

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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



**BUREAU
VERITAS**



Lakeside Middle School
11000 Kenney Street
Norwalk, California 90650

PREPARED BY:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	11
Main Address	11000 Kenney Street, Norwalk, California 90650
Site Developed	1955 Renovated 2014
Site Area	12.88 acres (estimated)
Parking Spaces	84 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 3, 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@bureaveritas.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 Lakeside 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.

Architectural

All Lakeside 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 they are modular buildings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roofing system is build-up system and metal for the portables. Lifecycle replacement of the roof and interior finishes is anticipated for all 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.

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 for the basketball court areas due to faded lines throughout, 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

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

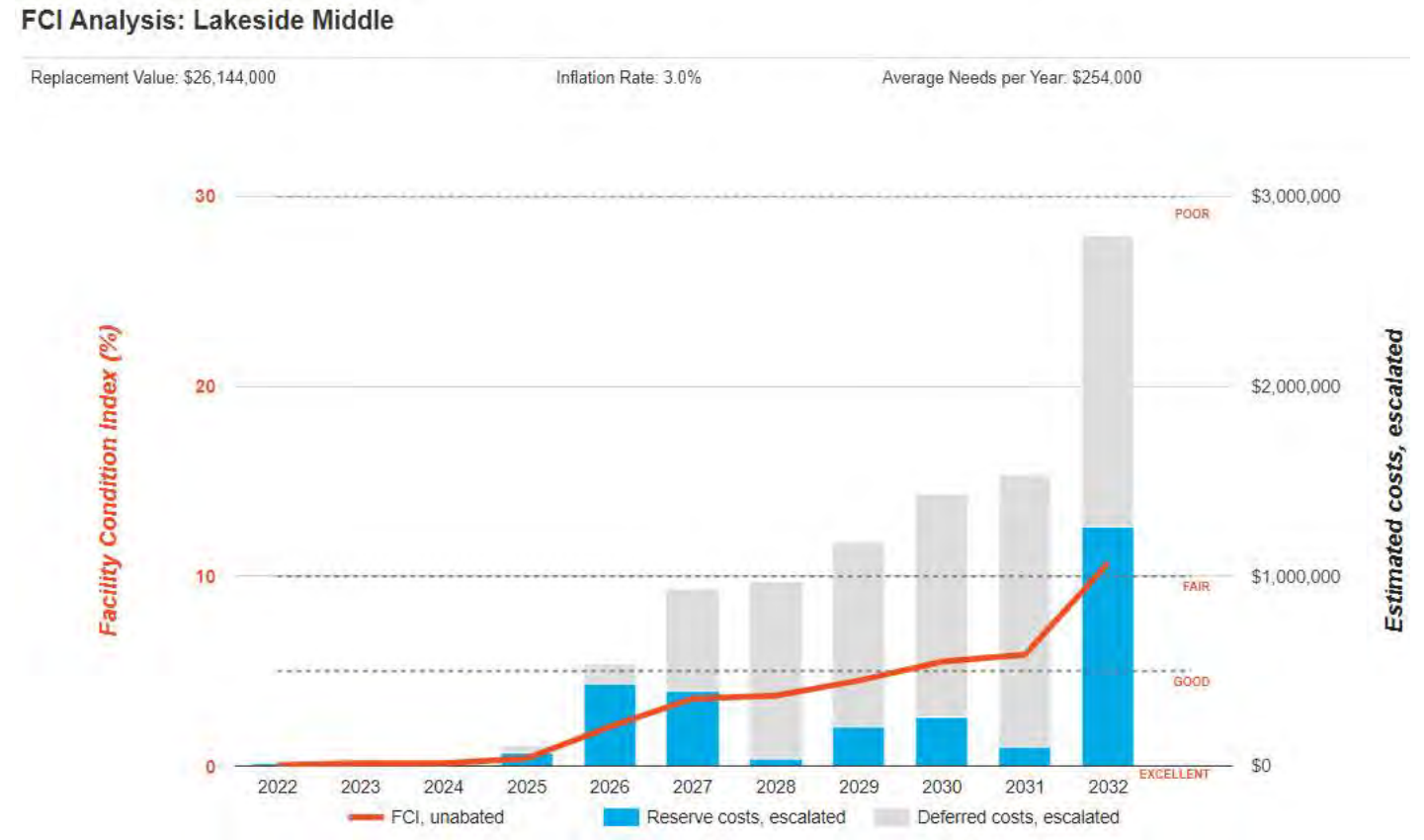
FCI Analysis | Lakeside Middle(1953)

