

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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



**BUREAU
VERITAS**



Lake Center Middle
10503 Pioneer Boulevard
Santa Fe Springs, California 90670

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

October 13, 2022

ON SITE DATE:

September 26-27, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	13
Main Address	10503 Pioneer Boulevard, Santa Fe Springs, California 90670
Site Developed	1955 Renovated 2014
Site Area	8.3 acres (estimated)
Parking Spaces	96 total spaces all in open lots; two of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 26-27, 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 Lake Center Middle Campus buildings were originally constructed in 1955. Renovation and modifications have been completed in 2014. Additional portable buildings were added to the campus in the early 1996 and 2007.

Architectural

All Lake Center Middle Campus buildings consist of brick walls construction over a concrete slab foundation. The portable buildings were added to the school campus in 1996 and 2007 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 are build-up, asphalt shingle and metal for the portables. Lifecycle replacement of the roof and interior finishes is anticipated for all buildings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop packaged units and split system and one evaporative cooler for the MPR building. These RTU's were replaced in 2014 and they are in fair operational condition. Heat pump units are providing heating and cooling system for the portable buildings. Lifecycle replacement of HVAC components is anticipated. Part of the main facility's electrical infrastructure was renovated in 2014 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, one should be added to each building for safety concerns.

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 fair condition but will require a fresh sealing and striping due to faded lines throughout the parking lots, with exception of isolated areas of cracks and potholes which will require some repair. Isolated areas of concrete sidewalk cracks which will need a repair.

Recommended Additional Studies

The site drainage system has been problematic. During heavy rain, an excessive water build-up was reported throughout various areas of the campus. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 Lake Center Middle(1955)			
Replacement Value	Total SF	Cost/SF	
\$ 30,606,800	68,015	\$ 450	
		Est Reserve Cost	FCI
Current		\$ 19,300	0.1 %
3-Year		\$ 70,000	0.2 %
5-Year		\$ 776,200	2.5 %
10-Year		\$ 6,108,600	20.0 %

Campus Level FCI:

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

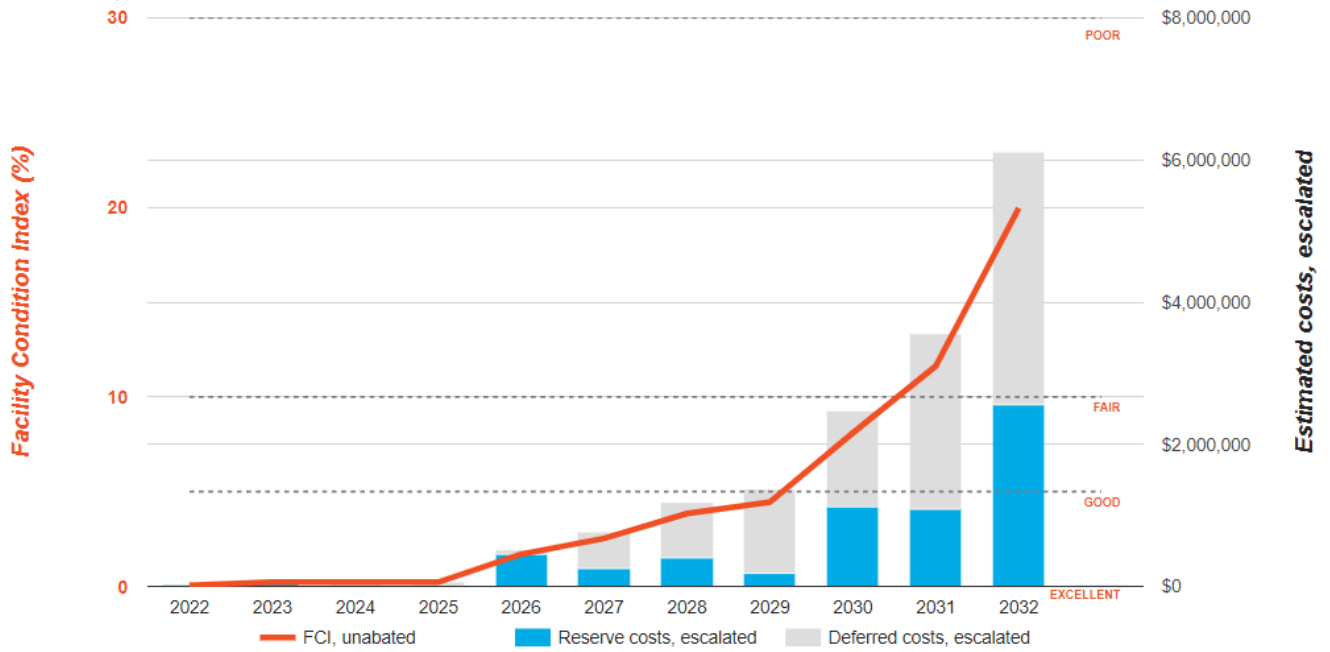
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Lake Center Middle

