

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Cresson Elementary School
11650 Cresson Street
Norwalk, California 90650

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

October 4, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Seven
Main Address	11650 Cresson Street, Norwalk California 90650
Site Developed	1955 Renovated As needed
Site Area	5.63 acres (estimated)
Parking Spaces	55 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 4, 2022
Management Point of Contact	Little Lake City School District/Operational and Custodial Services, Brent Griffen, Director of Maintenance 562.868.8241 bgriffen@llcsd.net
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The Cresson Elementary School Campus buildings were originally constructed in 1955. Renovation and modifications have been completed as needed. Additional portable buildings were added to the campus in the early 1996.

Architectural

All Cresson Elementary School Campus buildings consist of brick walls construction over a concrete slab foundation. The portable buildings were added to the school campus in 1996 and they are modular buildings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing system is build-up system and metal for the portables. Lifecycle replacement of the roof and interior finishes is anticipated for all building.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop packaged units and air conditioner units for the Administration building. Most of the RTU's were replaced in 1993 and they have exceeded their life cycle with high cost maintenance. Heat pump units are providing heating and cooling system for the portable buildings. Lifecycle replacement of HVAC components is anticipated. Most of the main facility's electrical infrastructure and some panels are considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting. In addition, the buildings were found without a fire sprinkler system.

Site

In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are in good condition. Isolated areas of concrete sidewalk cracks which will need a repair.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis Cresson Elementary School			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 16,512,300	36,694	\$ 450	
		Est Reserve Cost	FCI
Current		\$ 5,200	0.0 %
3-Year		\$ 280,100	1.7 %
5-Year		\$ 782,800	4.7 %
10-Year		\$ 2,257,200	13.7 %

Campus Level FCI:

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

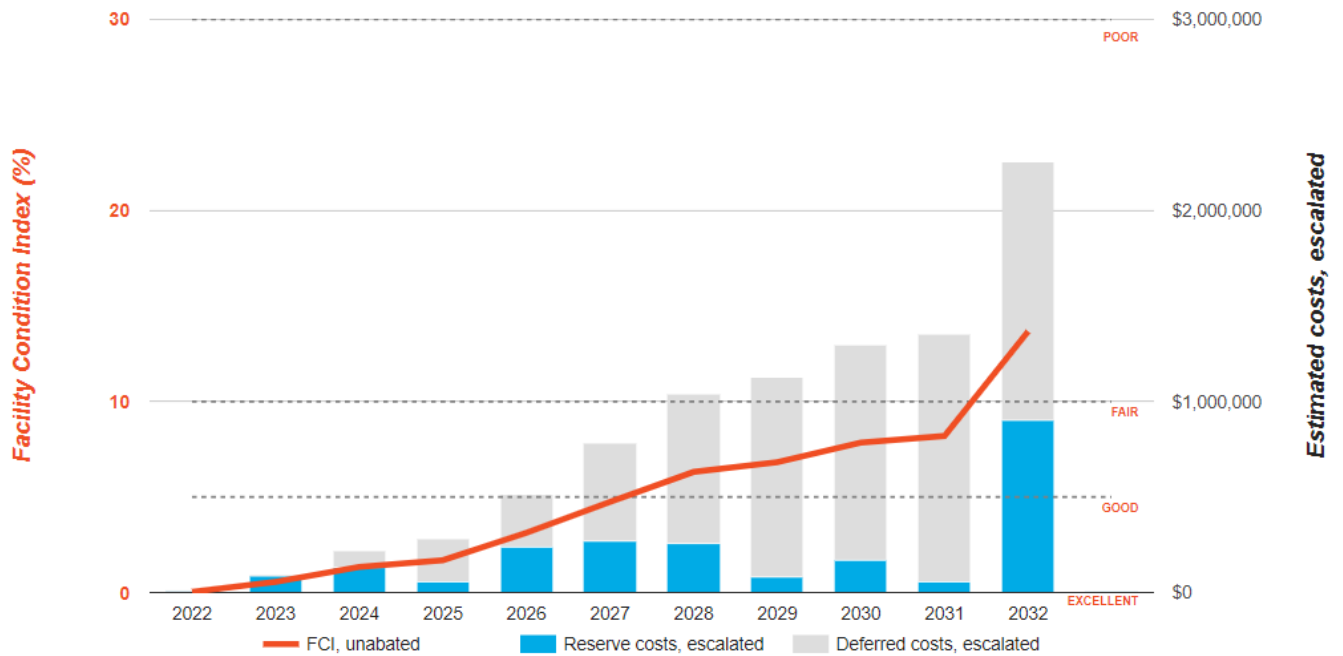
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Cresson Elementary School

Replacement Value: \$16,513,000

Inflation Rate: 3.0%

Average Needs per Year: \$205,200



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$19,459	-	\$40,136	\$808,314	\$867,909
Roofing	\$1,194	\$4,180	-	\$126,017	\$684,529	\$815,920
Interiors	-	-	\$256,974	\$204,013	\$873,599	\$1,334,586
Conveying	-	-	-	-	\$26,613	\$26,613
Plumbing	-	-	\$4,579	\$55,105	\$402,644	\$462,328
HVAC	-	\$186,874	\$76,521	\$106,640	\$196,956	\$566,991
Fire Protection	-	-	\$191,547	\$5,902	-	\$197,449
Electrical	-	-	-	\$318,248	\$297,222	\$615,470
Fire Alarm & Electronic Systems	-	-	-	\$263,215	-	\$263,215
Equipment & Furnishings	-	-	-	\$102,231	\$12,413	\$114,644
Special Construction & Demo	-	-	-	-	\$784,005	\$784,005
Site Development	\$3,952	\$5,880	-	\$127,232	\$325,991	\$463,055
Site Pavement	-	-	\$11,678	\$109,901	\$56,598	\$178,177
Site Utilities	-	-	\$19,895	\$15,793	-	\$35,688
TOTALS (3% inflation)	\$5,200	\$216,400	\$561,200	\$1,474,500	\$4,468,900	\$6,726,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Cresson Elementary School / Administration Building	1	\$1,200
Cresson Elementary School / Building-400	1	\$4,000
Total	2	\$5,200

Administration Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4271080	Cresson Elementary School / Administration Building	Building Exterior	B3080	Soffit/Fascia, Wood, Replace	Poor	Performance/Integrity	\$1,200
Total (1 items)							\$1,200

Building-400

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4271185	Cresson Elementary School / Building-400	Building Exterior	G2060	Fences & Gates, Fence, any Painted Surface, Prep & Paint	Poor	Performance/Integrity	\$4,000
Total (1 items)							\$4,000

Key Findings



Exterior Walls in Poor condition.