<i>Replacement Value</i> \$ 26,143,700	<i>Total SF</i> 58,097	<i>Cost/SF</i> \$ 450	
	Est Reserve Cost		FCI
Current	\$ 12,700		0.0 %
3-Year	\$ 105,300		0.4 %
5-Year	\$ 930,600		3.6 %
10-Year	\$ 2,793,700		10.7 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$1,696	-	\$22,576	\$1,334,169	\$1,358,441
Roofing	-	\$3,196	-	\$121,885	\$1,015,441	\$1,140,522
Interiors	-	-	\$468,459	\$224,749	\$1,465,224	\$2,158,432
Conveying	-	-	-	-	\$27,411	\$27,411
Plumbing	-	-	\$5,343	\$45,494	\$891,006	\$941,843
HVAC	-	\$13,571	\$10,705	\$74,733	\$729,650	\$828,659
Fire Protection	-	-	\$359,304	\$4,721	-	\$364,025
Electrical	-	-	\$2,545	\$447,659	\$630,286	\$1,080,490
Fire Alarm & Electronic Systems	-	-	-	\$405,801	-	\$405,801
Equipment & Furnishings	-	-	-	\$230,986	\$95,680	\$326,666
Special Construction & Demo	-	-	-	-	\$1,278,581	\$1,278,581
Site Utilities	-	-	\$28,423	\$43,669	-	\$72,092
Site Development	-	\$5,953	-	\$219,261	\$203,439	\$428,653
Site Pavement	\$12,681	-	\$18,626	\$21,593	\$286,233	\$339,133
TOTALS (3% inflation)	\$12,700	\$24,500	\$893,500	\$1,863,200	\$7,957,200	\$10,751,100

Immediate Needs

Facility/Building	Total Items	Total Cost
Lakeside Middle / Site	2	\$12,700
Total	2	\$12,700

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4268591	Lakeside Middle / Site	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$10,700
4268590	Lakeside Middle / Site	Sidewalk	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$2,000
Total (2 items)							\$12,700

Key Findings



Exterior Walls in Poor condition.

Wood Siding
Site Lakeside Middle Site-Ancillary Building

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Isolated areas of deteriorated wood siding, repair is required. - AssetCALC ID: 4268596



Sidewalk in Poor condition.

Any pavement type, Sectional Repairs
(per Man-Day)
Site Lakeside Middle Sidewalk

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Isolated areas of concrete sidewalk cracks, repair is required. - AssetCALC ID: 4268590



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 16" Damper, 1001
to 2000 CFM
Building-500 Lakeside Middle Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,200

\$\$\$\$

The units are not fully operational and damaged, replacement is recommended. - AssetCALC ID: 4268471



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lakeside Middle Parking lot

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,700

\$\$\$\$

Isolated areas of alligator asphalt surface, repair is required. - AssetCALC ID: 4268591



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Lakeside Middle Basketball court

Uniformat Code: G2050

Recommendation: **Seal and Stripe in 2023**

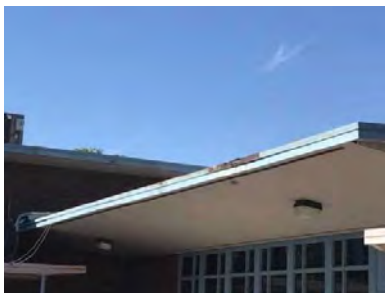
Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,800

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New fresh strip and seal is recommended. - AssetCALC ID: 4268598



Soffit/Fascia in Poor condition.

Wood
MPR Lakeside Middle Building exterior

Uniformat Code: B3080

Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

The exterior wood fascia is deteriorated, repair is required. - AssetCALC ID: 4268311



Soffit/Fascia in Poor condition.

Wood
Site Lakeside Middle Walkway

Uniformat Code: B3080

Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Isolated areas of deteriorated wood fascia, repair is required. - AssetCALC ID: 4268597

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-100 Lakeside Middle Throughout

Uniformat Code: D4010

Recommendation: **Install in 2026**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$18,100

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4286691

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Administration Building Lakeside Middle
Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$32,400

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4286690

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-500 Lakeside Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$46,900

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4286695

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building-700 Lakeside Middle Throughout

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$29,600

\$\$\$\$

Building lacks fire suppression system - AssetCALC ID: 4286697

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

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

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

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$34,600

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Building lacks fire suppression system - AssetCALC ID: 4286696