Replacement Value: \$30,607,000

Inflation Rate: 3.0%

Average Needs per Year: \$555,400



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
Structure	-	\$4,613	-	-	-	\$4,613
Facade	-	\$3,392	-	\$401,361	\$901,800	\$1,306,553
Roofing	-	-	-	\$808,438	\$416,072	\$1,224,510
Interiors	-	\$16,793	\$234,371	\$681,462	\$1,373,864	\$2,306,490
Conveying	-	-	-	-	\$27,411	\$27,411
Plumbing	-	-	\$1,909	\$77,627	\$795,573	\$875,109
HVAC	-	-	\$6,425	\$150,981	\$607,151	\$764,557
Fire Protection	-	-	\$413,987	\$8,262	-	\$422,249
Electrical	-	-	\$2,545	\$419,439	\$1,260,024	\$1,682,008
Fire Alarm & Electronic Systems	-	-	-	\$464,012	-	\$464,012
Equipment & Furnishings	-	-	\$24,184	\$215,345	\$122,573	\$362,102
Special Construction & Demo	-	-	-	\$1,828,852	-	\$1,828,852
Site Pavement	\$11,528	\$25,954	-	\$30,088	\$371,773	\$439,343
Site Utilities	-	-	\$22,738	\$60,578	-	\$83,316
Site Development	-	-	-	\$186,009	\$1,815,212	\$2,001,221
Follow-up Studies	\$7,686	-	-	-	-	\$7,686
TOTALS (3% inflation)	\$19,300	\$50,800	\$706,200	\$5,332,500	\$7,691,500	\$13,800,300

Immediate Needs

Facility/Building	Total Items	Total Cost
Lake Center Middle / Site	3	\$19,300
Total	3	\$19,300

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4270607	Lake Center Middle / Site	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$8,600
4270680	Lake Center Middle / Site	Basketball court	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$3,000
4270638	Lake Center Middle / Site	Site	P2030	Engineering Study, Civil, Landscaping, Evaluate/Report	NA	Performance/Integrity	\$7,700
Total (3 items)							\$19,300

Key Findings



Roof Structure in Poor condition.

Pitched, Wood Heavy Timber
MPR Lake Center Middle Roof

Uniformat Code: B1020
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Deteriorated façade, repair is required. - AssetCALC ID: 4270621



Exterior Walls in Poor condition.

Wood Siding
Building-400 Lake Center Middle Building
Exterior

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Deteriorated façade, repair is required. - AssetCALC ID: 4270865



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
Man-Day)
Site Lake Center Middle Basketball court

Uniformat Code: G2030
Recommendation: **Repair in 2022**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Cracked concrete surface throughout, repair is required. - AssetCALC ID: 4270680



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lake Center Middle Parking lot

Uniformat Code: G2020
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,600

\$\$\$\$

Isolated areas of alligator asphalt surface, repair is required. - AssetCALC ID: 4270607



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lake Center Middle Parking lot

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,200

\$\$\$\$

New fresh seal and strip is required due to faded lines. - AssetCALC ID: 4270639



**Recommended Follow-up Study:
Civil, Landscaping**

Civil, Landscaping
Site Lake Center Middle Site

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Drainage issue was reported throughout the site. A professional consultant must be retained to analyze the existing condition, provide recommendations, - AssetCALC ID: 4270638



Flooring in Poor condition.

Carpet, Commercial Standard
Library Lake Center Middle Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,800

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Isolated areas of stain and deteriorated carpet, replacement is recommended - AssetCALC ID: 4271068



Flooring in Poor condition.

any surface, with Paint or Sealant
PE Buildings Lake Center Middle Throughout

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Fresh new floor sealer is required. - AssetCALC ID: 4270691

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Library Lake Center Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$9,900

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Building lacks fire suppression system - AssetCALC ID: 4275429

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-200 Lake Center Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,800

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275422

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
PE Buildings Lake Center Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$39,500

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Building lacks fire suppression system - AssetCALC ID: 4275432

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-600 Lake Center Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,400