Wood Siding
Site Cresson Elementary School Ancillary buildings

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,900

\$\$\$\$

Deteriorated wood siding, repair is required. - AssetCALC ID: 4271276



Exterior Walls in Poor condition.

any painted surface
Building-200 Cresson Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

New fresh paint is recommended. - AssetCALC ID: 4271119



Exterior Walls in Poor condition.

any painted surface
Building-300 Cresson Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

New fresh paint is recommended. - AssetCALC ID: 4271159



Playfield Surfaces in Poor condition.

Rubber, Small Areas
Site Cresson Elementary School Playground

Uniformat Code: G2050
Recommendation: **Replace in 2023**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Isolated area of deteriorated surface, repair is recommended. - AssetCALC ID: 4271278



Soffit/Fascia in Poor condition.

Wood
Administration Building Cresson Elementary
School Building Exterior

Uniformat Code: B3080
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Deteriorated wood façade, repair is required. - AssetCALC ID: 4271080



Fences & Gates in Poor condition.

Fence, any Painted Surface
Building-400 Cresson Elementary School
Building Exterior

Uniformat Code: G2060
Recommendation: **Prep & Paint in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

New fresh paint is recommended. - AssetCALC ID: 4271185



Soffit/Fascia in Poor condition.

Wood
Building-500 Cresson Elementary School
Building Exterior

Uniformat Code: B3080
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Deteriorated façade, repair is required. - AssetCALC ID: 4271213



Soffit/Fascia in Poor condition.

Wood
Building-100 Cresson Elementary School
Building Exterior

Uniformat Code: B3080
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Deteriorated wood façade, repair is required. - AssetCALC ID: 4271106



Packaged Unit in Poor condition.

Priority Score: **81.8**

RTU, Pad or Roof-Mounted
Building-100 Cresson Elementary School Roof

Plan Type:
Performance/Integrity

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

Cost Estimate: \$19,800

\$\$\$\$

The units have passed their life cycle and are not fully operational, replacement is recommended -
AssetCALC ID: 4271087



Packaged Unit in Poor condition.

Priority Score: **81.8**

RTU, Pad or Roof-Mounted
Building-200 Cresson Elementary School Roof

Plan Type:
Performance/Integrity

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

Cost Estimate: \$39,500

\$\$\$\$

The units have passed their life cycle and are not fully operational, replacement is recommended -
AssetCALC ID: 4271114



Packaged Unit in Poor condition.

Priority Score: **81.7**

RTU, Pad or Roof-Mounted
Building-400 Cresson Elementary School Roof

Plan Type:
Performance/Integrity

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

Cost Estimate: \$39,500

\$\$\$\$

The units have passed their life cycle and are not fully operational, replacement is recommended -
AssetCALC ID: 4271173



Packaged Unit in Poor condition.

Priority Score: **81.7**

RTU, Pad or Roof-Mounted
Building-500 Cresson Elementary School Roof

Plan Type:
Performance/Integrity

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

Cost Estimate: \$39,500

\$\$\$\$

The units have passed their life cycle and are not fully operational, replacement is recommended -
AssetCALC ID: 4271207

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-300 Cresson Elementary School
Throughout

Uniformat Code: D4010
Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,300

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4289125

Plan Types

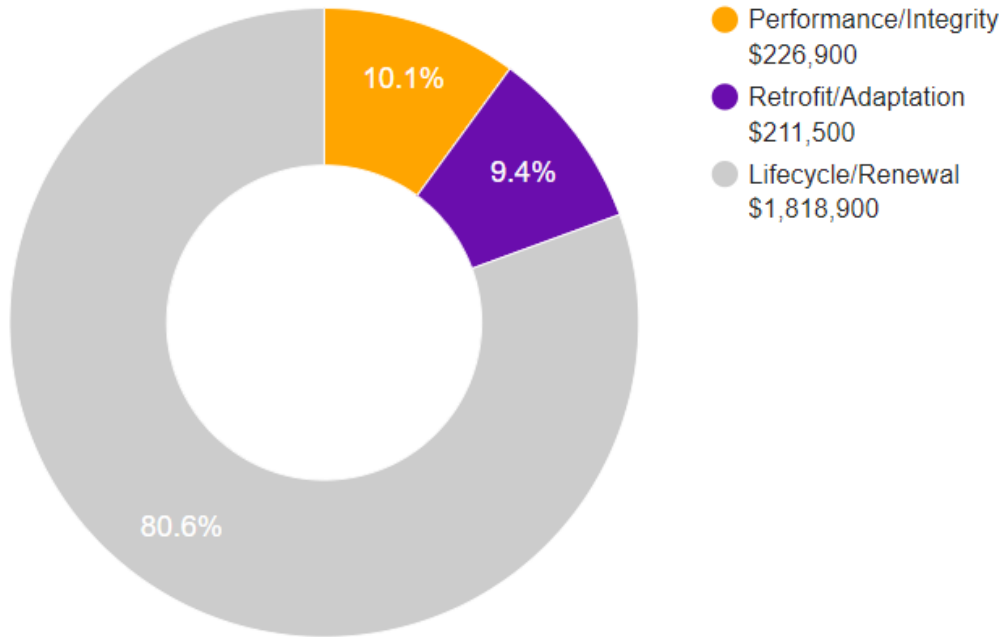
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

Plan Type Descriptions

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



Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,257,300

2. Administration Building

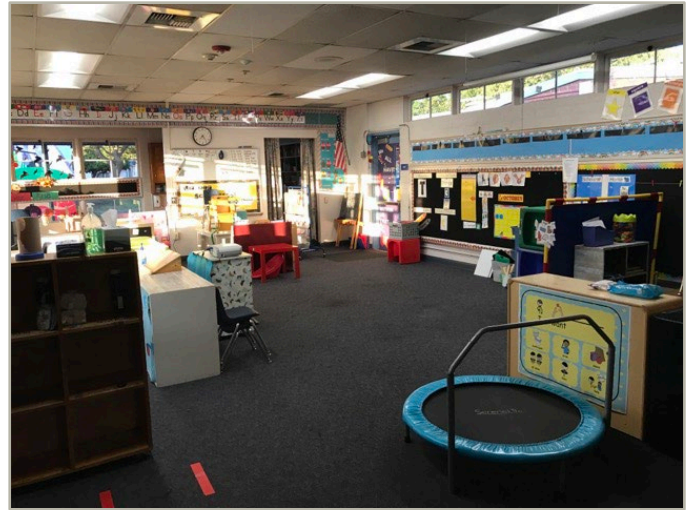


Administration Building: Systems Summary

Constructed/Renovated	1955 / as needed	
Building Size	2,650 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, ceramic tile, vinyl sheeting and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Air conditioner Thru-Window units Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Fair

