\$1,537	
D2010	Throughout building	4276049	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	15	15	2	EA	\$1,207.80	\$2,416																	\$2,416					\$2,416	
D2010	Restrooms	4276030	Toilet, Child-Sized, Replace	30	15	15	3	EA	\$988.20	\$2,965																	\$2,965					\$2,965	
D3050	Roof	4276022	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,882.00	\$9,882			\$9,882																			\$9,882	
D3050	Roof	4276041	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$12,078.00	\$12,078															\$12,078							\$12,078	
D3050	Throughout building	4276036	HVAC System, Ductwork, Low Density, Replace	30	15	15	3000	SF	\$2.20	\$6,588																	\$6,588					\$6,588	
D3060	Roof	4276031	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	20	5	2	EA	\$2,635.20	\$5,270							\$5,270															\$5,270	
D4030	Throughout building	4276048	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$164.70	\$494								\$494									\$494					\$494	
D5020	Electrical room	4276040	Switchboard, 120/208 V, Replace	40	38	2	1	EA	\$43,920.00	\$43,920			\$43,920																				\$43,920
D5020	Electrical room	4276034	Secondary Transformer, Dry, Stepdown, 5 KVA, Replace	30	18	12	1	EA	\$3,184.20	\$3,184													\$3,184										\$3,184
D5020	Electrical room	4276050	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	4	EA	\$1,207.80	\$4,831																	\$4,831					\$4,831	
D5030	Throughout building	4276024	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$2.75	\$8,235																					\$8,235	\$8,235	
D5040	Building exterior	4276042	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$241.56	\$966																	\$966					\$966	
D5040	Throughout building	4276037	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	3000	SF	\$4.94	\$14,823																	\$14,823					\$14,823	
D7050	Throughout building	4276032	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	3000	SF	\$2.20	\$6,588												\$6,588										\$6,588	
E2010	Throughout building	4276043	Casework, Cabinetry, Standard, Replace	20	10	10	30	LF	\$329.40	\$9,882												\$9,882										\$9,882	
<b>Totals, Unescalated</b>												\$527	\$0	\$107,604	\$1,537	\$0	\$5,270	\$33,434	\$0	\$11,529	\$0	\$28,740	\$0	\$7,576	\$0	\$12,078	\$111,183	\$33,434	\$0	\$0	\$0	\$24,705	\$377,619
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$527	\$0	\$114,157	\$1,680	\$0	\$6,110	\$39,922	\$0	\$14,605	\$0	\$38,624	\$0	\$10,802	\$0	\$18,269	\$173,220	\$53,652	\$0	\$0	\$0	\$44,620	\$516,188

Lakeview Elementary / Building 500

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	4277166	Exterior Walls, any painted surface, Prep & Paint	10	4	6	400	SF	\$3.29	\$1,318							\$1,318											\$1,318				\$2,635	
B2020	Building Exterior	4277156	Window, Steel, 28-40 SF, Replace	30	15	15	30	EA	\$2,525.40	\$75,762																	\$75,762					\$75,762	
B3010	Roof	4277144	Roofing, Built-Up, Replace	25	23	2	3500	SF	\$15.37	\$53,802			\$53,802																			\$53,802	
B3020	Roof	4277162	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	275	LF	\$9.88	\$2,718											\$2,718											\$2,718	
B3080	Throughout building	4277157	Soffit/Fascia, Wood, Replace	20	10	10	600	SF	\$15.92	\$9,553											\$9,553											\$9,553	
C1030	Throughout building	4277165	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	10	5	8	EA	\$549.00	\$4,392						\$4,392														\$4,392		\$8,784	
C1070	Throughout building	4277161	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2800	SF	\$3.84	\$10,760													\$10,760									\$10,760	
C2010	Throughout building	4277154	Wall Finishes, any surface, Prep & Paint	10	4	6	5000	SF	\$1.65	\$8,235																	\$8,235					\$16,470	
C2030	Throughout building	4277163	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	60	SF	\$8.78	\$527	\$527																\$527					\$1,054	
C2030	Throughout building	4277169	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2800	SF	\$8.24	\$23,058																	\$23,058					\$46,116	
D2010	Throughout building	4277150	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	2800	SF	\$5.49	\$15,372																	\$15,372					\$15,372	
D2010	Electrical room	4277153	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,537.20	\$1,537																	\$1,537					\$1,537	
D2010	Restrooms	4277143	Toilet, Child-Sized, Replace	30	20	10	1	EA	\$988.20	\$988																	\$988					\$988	
D2010	Throughout building	4277159	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	15	15	2	EA	\$1,207.80	\$2,416																	\$2,416					\$2,416	
D2010	Throughout building	4277145	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	3																													







Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
D3060	Roof	4275305	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	10	15	2	EA	\$2,635.20	\$5,270															\$5,270						\$5,270	
D3060	Kitchen	4275289	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	3	EA	\$1,647.00	\$4,941											\$4,941										\$4,941	
D4010	Kitchen	4275288	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	15	LF	\$439.20	\$6,588											\$6,588										\$6,588	
D4030	Kitchen	4275268	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$329.40	\$329					\$329											\$329					\$329	
D4030	Throughout building	4275300	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$164.70	\$494					\$494											\$494					\$494	
D5020	Storage closet	4275280	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$43,920.00	\$43,920					\$43,920																	\$43,920
D5020	Storage closet	4275256	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,980.00	\$10,980													\$10,980									\$10,980
D5020	Storage closet	4275259	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	15	15	1	EA	\$3,513.60	\$3,514															\$3,514							\$3,514
D5020	Storage closet	4275260	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,588.00	\$6,588															\$6,588							\$6,588
D5020	Kitchen	4275284	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	\$6,039.00	\$6,039															\$6,039							\$6,039
D5030	Throughout building	4275299	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	6500	SF	\$2.75	\$17,843											\$17,843											\$17,843
D5040	Throughout building	4275263	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6500	SF	\$4.94	\$32,117																\$32,117						\$32,117
D5040	Building exterior	4275302	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$241.56	\$966															\$966							\$966
D7050	Throughout building	4275264	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	6500	SF	\$2.20	\$14,274											\$14,274											\$14,274
E1030	Kitchen	4275277	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	12	3	1	EA	\$7,027.20	\$7,027			\$7,027															\$7,027				\$7,027
E1030	Kitchen	4275265	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$16,470.00	\$16,470					\$16,470																	\$16,470
E1030	Kitchen	4275303	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$10,431.00	\$10,431					\$10,431										\$10,431							\$10,431
E1030	Kitchen	4275262	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	9	6	1	EA	\$7,356.60	\$7,357					\$7,357																	\$7,357
E1030	Kitchen	4275258	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	2	EA	\$3,952.80	\$7,906							\$7,906															\$7,906
E1030	Kitchen	4275273	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,941.00	\$4,941							\$4,941															\$4,941
E1030	Kitchen	4275291	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	7	8	1	EA	\$7,466.40	\$7,466							\$7,466															\$7,466
E1030	Kitchen	4275295	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,866.60	\$1,867											\$1,867											\$1,867
E1070	Cafeteria	4275293	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	300	SF	\$16.47	\$4,941							\$4,941															\$4,941
E2010	Throughout building	4275283	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	20	LF	\$329.40	\$6,588																						\$6,588
<b>Totals, Unescalated</b>											\$0	\$0	\$7,686	\$131,321	\$0	\$97,832	\$28,164	\$0	\$26,681	\$0	\$44,908	\$46,830	\$18,446	\$10,980	\$0	\$140,797	\$20,807	\$3,733	\$7,027	\$0	\$120,121	\$705,333
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$8,154	\$143,498	\$0	\$113,414	\$33,629	\$0	\$33,799	\$0	\$60,353	\$64,823	\$26,300	\$16,125	\$0	\$219,356	\$33,389	\$6,170	\$11,963	\$0	\$216,952	\$987,926

Lakeview Elementary / Office Administration																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	Building Exterior	4268689	Window, Wood, 16-25 SF, Replace	30	25	5	43	EA	\$1,317.60	\$56,657					\$56,657																	\$56,657
B2050	Building Exterior	4268683	Exterior Door, Wood, Solid-Core, Replace	25	10	15	1	EA	\$768.60	\$769															\$769							\$769
B3010	Roof	4268695	Roofing, Built-Up, Replace	25	23	2	5180	SF	\$15.37	\$79,627		\$79,627																				\$79,627
B3020	Roof	4268709	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	300	LF	\$9.88	\$2,965											\$2,965											\$2,965
C1070	Throughout building	4268682	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	2600	SF	\$3.84	\$9,992					\$9,992																	\$9,992
C2010	Restrooms	4268678	Wall Finishes, Vinyl, Replace	15	5	10	785	SF	\$2.75	\$2,155											\$2,155											\$2,155
C2010	Throughout building	4268704	Wall Finishes, any surface, Prep & Paint	10	2	8	4680	SF	\$1.65	\$7,708							\$7,708										\$7,708					\$7,708
C2030	Restrooms	4268686	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$19.76	\$5,929																				\$5,929		\$5,929
C2030	Throughout building	4268679	Flooring, Vinyl Tile (VCT), Replace	15	7	8	500	SF	\$5.49	\$2,745							\$2,745															\$2,745
C2030	Throughout building	4268684	Flooring, Carpet, Commercial Standard, Replace	10	0	10	1800	SF	\$8.24	\$14,823											\$14,823								\$14,823			\$14,823
D2010	Electrical room	4268691	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$988.20	\$988							\$988															\$988
D2010	Site	4268692	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	\$5,709.60	\$5,710		\$5,710																				\$5,710
D2010	Electrical room	4268708	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,537.20	\$1,537							\$1,537															\$1,537
D2010	Break room	4268705	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	1	EA	\$1,207.80	\$1,208															\$1,208							\$1,208
D2010	Restrooms	4268680	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	3	EA	\$1,647.00	\$4,941															\$4,941							\$4,941
D2010	Restrooms	4268690	Toilet, Residential Water Closet, Replace	30	15	15	4	EA	\$768.60	\$3,074															\$3,074							\$3,074
D3050	Roof	4268706	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$6,039.00	\$6,039		\$6,039																				\$6,039
D3050	Roof	4268698	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	2	EA	\$9,882.00	\$19,764		\$19,764																				\$19,764
D3060	Roof	4268710	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	2	EA	\$2,635.20	\$5,270							\$5,270															\$5,270
D4030	Throughout building	4268701	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	2	EA	\$164.70	\$329							\$329											\$329				\$329
D5020	Electrical room	4268700	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$5,929.20	\$5,929															\$5,929							\$5,929
D5020	Electrical room	4268703	Distribution Panel, 120/240 V, Replace	30	15	15	3	EA	\$2,745.00	\$8,235															\$8,235							\$8,235
D5030	Throughout building	4268697	Electrical System, Wiring & Switch																													

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate													
D5020	Site	4270769	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	15	15	1	EA	\$6,588.00	\$6,588																					\$6,588	\$6,588													
G2020	Site	4270766	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	40000	SF	\$3.84	\$153,720																						\$153,720	\$153,720												
G2060	Site	4270768	Flaggpole, Metal, Replace	30	15	15	1	EA	\$2,745.00	\$2,745																						\$2,745	\$2,745												
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,706	\$210,706				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,273	\$328,273