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4275426



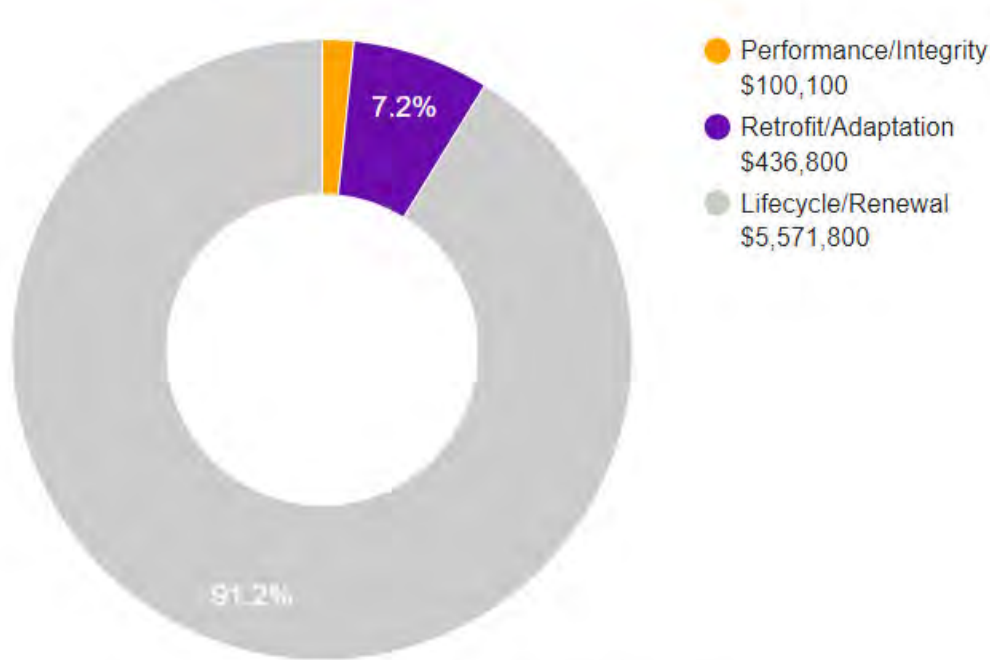
Plan Types

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: \$6,108,700

2. Building-100



Building-100: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,150 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 asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: VCT, Vinyl sheeting and Unfinished Ceilings: Painted ceiling and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and 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
Electrical	Source and Distribution: Main switchboard and panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-100: 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	

3. Building-200



Building-200: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	5,800 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
Roo	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Vinyl sheeting, ceramic tile, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fan	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-200: 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	

4. Building-300



Building-300: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,720 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	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and Unfinished Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and 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
Electrical	Source and 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	



5. Building-400



Building-400: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	5,720 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: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building-400: Systems Summary

Electrical	Source and Distribution: Main panel 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	

6. Building-500



Building-500: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,720 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	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and Unfinished Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and Sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-500: 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	

7. Building-600



Building-600: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	5,720 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: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-600: 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	

8. Building-700



Building-700: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,720 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 asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and Unfinished Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and Sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panels with wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Building-700: 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	

9. Building-900



Building-900: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	6,550 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: Vinyl sheeting, and Unfinished Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building-900: Systems Summary

Electrical	Source and Distribution: Main panel 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	

10. Library



Library: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	1,800 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 asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet and Unfinished Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sink	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair

Library: Systems Summary

Electrical	Source and 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, carpet in poor condition	

11. Main Office



Main Office: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	4,600 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, Vinyl sheeting, ceramic tile, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinal and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged unit Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

Main Office: Systems Summary

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	



12. MPR



MPR: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	7,300 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 asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Wood, Vinyl sheeting, epoxy and Unfinished Ceilings: Painted ceiling, ACT and Unfinished/exposed	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, Sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split system, Exhaust fans, and evaporative cooler	Fair
Fire Suppression	Fire suppression system for the kitchen hood only, and fire extinguishers	Fair

MPR: Systems Summary

Electrical	Source and 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, repair exterior facade	

13. PE Buildings



PE Buildings: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	7,200 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 tile, laminated (FRP) and Unfinished Floors: Sealant, ceramic tile, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinal, showers, and sinks in all restrooms	Good
HVAC	Non-Central System: Split system condensing unit Supplemental components: Ductless split system	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair

PE Buildings: 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, epoxy flooring in poor condition	

14. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; chain link and metal tube fencing Playgrounds and sports fields and courts	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	Severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate site drainage, inadequate site lighting	

15. 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



16. 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 in 2014 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.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities.

Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

17. 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.

18. 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.

19. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lake Center Middle, 10503 Pioneer Boulevard, Santa Fe Springs, California 90670, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:



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20. 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 BUILDING



6 - EXTERIOR DOORS AND WINDOWS



Photographic Overview



7 - OVERHEAD/DOCK DOOR



8 - INTERIOR DOOR



9 - COURTYARD AREA



10 - BASKETBALL COURT



11 - ROOFING



12 - ROOFING



Photographic Overview



13 - FRONT OFFICE



14 - LIBRARY



15 - MPR



16 - LOCKER ROOM



17 - KITCHEN OVERVIEW



18 - CLASSROOM



Photographic Overview



19 - CLASSROOM



20 - MUSIC CLASSROOM



21 - SINK, FAUCET HANDLES AND ACCESSORIES



22 - TOILET, COMMERCIAL WATER CLOSET



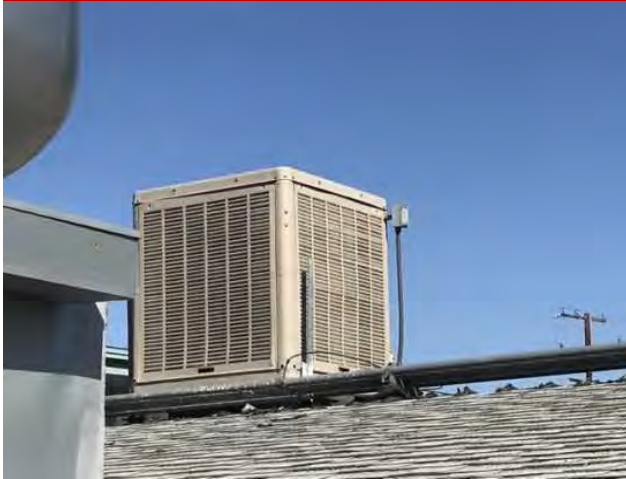
23 - PACKAGED UNITS (RTU)