Administration Building: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, exterior wall repair	

3. Building-100



Building-100: Systems Summary

Constructed/Renovated	1955 / as needed
Building/Group Size	3,250 SF
Number of Stories	One above grade with no below-grade basement levels
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab Good
Façade	Primary Wall Finish: Brick Windows: Steel Fair
Roof	Primary: Flat construction with built-Up finish Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Carpet, ceramic tiles and Unfinished Ceilings: Painted ceiling and ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and Sinks in all classrooms Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans Poor
Fire Suppression	Fire extinguishers only Fair

Building-100: Systems Summary		
Electrical	Source & Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, antiquated HVAC components and infrastructure, exterior wall repair	

4. Building-200



Building-200: Systems Summary

Constructed/Renovated	1955 / as needed	
Building Size	6,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Carpet, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fan	Poor
Fire Suppression	Fire extinguishers only	Fair

Building-200: Systems Summary		
Electrical	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, antiquated HVAC components and infrastructure, exterior wall repair	

5. Building-300



Building-300: Systems Summary

Constructed/Renovated	1955 / as needed	
Building/Group Size	6,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-Up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Carpet, ceramic tiles and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater Fixtures: Toilets, Urinal, sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-300: Systems Summary		
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, antiquated HVAC components and infrastructure, exterior wall repair	



6. Building-400



Building-400: Systems Summary

Constructed/Renovated	1955 / as needed	
Building Size	6,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, ceramic tile and Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-400: Systems Summary		
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, antiquated HVAC components and infrastructure, exterior wall repair	



7. Building-500



Building-500: Systems Summary

Constructed/Renovated	1955 / as needed
Building/Group Size	6,100 SF
Number of Stories	One above grade with no below-grade basement levels
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab Good
Façade	Primary Wall Finish: Brick Windows: Steel Fair
Roof	Primary: Flat construction with built-Up finish Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Carpet Ceilings: Painted gypsum board, and ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Sinks in all classrooms Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans Fair
Fire Suppression	Fire extinguishers only Fair

Building-500: Systems Summary		
Electrical	Source & Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression, antiquated HVAC components and infrastructure, exterior wall repair	

8. MPR



MPR: Systems Summary

Constructed/Renovated	1955 / as needed
Building/Group Size	6,200 SF
Number of Stories	One above grade with no below-grade basement levels
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab Good
Façade	Primary Wall Finish: Brick Windows: Steel Fair
Roof	Primary: Flat construction with built-up finish Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Wood, Vinyl sheeting, ceramic tiles, epoxy and Unfinished Ceilings: Painted ceiling, ACT and Unfinished/exposed Fair
Elevators	Wheelchair lift Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater Fixtures: Toilets, sinks in all restrooms Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split system, Exhaust fans Fair
Fire Suppression	Fire suppression system for the kitchen hood only, and fire extinguishers Fair

MPR: Systems Summary		
Electrical	Source & Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Building lacks fire suppression.	

9. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Good
Site Development	Property entrance signage; chain link and fencing Playgrounds and sports fields and courts Heavily furnished with picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Repair wood façade walkway, repair playground surface, inadequate site lighting	

10. Property Space Use and Observed Areas

Areas Observed

Most of 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Some classrooms; classes in session

11. 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

The campus was originally constructed in 1955 and had limited renovation as needed and some accessibility improvements appear to have been implemented at that time.

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

Some prior accessibility surveys were performed in 2018. From BV’s perspective and limited analysis of the documents provided in conjunction with our own site visits, it appears that the recommendations from those studies have been addressed in full. A line item by line-item comparison between the prior studies and BV’s recent observations are beyond the scope of this assessment. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

12. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property’s current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property’s use. Opinions are rendered as to its structural integrity, building system condition and the Property’s overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system’s condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

13. 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.

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cresson Elementary School, 11650 Cresson Street, Norwalk, California 90650, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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


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

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

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

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Reviewed by:



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Technical Report Reviewer for
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15. Appendices

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

Appendix A: Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ANCILLARY BUILDINGS