24 - PACKAGED UNITS RTU)



Photographic Overview



25 - EVAPORATIVE COOLER



26 - FURNACE



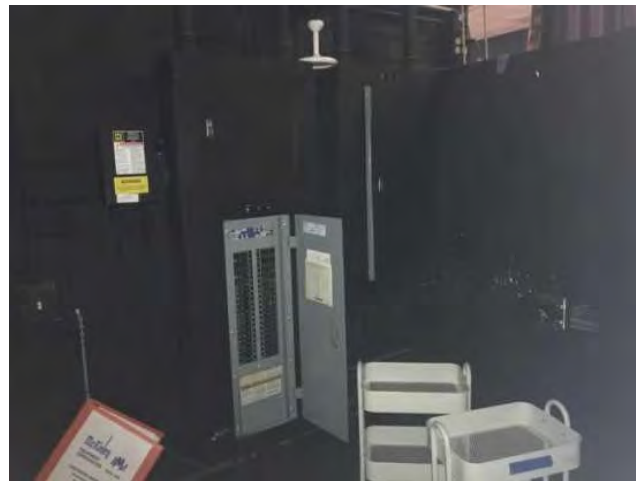
27 - EXHAUST FANS



28 - WATER HEATER



29 - SWITCHBOARD



30 - DISTRIBUTION PANEL



Photographic Overview



31 - FIRE ALARM PANEL



32 - PARKING LOTS



33 - WALKWAY



34 - WALKWAY



35 - LANDSCAPING



36 - DAMAGED SIDEWALK





Appendix B:

Site Plan



Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	159753.22R000-003.017	Lake Center Middle	
	Source	On-Site Date	
	Google	September 26-27, 2022	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lake Center Middle

Name of person completing form: Brent Griffen

Title / Association w/ property: Director of Maintenance

Length of time associated w/ property: 18 years

Date Completed: 9/26/2022

Phone Number: 562.868.8241 Ext. 2280


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 1955	Renovated	
2	Building size in SF	68,015	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2014	
		Roof	2014	
		Interiors	2014	
		HVAC	2014	
		Electrical	2014	
		Site Pavement		None
		Accessibility		Unknow
4	List other significant capital improvements (focus on recent years; provide approximate date).	2014		
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				Excessive water build during any significant rain throughout various areas of the campus
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: Lake Center Middle

BV Project Number: 159753.22R000-003.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



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

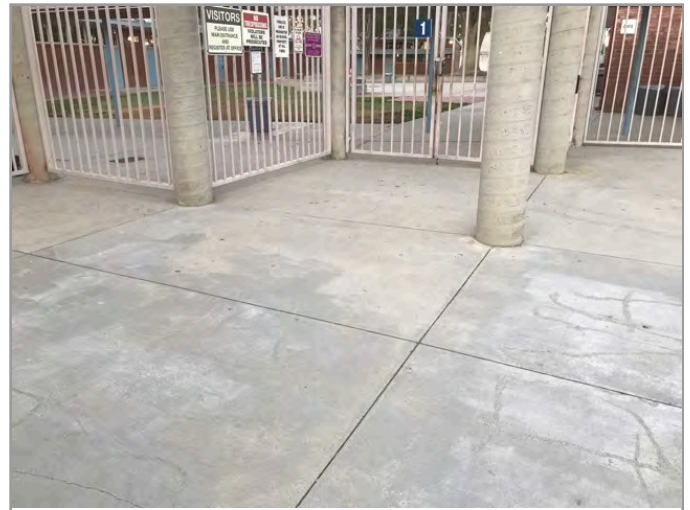
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

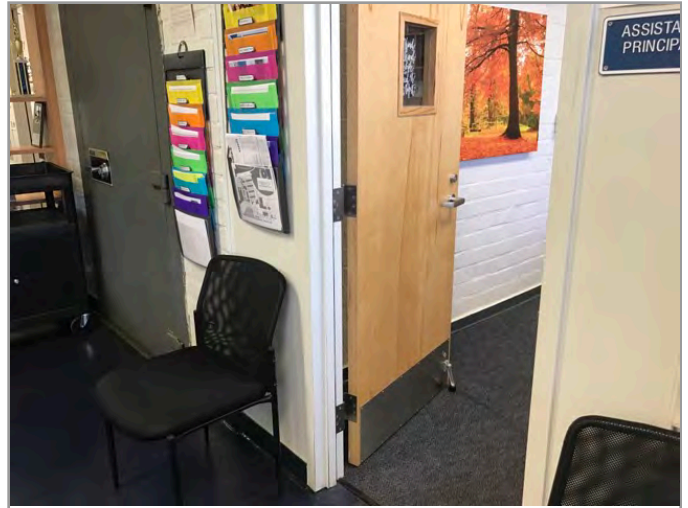
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?				