6 - DETERIORATED EXTERIOR FAÇADE

Photographic Overview



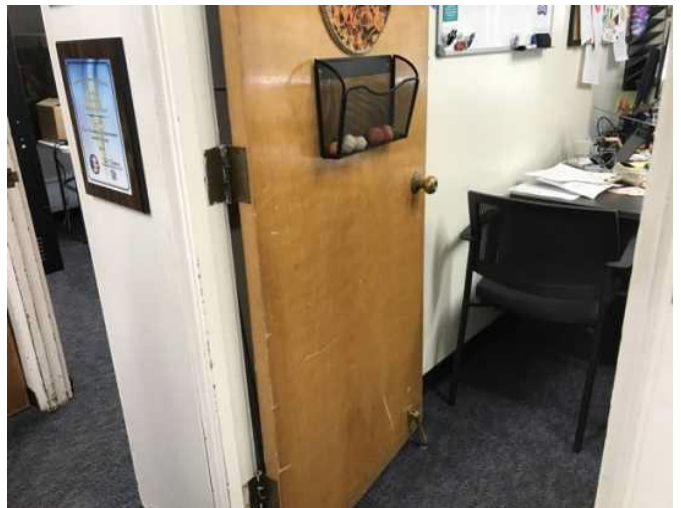
7 - FENCES AND GATES



8 - LUNCH AREA



9 - EXTERIOR DOORS AND WINDOWS



10 - INTERIOR DOOR



11 - ROOFING



12 - ROOFING



Photographic Overview



13 - FRONT OFFICE



14 - OFFICE



15 - LOUNGE



16 - MPR



17 - KITCHEN OVERVIEW



18 - CLASSROOM



Photographic Overview



19 - CLASSROOM



20 - CLASSROOM



21 - SINK/LAVATORY



22 - TOILET STALL OVERVIEW



23 - PACKAGED UNITS



24 - PACKAGED UNIT



Photographic Overview



25 - EXHAUST FANS



26 - WATER HEATER



27 - SWITCHBOARD



28 - DISTRIBUTION PANEL



29 - FIRE ALARM PANEL



30 - WALKWAY AREA



Photographic Overview



31 - SIDEWALK



32 - LANDSCAPING



33 - PLAYGROUND AREA



34 - BASKETBALL COURT



35 - FRONT PARKING LOTS



36 - TEACHER PARKING LOTS

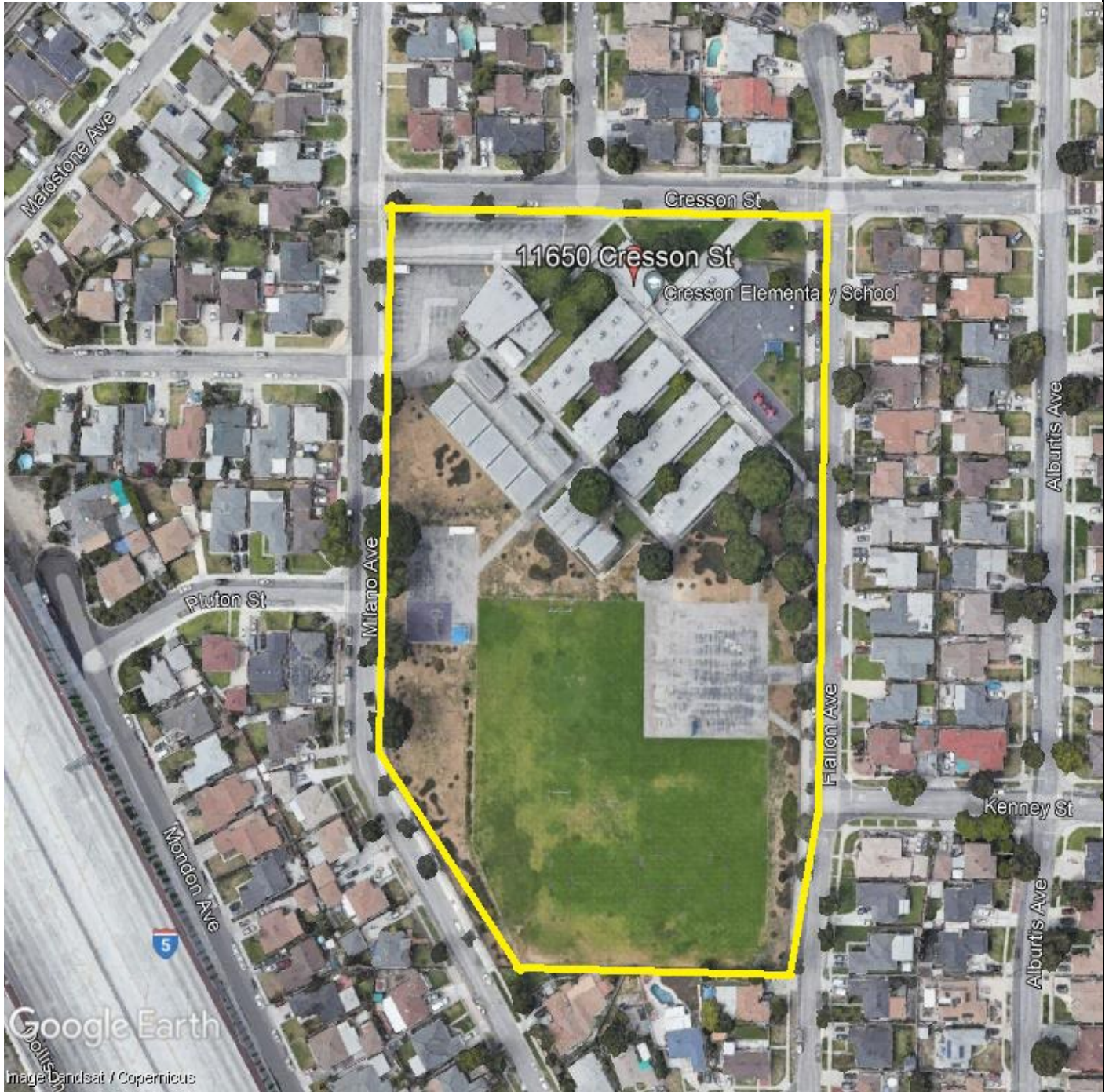




Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	159753.22R000-001.017	Cresson Elementary School	
	Source	On-Site Date	
	Google	October 4, 2022	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cresson Elementary School

Name of person completing form: Brent Griffen

Title / Association w/ property: Director of Maintenance

Length of time associated w/ property: 18 years

Date Completed: 9/24/2022

Phone Number: 562.868.8241

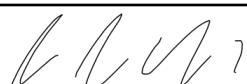
Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated	
2	Building size in SF	36,694	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors		Unknown
		HVAC		Unknown
		Electrical		Unknown
		Site Pavement		Unknown
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cresson Elementary School

BV Project Number: 159753.22R000 - 001.017

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2018
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E: Component Condition Report



Component Condition Report | Cresson Elementary School / Building-200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	1	4271119
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	36	11	4271135
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	15	4271125
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,100 SF	10	4271130
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	15	4271132
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	13	4271133
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4271127
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	5	4271129
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,100 SF	15	4271116
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	15	4271122
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4271123
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	1	4271114
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	3	4271117
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	6	4271128
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	4271124
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,100 SF	4	4289124
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	14	4271137

Component Condition Report | Cresson Elementary School / Building-200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior	Fair	Switchboard, 277/480 V	1	10	4271136
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	18	4271121
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,100 SF	18	4271134
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	4271120
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,100 SF	10	4271113
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	4271131
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	16 LF	10	4271115
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	16 LF	8	4271118
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	10	4271126

Component Condition Report | Cresson Elementary School / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	2	4271159
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	36	14	4271150
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	15	4271158
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,100 SF	13	4271138
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	15	4271151
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	13	4271156
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	8	4271168

Component Condition Report | Cresson Elementary School / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	16	4271166
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4271141
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	6	4271143
C2030	Restrooms	Fair	Flooring, Ceramic Tile	220 SF	10	4271169
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	220 SF	5	4271139
Plumbing						
D2010	Restrooms	Fair	Urinal, Waterless	1	15	4271167
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	4271144
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,100 SF	15	4271155
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4271153
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4271164
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	14	4271140
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	14	4271142
D2010	Custodian room	Fair	Water Heater, Gas, Residential	1	8	4271161
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	3	4271163
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	2	4271145
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	6	4271149
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	4271152
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	600 SF	4	4289125
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	4271157
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,100 SF	15	4271148
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	4271160

Component Condition Report | Cresson Elementary School / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,100 SF	10	4271147
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	4271162
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	16 LF	8	4271154
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	16 LF	10	4271165
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	10	4271146

Component Condition Report | Cresson Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Ancillary buildings	Poor	Exterior Walls, Wood Siding	900 SF	1	4271276
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	8	4271275
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	7,200 SF	17	4271271
Pedestrian Plazas & Walkways						
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,000 SF	4	4271266
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,000 SF	6	4271264
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	1,350 SF	18	4271269
Athletic, Recreational & Playfield Areas						
G2050	Playground	Poor	Playfield Surfaces, Rubber, Small Areas	200 SF	1	4271278
G2050	Playground	Fair	Playfield Surfaces, Rubber, Small Areas	3,500 SF	11	4271265
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	10	4271277

Component Condition Report | Cresson Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	19,000 SF	13	4271263
G2050	Playground	Fair	Play Structure, Multipurpose, Very Small	1	10	4271273
Sitework						
G2060	Basketball court	Fair	Picnic Table, Metal Powder-Coated	12	12	4271280
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,100 LF	18	4271262
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	12	4271274
G2060	Building exterior	Fair	Signage, Property, Monument, Replace/Install	2	8	4271270
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	17,500 SF	10	4271268
G4050	Throughout	NA	Site Light Pole, 20' Height, w/o Base or Fixtures, Install	7	4	4289129

Component Condition Report | Cresson Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	14	15	4260821
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	15	4260800
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,650 SF	12	4260811
B3080	Building Exterior	Poor	Soffit/Fascia, Wood	75 SF	0	4271080
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	8	10	4260807
C1030	Throughout building	Fair	Door Hardware, School, per Door	15	15	4260795
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,350 SF	13	4260814
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,950 SF	5	4260819
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	18	4271081
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	18	4271083

Component Condition Report | Cresson Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	6	4260803
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	220 SF	8	4260804
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	4271079
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	16	4260816
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	16	4260813
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	4260796
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,650 SF	15	4260810
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	4260812
HVAC						
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	3	6	4271084
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,650 SF	15	4260805
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	2,650 SF	4	4289122
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	4289153
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	2,650 SF	15	4260797
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,650 SF	10	4260808
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,650 SF	10	4260806
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,650 SF	10	4260802
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	4271082
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	4 LF	10	4260792
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	14 LF	6	4260791

Component Condition Report | Cresson Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	7	4271267
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	5	10	4260801

Component Condition Report | Cresson Elementary School / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	116	11	4271101
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	4271093
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,250 SF	12	4271108
B3080	Building Exterior	Poor	Soffit/Fascia, Wood	175 SF	1	4271106
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	15	4271092
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	10	4271094
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	13	4271091
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	5	4271096
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	20	4271098
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	18	4271104
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,750 SF	5	4271088
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	220 SF	4	4271109
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4271095
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,250 SF	10	4271090

Component Condition Report | Cresson Elementary School / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	4271103
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	4271089
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	4271112
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	1	4271087
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,250 SF	15	4271110
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	8	4271107
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,250 SF	4	4289123
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	4271086
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	3,250 SF	15	4271105
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,250 SF	10	4271111
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,250 SF	10	4271099
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,250 SF	10	4271097
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	8 LF	14	4271100
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	8 LF	8	4271085
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	8	4271102

Component Condition Report | Cresson Elementary School / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | Cresson Elementary School / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	36	14	4271190
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	15	4271197
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,100 SF	13	4271192
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	15	4271186
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	6	10	4271181
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	13	4271187
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	4271189
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4271178
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	270 SF	15	4271193
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	18	4271172
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	6	4271191
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	220 SF	4	4271175
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	4271199
D2010	Restrooms	Fair	Urinal, Waterless	3	14	4271180
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4271184
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	14	4271198
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	4271176
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,100 SF	15	4271170
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	15	4271194
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	2	4271173
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	10	4271182

Component Condition Report | Cresson Elementary School / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	5	4271171
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,100 SF	4	4289126
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,100 SF	15	4271183
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	4271195
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,100 SF	10	4271174
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	4271177
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	24 LF	18	4271179
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	24 LF	8	4271196
Sitework						
G2060	Building Exterior	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	1,200 SF	0	4271185
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	10	4271188

Component Condition Report | Cresson Elementary School / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	36	14	4271218
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	15	4271211
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,100 SF	13	4271215
B3080	Building Exterior	Poor	Soffit/Fascia, Wood	80 SF	1	4271213
Interiors						

Component Condition Report | Cresson Elementary School / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	5	10	4271209
C1030	Throughout building	Fair	Door Hardware, School, per Door	15	15	4271200
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	13	4271216
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4271220
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	5	4271202
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	14	4271221
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,100 SF	15	4271204
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	10	4271210
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	2	4271207
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	4	4	4271203
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,100 SF	4	4289127
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	12	4271217
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,100 SF	15	4271208
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	4271201
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,100 SF	10	4271205
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	4271219
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	32 LF	8	4271212
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	32 LF	15	4271214
Sitework						

Component Condition Report | Cresson Elementary School / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	6	10	4271206

Component Condition Report | Cresson Elementary School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	16	10	4271260
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	15	4271252
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,200 SF	13	4271230
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	14	4271235
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	9	10	4271254
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	13	4271250
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,900 SF	5	4271226
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	230 SF	15	4271243
C2030	Stage	Fair	Flooring, Wood, Strip	650 SF	14	4271237
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,400 SF	5	4271224
C2030	Restrooms	Fair	Flooring, Ceramic Tile	260 SF	15	4271239
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	3,700 SF	9	4271227
C2050	Commercial kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	5	4271241
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	4271248
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	14	4271259
D2010	Storage room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	4271240