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



KITCHEN OVERVIEW



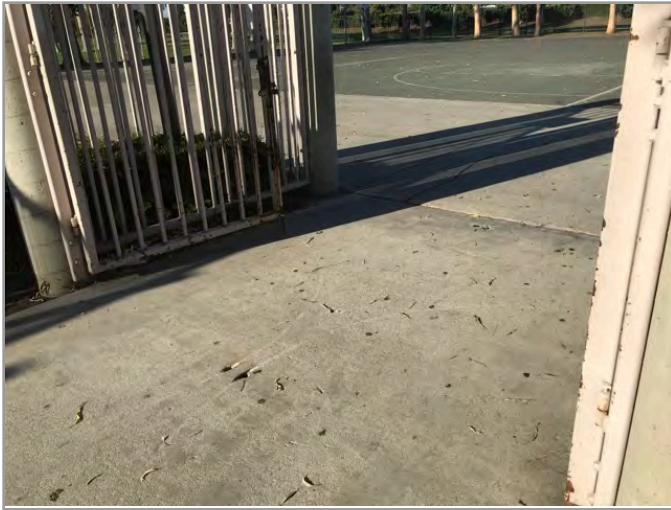
SINK CLEARANCE

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

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

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



PLAYGROUND SURFACE

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

Appendix E: Component Condition Report



Component Condition Report | Lake Center Middle / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Structure, Pitched, Wood Heavy Timber	120 SF	1	4270621
Facade						
B2020	MPR	Fair	Window, Steel, 16-25 SF	26	10	4270664
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	5	14	4270735
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	13	4270704
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,300 SF	8	4279440
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	7	10	4270762
C1030	Throughout	Fair	Door Hardware, School, per Door	12	14	4270749
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	13	4270665
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	6,900 SF	5	4270590
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	450 SF	15	4270683
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	3,800 SF	9	4270626
C2030	stage	Fair	Flooring, Wood, Strip	500 SF	14	4270650
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,500 SF	6	4270715
C2030	Restroom	Fair	Flooring, Ceramic Tile	280 SF	18	4270690
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	5	4270647
C2050	Commercial kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	6	4270655
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	13	4270719
Plumbing						
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	17	4270634
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	4270661
D2010	MPR	Fair	Toilet, Commercial Water Closet	3	14	4270600
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	9	4270615
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	2	8	4279661
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP	1	4	4270732
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4270777
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	4270795
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	2	12	4270763
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	14 LF	10	4270726
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,300 SF	4	4275431
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/208 V	1	14	4270716

Component Condition Report | Lake Center Middle / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	7,300 SF	16	4270717
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,300 SF	10	4270620
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,300 SF	10	4270695
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,300 SF	10	4270662
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	5	4270606
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	2	8	4270696
E1030	Commercial kitchen	Fair	Foodservice Equipment, IceMaker, Freestanding	2	7	4270754
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	6	4270738
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	3	7	4270709
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	4270605
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	10	4270629

Component Condition Report | Lake Center Middle / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	300 SF	1	4270865
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	40	14	4270858
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	15	4270871
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,720 SF	10	4270852
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	14	4270850
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,400 SF	13	4270857
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	4270867
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,400 SF	6	4270859
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4270868
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,720 SF	18	4270861
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4270851
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,720 SF	22	4270856
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	8	4270866
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,720 SF	4	4275424
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4270854
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4270860

Component Condition Report | Lake Center Middle / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,720 SF	25	4270869
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	10	4270862
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,720 SF	10	4270855
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,720 SF	10	4270864
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4270863
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4270870
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4270853

Component Condition Report | Lake Center Middle / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	16	10	4270788
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	10	4270799
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,300 SF	8	4270598
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	11	12	4270782
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	3	10	4270793
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4270776
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	2,500 SF	7	4270790
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,400 SF	8	4270791
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,300 SF	5	4270785
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4270783
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,150 SF	10	4270779
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4270774
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,150 SF	4	4275421
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	18	4270786
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4270773
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4270796
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,150 SF	15	4270787
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,150 SF	12	4270789
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,150 SF	8	4270775

Component Condition Report | Lake Center Middle / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,150 SF	8	4270794
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	8 LF	15	4270781
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	8	4270780
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	4270792