Component Condition Report | Cresson Elementary School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	4271258
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	4271255
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,200 SF	12	4271242
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	4271247
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	4271223
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	1	5	4271228
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,200 SF	8	4271233
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	4271246
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4271251
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	12	4271232
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	8	4271238
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	4271249
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,200 SF	4	4289128
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	4271244
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,200 SF	15	4271253
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,200 SF	10	4271245
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,200 SF	10	4271225
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,200 SF	10	4271234
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	4271257
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	8	4271231

Component Condition Report | Cresson Elementary School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	4271229
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	8	4271236
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4271256
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	4271261
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	350 SF	7	4271222

Appendix F: Replacement Reserves



Replacement Reserves Report

10/28/2022

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
Cresson Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cresson Elementary School / Administration Building	\$1,194	\$0	\$0	\$0	\$16,374	\$8,306	\$36,775	\$64,144	\$23,006	\$0	\$43,516	\$0	\$58,080	\$13,262	\$0	\$135,783	\$54,181	\$0	\$23,553	\$0	\$2,157	\$480,330
Cresson Elementary School / Building-100	\$0	\$23,227	\$0	\$0	\$20,626	\$36,182	\$0	\$0	\$10,988	\$0	\$68,321	\$299,722	\$71,230	\$16,366	\$2,192	\$121,841	\$0	\$0	\$10,094	\$0	\$12,494	\$693,282
Cresson Elementary School / Building-200	\$0	\$45,803	\$0	\$29,275	\$37,692	\$72,045	\$6,293	\$0	\$6,676	\$0	\$271,012	\$99,857	\$3,757	\$32,733	\$26,573	\$168,499	\$0	\$0	\$49,349	\$0	\$0	\$849,565
Cresson Elementary School / Building-300	\$0	\$0	\$46,129	\$29,275	\$3,707	\$17,235	\$63,325	\$2,026	\$11,405	\$0	\$93,584	\$0	\$5,636	\$170,436	\$119,413	\$136,578	\$87,746	\$0	\$0	\$0	\$0	\$786,495
Cresson Elementary School / Building-400	\$3,953	\$0	\$41,935	\$0	\$38,236	\$21,003	\$57,032	\$0	\$12,101	\$0	\$100,195	\$0	\$0	\$170,436	\$121,971	\$194,603	\$76,646	\$0	\$13,347	\$0	\$7,139	\$858,595
Cresson Elementary School / Building-500	\$0	\$1,312	\$41,935	\$0	\$49,556	\$70,263	\$0	\$0	\$13,353	\$0	\$123,509	\$0	\$3,131	\$170,436	\$109,614	\$214,892	\$0	\$0	\$0	\$0	\$0	\$798,001
Cresson Elementary School / MPR	\$0	\$0	\$0	\$0	\$38,310	\$41,560	\$0	\$17,758	\$69,128	\$43,839	\$154,940	\$13,679	\$160,932	\$164,228	\$40,773	\$126,195	\$0	\$0	\$0	\$0	\$0	\$871,341
Cresson Elementary School / Site	\$0	\$16,059	\$0	\$0	\$31,575	\$0	\$96,364	\$0	\$22,255	\$13,538	\$49,433	\$138,310	\$21,917	\$107,228	\$15,695	\$0	\$0	\$784,005	\$74,117	\$18,195	\$0	\$1,388,690
Grand Total	\$5,147	\$86,401	\$129,999	\$58,551	\$236,077	\$266,593	\$259,788	\$83,927	\$168,913	\$57,377	\$904,511	\$551,568	\$324,682	\$845,125	\$436,232	\$1,098,390	\$218,572	\$784,005	\$170,459	\$18,195	\$21,789	\$6,726,301

Cresson Elementary School

Cresson Elementary School / Administration Building

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	4260821	Window, Steel, 16-25 SF, Replace	30	15	15	14	EA	\$1,866.60	\$26,132															\$26,132						\$26,132	
B2050	Building Exterior	4260800	Exterior Door, Steel, Standard, Replace	40	25	15	7	EA	\$658.80	\$4,612															\$4,612						\$4,612	
B3010	Roof	4260811	Roofing, Built-Up, Replace	25	13	12	2650	SF	\$15.37	\$40,736												\$40,736									\$40,736	
B3080	Building Exterior	4271080	Soffit/Fascia, Wood, Replace	20	29	0	75	SF	\$15.92	\$1,194	\$1,194																	\$1,194			\$2,388	
C1030	Throughout building	4260807	Interior Door, Wood, Hollow-Core Residential, Replace	20	10	10	8	EA	\$439.20	\$3,514											\$3,514										\$3,514	
C1030	Throughout building	4260795	Door Hardware, School, per Door, Replace	30	15	15	15	EA	\$439.20	\$6,588															\$6,588						\$6,588	
C1070	Throughout building	4260814	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	12	13	2350	SF	\$3.84	\$9,031													\$9,031								\$9,031	
C2010	Restrooms	4271081	Wall Finishes, Ceramic Tile, Replace	40	22	18	450	SF	\$19.76	\$8,894																		\$8,894			\$8,894	
C2010	Throughout building	4260819	Wall Finishes, any surface, Prep & Paint	10	5	5	3950	SF	\$1.65	\$6,506						\$6,506									\$6,506						\$13,011	
C2030	Restrooms	4271083	Flooring, Ceramic Tile, Replace	40	22	18	250	SF	\$19.76	\$4,941																		\$4,941			\$4,941	
C2030	Throughout building	4260804	Flooring, Vinyl Sheetting, Replace	15	7	8	220	SF	\$7.69	\$1,691																					\$1,691	
C2030	Throughout building	4260803	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2100	SF	\$8.24	\$17,294							\$17,294									\$17,294					\$34,587	
C2050	Restrooms	4271079	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	300	SF	\$2.20	\$659						\$659																\$1,318
D2010	Throughout building	4260810	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	2650	SF	\$5.49	\$14,549																\$14,549					\$14,549	
D2010	Building exterior	4260796	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,647.00	\$1,647						\$1,647																\$1,647
D2010	Throughout building	4260812	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,317.60	\$2,635																\$2,635						\$2,635
D2010	Restrooms	4260816	Toilet, Commercial Water Closet, Replace	30	14	16	3	EA	\$1,427.40	\$4,282																	\$4,282					\$4,282
D2010	Restrooms	4260813	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	3	EA	\$1,647.00	\$4,941																	\$4,941					\$4,941
D3030	Building exterior	4271084	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	3	EA	\$2,415.60	\$7,247							\$7,247															\$7,247
D3050	Throughout building	4260805	HVAC System, Ductwork, Medium Density, Replace	30	15	15	2650	SF	\$4.39	\$11,639																\$11,639						\$11,639
D4010	Throughout	4289122	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	2650	SF	\$5.49	\$14,549					\$14,549																	\$14,549
D5020	Building interior	4289153	Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	\$2,196.00	\$2,196																\$2,196						\$2,196
D5030	Throughout building	4260797	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	2650	SF	\$4.39	\$11,639																\$11,639						\$11,639
D5040	Throughout building	4260808	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2650	SF	\$4.94	\$13,094												\$13,094										\$13,094
D6060	Throughout building	4260806	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	2650	SF	\$1.65	\$4,365																\$4,365						\$4,365
D7050	Office	4271082	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,470.00	\$16,470																						\$16,470
D7050	Throughout building	4260802	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	2650	SF	\$3.29	\$8,729																						\$8,729
E2010	Throughout building	4260791	Casework, Cabinetry, Standard, Replace	20	14	6	14	LF	\$329.40	\$4,612							\$4,612															\$4,612
E2010	Throughout building	4260792	Casework, Countertop, Solid Surface, Replace	40	30	10	4	LF	\$120.78	\$483																						\$483
G2050	Basketball court	4271267	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	5	EA	\$10,431.00	\$52,155																						\$52,155
G4050	Building exterior	4260801	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	5	EA	\$439.20	\$2,196																						\$2,196
Totals, Unescalated											\$1,194	\$0	\$0	\$0	\$14,549	\$7,164	\$30,799	\$52,155	\$18,161	\$0	\$32,380	\$0	\$40,736	\$9,031	\$0	\$87,154	\$33,764	\$0	\$13,835	\$0	\$1,194	\$342,115
Totals, Escalated (3.0% inflation, compounded annually)											\$1,194	\$0	\$0	\$0	\$16,374	\$8,306	\$36,775	\$64,144	\$23,006	\$0	\$43,516	\$0	\$58,080	\$13,262	\$0	\$135,783	\$54,181	\$0	\$23,553	\$0	\$2,157	\$480,330