Component Condition Report | Lake Center Middle / Building-200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	56	10	4270823
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	15	4270810
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,800 SF	10	4270800
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	10	15	4270804
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,300 SF	7	4270815
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4270824
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	500 SF	30	4270820
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	5,200 SF	9	4270811
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	25	4270825
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	4	4270812
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4270803
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	4270808
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,800 SF	18	4270805
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	20	4270816
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	4270807
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4270806
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,800 SF	22	4270819
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	12	4270801
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,800 SF	4	4275422
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	18	4270813
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	4270822
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,800 SF	18	4270826
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,800 SF	10	4270814

Fire Alarm & Electronic Systems

Component Condition Report | Lake Center Middle / Building-200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,800 SF	10	4270809
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,800 SF	10	4270821
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4270818
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4270817
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	4270802

Component Condition Report | Lake Center Middle / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	40	14	4270845
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	15	4270831
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,720 SF	12	4270837
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	14	4270847
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,300 SF	13	4270844
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,200 SF	5	4270836
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,300 SF	6	4270832
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	8	4279439
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4270835
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,720 SF	18	4270846
D2010	Custodian room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	4270828
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,720 SF	22	4270841
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4270848
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	12	4270830
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	8	4270839
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,720 SF	4	4275423
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	14	4270827
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4270842
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,720 SF	18	4270829
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	10	4270838
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,720 SF	10	4270843
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,720 SF	10	4270834

Component Condition Report | Lake Center Middle / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4270840
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4270833
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4270849

Component Condition Report | Lake Center Middle / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	10	4270978
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	18	4270981
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,720 SF	13	4270975
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	14	4270988
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,400 SF	13	4270972
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	4270628
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	4270986
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,400 SF	6	4270965
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4270971
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4270987
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,720 SF	18	4270974
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	4270727
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	4270746
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	4270979
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,720 SF	22	4270967
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	2	12	4270976
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4270969
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	12	4270966
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	6	4270968
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,720 SF	4	4275425
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4270973
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4270985
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,720 SF	20	4270983
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	10	4270989

Fire Alarm & Electronic Systems

Component Condition Report | Lake Center Middle / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,720 SF	10	4270970
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,720 SF	10	4270977
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4270984
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4270982
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4270980

Component Condition Report | Lake Center Middle / Building-600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	68	11	4271003
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	15	4270993
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,720 SF	10	4271005
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	14	4270999
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,400 SF	10	4270991
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	4271007
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,400 SF	6	4271012
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,720 SF	18	4271013
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4271010
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4270992
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,720 SF	22	4270997
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	9	4270995
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4271008
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	12	4271009
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	8	4271006
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,720 SF	4	4275426
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4271011
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4270994
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,720 SF	18	4270998
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	10	4270996
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,720 SF	10	4271004
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,720 SF	10	4270990

Component Condition Report | Lake Center Middle / Building-600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4271000
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4271001
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	40	10	4271002

Component Condition Report | Lake Center Middle / Building-700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	14	4271037
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	18	4271025
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,720 SF	10	4271031
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	15	4271028
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,400 SF	10	4271019
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	12	4270637
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	4271016
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,400 SF	6	4271027
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	22	4270689
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4271020
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,720 SF	18	4271032
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4271021
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	4270602
D2010	Restrooms	Good	Urinal, Waterless	3	22	4270669
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4271029
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,720 SF	22	4271023
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	8	4271034
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	12	4271033
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,720 SF	4	4275427
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4271014
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4271022
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,720 SF	18	4271035
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	10	4271015
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,720 SF	10	4271024

Component Condition Report | Lake Center Middle / Building-700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,720 SF	10	4271036
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	48 LF	10	4271018
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4271030
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4271017

Component Condition Report | Lake Center Middle / Building-900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	52	14	4271049
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	15	4271041
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,550 SF	10	4271059
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	14	4271056
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,200 SF	10	4271060
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,900 SF	5	4271039
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	6,100 SF	7	4271053
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,550 SF	18	4271047
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	15	4271045
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4271042
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	6,550 SF	22	4271051
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	12	4271052
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	8	4271038
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,550 SF	4	4275428
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4271040
D5020	Building exterior	Fair	Switchboard, 277/480 V	1	14	4271043
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	15	4271044
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,550 SF	18	4271050
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,550 SF	10	4271054
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,550 SF	10	4271048
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,550 SF	10	4271057
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	24 LF	10	4271046

Component Condition Report | Lake Center Middle / Building-900

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	24 LF	18	4271055
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4271058

Component Condition Report | Lake Center Middle / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	8	10	4271070
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	10	4271062
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,800 SF	10	4271069
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	10	4271064
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,800 SF	7	4271061
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,200 SF	4	4271066
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	1,800 SF	1	4271068
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,800 SF	8	4271076
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	4271075
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,800 SF	22	4271071
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	4271073
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	1,800 SF	4	4275429
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	5	4271077
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	1,800 SF	6	4271074
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,800 SF	8	4271065
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,800 SF	10	4271072
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	6	4271063
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	10 LF	8	4271067
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4271078

Component Condition Report | Lake Center Middle / Main Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	26	14	4270589

Component Condition Report | Lake Center Middle / Main Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	15	4270640
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	4,600 SF	10	4270798
Interiors						
C1030	Throughout	Fair	Door Hardware, School, per Door	19	14	4270733
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	13	10	4270751
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	13	4270663
C1090	Restroom	Good	Toilet Partitions, Plastic/Laminate	4	12	4270702
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	6,200 SF	5	4270730
C2010	Restroom	Good	Wall Finishes, Ceramic Tile	600 SF	32	4270748
C2030	Restroom	Good	Flooring, Ceramic Tile	500 SF	30	4270603
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	6	4270672
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	1,800 SF	8	4270595
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	4270624
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	14	4270724
D2010	Restroom	Good	Toilet, Commercial Water Closet	4	22	4270686
D2010	Restroom	Good	Urinal, Waterless	1	22	4270666
D2010	Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	4270617
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	22	4270614
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4270652
D3050	Roof	Fair	HVAC System, Ductwork, Medium Density	5,150 SF	14	4270797
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	12	4270778
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,600 SF	4	4275430
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,600 SF	18	4270677
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	4270699
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,600 SF	10	4270653
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,600 SF	10	4270591
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	4270658
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,600 SF	10	4270659
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Countertop, Solid Surface	52 LF	28	4270753
E2010	Throughout	Fair	Casework, Cabinetry, Hardwood Standard	52 LF	12	4270594
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4270756

Component Condition Report | Lake Center Middle / PE Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	7	14	4270739
B2050	PE Locker Buildings	Fair	Exterior Door, Steel, Standard	8	18	4270641
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,200 SF	11	4270596
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	13	4270644
Interiors						
C1030	PE Locker Buildings	Fair	Door Hardware, School, per Door	14	15	4270671
C1030	Throughout	Fair	Interior Door, Steel, w/ Extensive Glazing	6	18	4270684
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	12	4270714
C1090	Restroom	Fair	Toilet Partitions, Plastic/Laminate	2	12	4270718
C1090	Throughout	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	320	11	4270619
C2010	Restroom	Good	Wall Finishes, Ceramic Tile	900 SF	30	4270687
C2010	Throughout	Fair	Wall Finishes, Laminated Paneling (FRP)	500 SF	13	4270623
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,500 SF	5	4270613
C2030	Restroom	Fair	Flooring, Ceramic Tile	1,100 SF	18	4270673
C2030	Throughout	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	900 SF	1	4270691
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	4270697
Plumbing						
D2010	Restroom	Good	Shower, Ceramic Tile	2	20	4270734
D2010	Restroom	Good	Urinal, Waterless	3	20	4270747
D2010	Utility room	Fair	Water Heater, Gas, Residential	2	8	4270648
D2010	Restroom	Good	Toilet, Commercial Water Closet	8	20	4270679
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	20	4270761
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	2	12	4270657
D3030	Roof	Fair	Split System Ductless, Single Zone	2	7	4270660
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	7	4270668
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,200 SF	4	4275432
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	7,200 SF	18	4270670
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	16	4270737
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	10	4270760
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	10	4270757
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	10	4270616
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	4270700

Component Condition Report | Lake Center Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2030	Basketball court	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	22,500 SF	5	4270721
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom	5,850 SF	8	4270632
F1020	Site	Fair	Ancillary Building, Classroom	1,200 SF	10	4270593
F1020	Site	Fair	Ancillary Building, Classroom	5,850 SF	9	4297039
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	51,000 SF	14	4270701
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	1,200 SF	0	4270607
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	51,000 SF	1	4270639
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	9,500 SF	24	4270725
G2030	Basketball court	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	4270680
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	9	4270750
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	22,500 SF	15	4270681
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	550 LF	18	4270740
G2060	Main entrance	Fair	Signage, Property, Monument, Replace/Install	1	8	4270729
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	900 LF	18	4270693
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	45,000 SF	10	4270745
G2080	Landscaping	Fair	Irrigation System, Control Panel	1	6	4270592
G4050	Throughout	NA	Site Light Pole, 20' Height, w/o Base or Fixtures, Install	8	4	4279682
Follow-up Studies						
P2030	Site	NA	Engineering Study, Civil, Landscaping, Evaluate/Report	1	0	4270638