Cresson Elementary School / Building-100

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	4271101	Window, Steel, 16-25 SF, Replace	30	19	11	116	EA	\$1,866.60	\$216,526																						\$216,526
B2050	Building Exterior	4271093	Exterior Door, Steel, Standard, Replace	40	25	15	6	EA	\$658.80	\$3,953																\$3,953						\$3,953
B3010	Roof	4271108	Roofing, Built-Up, Replace	25	13	12	3250	SF	\$15.3																							

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
D2010	Throughout building	4271090	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	3250	SF	\$5.49	\$17,843											\$17,843											\$17,843	
D2010	Building exterior	4271095	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,647.00	\$1,647										\$1,647												\$1,647	
D2010	Restrooms	4271103	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,427.40	\$2,855																						\$2,855	
D2010	Throughout building	4271089	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$1,317.60	\$2,635																						\$2,635	
D2010	Restrooms	4271112	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,647.00	\$3,294																						\$3,294	
D3050	Roof	4271087	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	2	EA	\$9,882.00	\$19,764		\$19,764																				\$19,764	
D3050	Throughout building	4271110	HVAC System, Ductwork, Medium Density, Replace	30	15	15	3250	SF	\$4.39	\$14,274																						\$14,274	
D3060	Roof	4271107	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	12	8	1	EA	\$2,635.20	\$2,635											\$2,635											\$2,635	
D4010	Throughout	4289123	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	3250	SF	\$5.49	\$17,843						\$17,843																\$17,843	
D5020	Electrical room	4271086	Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	\$2,196.00	\$2,196																						\$2,196	
D5030	Throughout building	4271105	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	3250	SF	\$4.39	\$14,274																						\$14,274	
D5040	Throughout building	4271111	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3250	SF	\$4.94	\$16,058												\$16,058										\$16,058	
D6060	Throughout building	4271099	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	3250	SF	\$1.65	\$5,353												\$5,353										\$5,353	
D7050	Throughout building	4271097	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3250	SF	\$3.29	\$10,706												\$10,706										\$10,706	
E2010	Throughout building	4271085	Casework, Cabinetry, Standard, Replace	20	12	8	8	LF	\$329.40	\$2,635																						\$2,635	
E2010	Throughout building	4271100	Casework, Countertop, Solid Surface, Replace	40	26	14	8	LF	\$120.78	\$966																						\$966	
G4050	Building exterior	4271102	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	12	8	4	EA	\$439.20	\$1,757																						\$1,757	
Totals, Unescalated												\$0	\$22,550	\$0	\$0	\$18,326	\$31,211	\$0	\$0	\$8,674	\$0	\$50,837	\$216,526	\$49,959	\$11,145	\$1,449	\$78,205	\$0	\$0	\$5,929	\$0	\$6,917	\$501,728
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$23,227	\$0	\$0	\$20,626	\$36,182	\$0	\$0	\$10,988	\$0	\$68,321	\$299,722	\$71,230	\$16,366	\$2,192	\$121,841	\$0	\$0	\$10,094	\$0	\$12,494	\$693,282

Cresson Elementary School / Building-200

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	4271119	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1500	SF	\$3.29	\$4,941		\$4,941										\$4,941										\$9,882	
B2020	Building Exterior	4271135	Window, Steel, 16-25 SF, Replace	30	19	11	36	EA	\$1,866.60	\$67,198												\$67,198											\$67,198
B2050	Building Exterior	4271125	Exterior Door, Steel, Standard, Replace	40	25	15	8	EA	\$658.80	\$5,270																						\$5,270	
B3010	Roof	4271130	Roofing, Built-Up, Replace	25	15	10	6100	SF	\$15.37	\$93,769												\$93,769										\$93,769	
C1030	Throughout building	4271132	Door Hardware, School, per Door, Replace	30	15	15	8	EA	\$439.20	\$3,514																						\$3,514	
C1070	Throughout building	4271133	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	5800	SF	\$3.84	\$22,289															\$22,289							\$22,289	
C2010	Throughout building	4271127	Wall Finishes, any surface, Prep & Paint	10	5	5	7800	SF	\$1.65	\$12,847							\$12,847															\$12,847	
C2030	Throughout building	4271129	Flooring, Carpet, Commercial Standard, Replace	10	5	5	5800	SF	\$8.24	\$47,763							\$47,763															\$47,763	
D2010	Throughout building	4271116	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	6100	SF	\$5.49	\$33,489																						\$33,489	
D2010	Custodian room	4271123	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,537.20	\$1,537							\$1,537															\$1,537	
D2010	Throughout building	4271122	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	4	EA	\$1,317.60	\$5,270																						\$5,270	
D3050	Roof	4271114	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$9,882.00	\$39,528		\$39,528																				\$39,528	
D3050	Throughout building	4271117	HVAC System, Ductwork, Medium Density, Replace	30	27	3	6100	SF	\$4.39	\$26,791					\$26,791																	\$26,791	
D3060	Roof	4271128	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	2	EA	\$2,635.20	\$5,270								\$5,270														\$5,270	
D3060	Roof	4271124	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	8	12	2	EA	\$1,317.60	\$2,635													\$2,635									\$2,635	
D4010	Throughout	4289124	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	6100	SF	\$5.49	\$33,489						\$33,489																\$33,489	
D5020	Building exterior	4271136	Switchboard, 277/480 V, Replace	40	30	10	1	EA	\$43,920.00	\$43,920												\$43,920										\$43,920	
D5020	Building exterior	4271137	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$17,568.00	\$17,568																\$17,568						\$17,568	
D5020	Electrical room	4271121	Distribution Panel, 120/208 V, 200 AMP, Replace	30	12	18	1	EA	\$2,196.00	\$2,196																						\$2,196	
D5030	Throughout building	4271134	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	22	18	6100	SF	\$4.39	\$26,791																						\$26,791	
D5040	Throughout building	4271120	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6100	SF	\$4.94	\$30,140																						\$30,140	
D6060	Throughout building	4271113	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	6100	SF	\$1.65	\$10,047																						\$10,047	
D7050	Throughout building	4271131	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	6100	SF	\$3.29	\$20,093																						\$20,093	
E2010	Throughout building	4271118	Casework, Cabinetry, Standard, Replace	20	12	8	16	LF	\$329.40	\$5,270																						\$5,270	
E2010	Throughout building	4271115	Casework, Countertop, Solid Surface, Replace	40	30	10	16	LF	\$120.78	\$1,932																						\$1,932	
G4050	Building exterior	4271126	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	4	EA	\$439.20	\$1,757																						\$1,757	
Totals, Unescalated												\$0	\$44,469	\$0	\$26,791	\$33,489	\$62,147	\$5,270	\$0	\$5,270	\$0	\$201,659	\$72,139	\$2,635	\$22,289	\$17,568	\$108,153	\$0	\$0	\$28,987	\$0	\$0	\$630,867
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$45,803	\$0	\$29,275	\$37,692	\$72,045	\$6,293	\$0	\$6,676	\$0	\$271,012	\$99,857	\$3,757	\$32,733	\$26,573	\$168,499	\$0	\$0	\$49,349	\$0	\$0	\$849,565

Cresson Elementary School / Building-300

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022
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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	Ancillary buildings	4271276	Exterior Walls, Wood Siding, Replace	30	29	1	900	SF	\$10.98	\$9,882		\$9,882																				\$9,882				
D5020	Site	4271275	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,980.00	\$10,980									\$10,980														\$10,980			
F1020	Site	4271271	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	18	17	7200	SF	\$65.88	\$474,336																	\$474,336						\$474,336			
G2020	Parking lot	4271266	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	21000	SF	\$0.49	\$10,376					\$10,376										\$10,376								\$41,504			
G2020	Parking lot	4271264	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	21000	SF	\$3.84	\$80,703						\$80,703																		\$80,703		
G2030	Sidewalk	4271269	Sidewalk, Concrete, Large Areas, Replace	50	32	18	1350	SF	\$9.88	\$13,341																								\$13,341		
G2050	Basketball court	4271263	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	19000	SF	\$3.84	\$73,017														\$73,017										\$73,017		
G2050	Playground	4271278	Playfield Surfaces, Rubber, Small Areas, Replace	20	19	1	200	SF	\$28.55	\$5,710		\$5,710																						\$5,710		
G2050	Playground	4271277	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,980.00	\$10,980											\$10,980													\$10,980		
G2050	Playground	4271273	Play Structure, Multipurpose, Very Small, Replace	20	10	10	1	EA	\$6,588.00	\$6,588											\$6,588													\$6,588		
G2050	Playground	4271265	Playfield Surfaces, Rubber, Small Areas, Replace	20	9	11	3500	SF	\$28.55	\$99,918												\$99,918												\$99,918		
G2060	Basketball court	4271280	Picnic Table, Metal Powder-Coated, Replace	20	8	12	12	EA	\$768.60	\$9,223													\$9,223											\$9,223		
G2060	Site	4271274	Park Bench, Metal Powder-Coated, Replace	20	8	12	8	EA	\$768.60	\$6,149													\$6,149											\$6,149		
G2060	Site	4271262	Fences & Gates, Fence, Chain Link 8', Replace	40	22	18	1100	LF	\$27.45	\$30,195																								\$30,195		
G2060	Building exterior	4271270	Signage, Property, Monument, Replace/Install	20	12	8	2	EA	\$3,294.00	\$6,588																								\$6,588		
G2080	Landscaping	4271268	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	17500	SF	\$1.10	\$19,215											\$19,215													\$19,215		
G4050	Throughout	4289129	Site Light Pole, 20' Height, w/o Base or Fixtures, Install	40	36	4	7	EA	\$2,525.40	\$17,678					\$17,678																			\$17,678		
Totals, Unescalated												\$0	\$15,592	\$0	\$0	\$28,054	\$0	\$80,703	\$0	\$17,568	\$10,376	\$36,783	\$99,918	\$15,372	\$73,017	\$10,376	\$0	\$0	\$474,336	\$43,536	\$10,376	\$0				\$916,007
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$16,059	\$0	\$0	\$31,575	\$0	\$96,364	\$0	\$22,255	\$13,538	\$49,433	\$138,310	\$21,917	\$107,228	\$15,695	\$0	\$0	\$784,005	\$74,117	\$18,195	\$0				\$1,388,690