Appendix F: Replacement Reserves



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	Restroom	4270679	Toilet, Commercial Water Closet, Replace	30	10	20	8	EA	\$1,427.40	\$11,419																					\$11,419	\$11,419
D2010	Restroom	4270761	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	8	EA	\$1,647.00	\$13,176																					\$13,176	\$13,176
D3020	Utility closet	4270657	Furnace, Gas, Replace	20	8	12	2	EA	\$2,745.00	\$5,490												\$5,490										\$5,490
D3030	Roof	4270660	Split System Ductless, Single Zone, Replace	15	8	7	2	EA	\$5,270.40	\$10,541								\$10,541														\$10,541
D3030	Roof	4270668	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$4,172.40	\$8,345								\$8,345														\$8,345
D4010	Throughout	4275432	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	7200	SF	\$5.49	\$39,528					\$39,528																	\$39,528
D5020	Electrical room	4270737	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	\$2,196.00	\$2,196																	\$2,196					\$2,196
D5020	Throughout	4270670	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	7200	SF	\$19.76	\$142,301																			\$142,301			\$142,301
D5040	Throughout	4270760	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	7200	SF	\$4.94	\$35,575																						\$35,575
D6060	Throughout	4270757	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	7200	SF	\$1.81	\$13,044																						\$13,044
D7050	Throughout	4270616	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	7200	SF	\$3.29	\$23,717																						\$23,717
G4050	Building exterior	4270700	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	8	EA	\$439.20	\$3,514																						\$3,514
Totals, Unescalated											\$0	\$1,482	\$0	\$0	\$39,528	\$15,537	\$0	\$18,886	\$2,855	\$0	\$75,850	\$287,841	\$17,897	\$14,494	\$13,066	\$21,686	\$2,196	\$0	\$175,570	\$0	\$32,062	\$718,948
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1,527	\$0	\$0	\$44,489	\$18,011	\$0	\$23,227	\$3,616	\$0	\$101,936	\$398,439	\$25,517	\$21,284	\$19,764	\$33,785	\$3,524	\$0	\$298,897	\$0	\$57,907	\$1,051,923

Lake Center Middle / Site																																	
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	
C2030	Basketball court	4270721	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	22500	SF	\$1.65	\$37,058						\$37,058																	\$37,058
F1020	Site	4270632	Ancillary Building, Classroom, Replace	25	17	8	5850	SF	\$109.80	\$642,330										\$642,330													\$642,330
F1020	Site	4297039	Ancillary Building, Classroom, Replace	25	16	9	5850	SF	\$109.80	\$642,330										\$642,330													\$642,330
F1020	Site	4270593	Ancillary Building, Classroom, Replace	25	15	10	1200	SF	\$109.80	\$131,760											\$131,760												\$131,760
G2020	Parking lot	4270607	Parking Lots, Pavement, Asphalt, Repair	0	0	0	1200	SF	\$7.14	\$8,564	\$8,564																						\$8,564
G2020	Parking lot	4270639	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	51000	SF	\$0.49	\$25,199		\$25,199				\$25,199					\$25,199					\$25,199							\$100,796
G2020	Parking lot	4270701	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	51000	SF	\$3.84	\$195,993														\$195,993									\$195,993
G2030	Basketball court	4270680	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA	\$988.20	\$2,965	\$2,965																						\$2,965
G2050	Basketball court	4270750	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	8	EA	\$10,431.00	\$83,448																							\$83,448
G2050	Basketball court	4270681	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	30	15	15	22500	SF	\$49.41	\$1,111,725															\$1,111,725								\$1,111,725
G2060	Site	4270740	Fences & Gates, Fence, Metal Tube 6", Replace	40	22	18	550	LF	\$43.92	\$24,156																					\$24,156	\$24,156	
G2060	Site	4270693	Fences & Gates, Fence, Chain Link 8", Replace	40	22	18	900	LF	\$27.45	\$24,705																				\$24,705	\$24,705	\$24,705	
G2060	Main entrance	4270729	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	\$3,294.00	\$3,294										\$3,294													\$3,294
G2080	Landscaping	4270592	Irrigation System, Control Panel, Replace	15	9	6	1	EA	\$5,490.00	\$5,490							\$5,490																\$5,490
G2080	Landscaping	4270745	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	45000	SF	\$1.10	\$49,410											\$49,410												\$49,410
G4050	Throughout	4279682	Site Light Pole, 20' Height, w/o Base or Fixtures, Install	40	36	4	8	EA	\$2,525.40	\$20,203					\$20,203																		\$20,203
P2030	Site	4270638	Engineering Study, Civil, Landscaping, Evaluate/Report	0	0	0	1	EA	\$7,686.00	\$7,686	\$7,686																						\$7,686
Totals, Unescalated											\$19,215	\$25,199	\$0	\$0	\$20,203	\$37,058	\$30,689	\$0	\$645,624	\$725,778	\$181,170	\$25,199	\$0	\$0	\$195,993	\$1,148,783	\$25,199	\$0	\$48,861	\$0	\$0	\$3,128,971	
Totals, Escalated (3.0% inflation, compounded annually)											\$19,215	\$25,955	\$0	\$0	\$22,739	\$42,960	\$36,644	\$0	\$817,857	\$946,976	\$243,477	\$34,881	\$0	\$0	\$296,457	\$1,789,766	\$40,437	\$0	\$83,183	\$0	\$0	\$4,400,547	