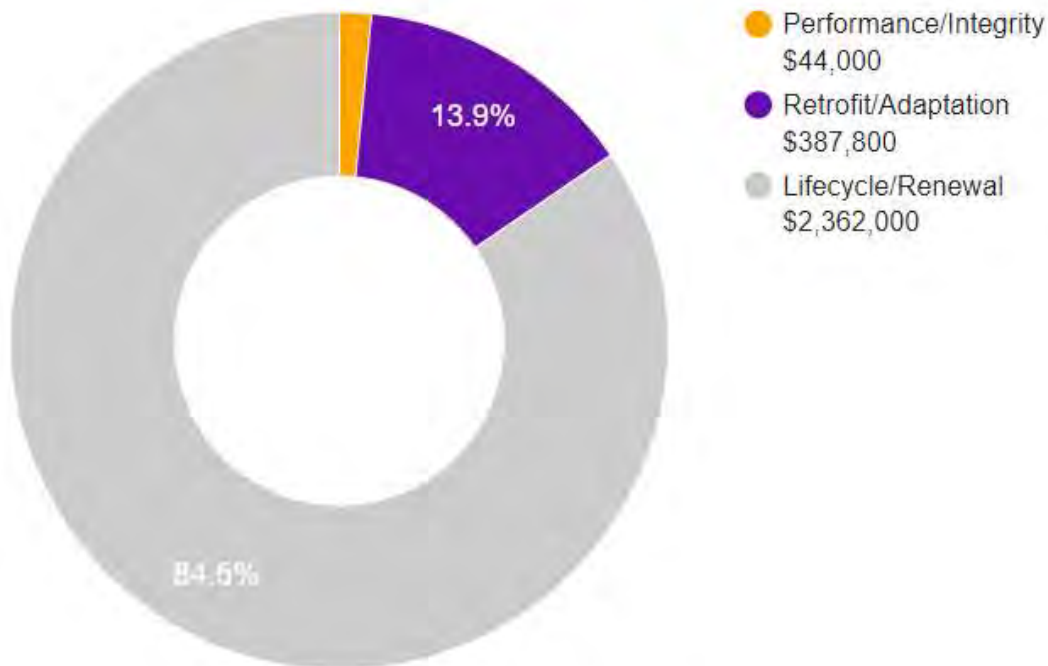
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,793,800

2. Administration Building



Administration Building: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	5,900 SF	
Number of Stories	One above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, ceramic tile, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Fair

Administration Building: Systems Summary

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

3. Building-100



Building-100: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	3,300 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-Up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Carpet, Vinyl sheeting, ceramic tiles and Unfinished Ceilings: Painted ceiling and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and Sinks in all classrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building-100: 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	

4. Building-200



Building-200: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	3,600 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
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: 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 units Supplemental components: Exhaust fan	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-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	

5. Building-300



Building-300: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,600 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-Up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Carpet, ceramic tiles and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Building-300: 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	

6. Building-400



Building-400: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	6,300 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
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: Toilets, urinals, Sinks in all restrooms	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	

7. Building-500



Building-500: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	8,550 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-Up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Vinyl sheeting, and ceramic tiles Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, 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, replace exhaust fans	

8. Building-600



Building-600: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	6,300 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 built-up finish	Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Carpet and unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste 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-600: Systems Summary

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

9. Building-700



Building-700: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	5,400 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
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: Painted gypsum board, Ceilings: Painted gypsum board, 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

Building-700: Systems Summary

Electrical	Source and Distribution: Main switchboard and 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	

10. Building-800



Building-800: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	1,700 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Carpet, and Unfinished Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste 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

Building-800: Systems Summary

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

11. Locker Room Building



Locker Room Building: Systems Summary

Constructed/Renovated	1955 / 2014	
Building Size	5,400 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
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: Sealant, ceramic tile, VCT and Unfinished Ceilings: Painted gypsum board, and ACT and unfinished	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	Fair
HVAC	Non-Central System: Package units (RTU) Supplemental components: Ductless split system	Good
Fire Suppression	Fire extinguishers only	Fair

Locker Room Building: 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	

12. MPR



MPR: Systems Summary

Constructed/Renovated	1955 / 2014	
Building/Group Size	6,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles and Unfinished Floors: Wood, Vinyl sheeting, ceramic tiles, epoxy and Unfinished Ceilings: Painted ceiling, ACT and Unfinished/exposed	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater Fixtures: Toilets, sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split system, Exhaust fans, 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 wood façade.	

13. Site Summary



Site Information

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

14. 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

15. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset

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.

16. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.

17. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

18. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lakeside Middle, 11000 Kenney Street, Norwalk, California 90650, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

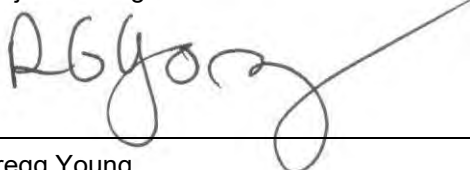
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Nezar M. Tibi,
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Reviewed by:



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19. 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 - DETERIORATED ANCILLARY EXTERIOR WALL

Photographic Overview



7 - EXTERIOR DOOR AND WINDOWS



8 - INTERIOR DOORS



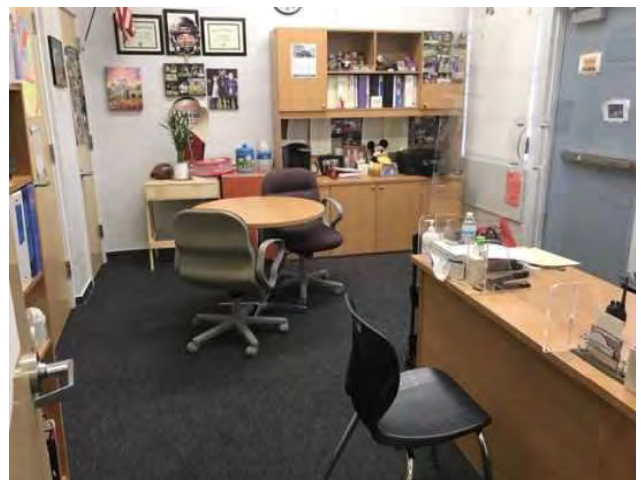
9 - ROOFING



10 - ROOFING



11 - LOBBY



12 - OFFICE

Photographic Overview



13 - AUDITORIUM



14 - LOCKER ROOM



15 - CLASSROOM



16 - CLASSROOM

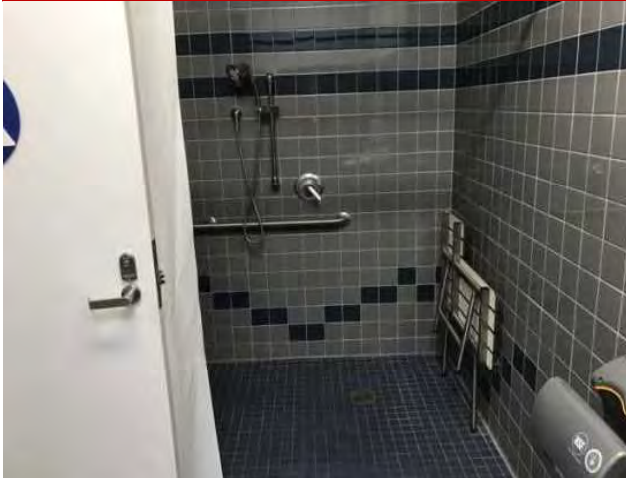


17 - CLASSROOM



18 - CLASSROOM

Photographic Overview



19 - SHOWER



20 - SINKS



21 - TOILET



22 - URINAL



23 - PACKAGED UNIT



24 - EVAPORATIVE COOLER

Photographic Overview



25 - DUCTLESS SPLIT SYSTEMS



26 - EXHAUST FANS



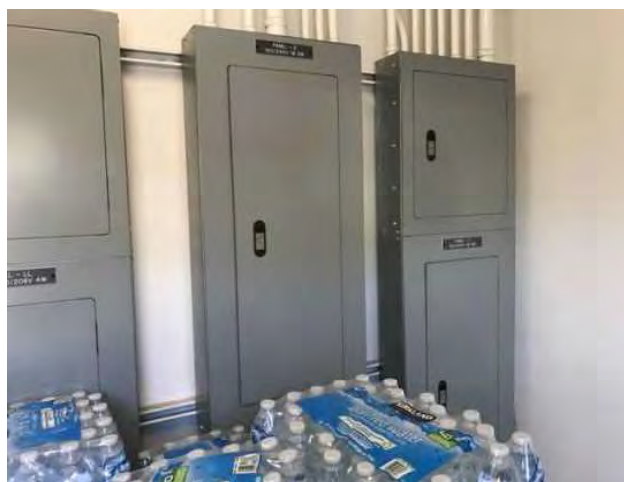
27 - WATER HEATER



28 - FIRE ALARM PANEL



29 - SWITCHBOARD



30 - DISTRIBUTION PANELS

Photographic Overview



31 - KITCHEN EQUIPMENT



32 - SIDEWALK



33 - PARKING LOTS



34 - BASKETBALL COURT



35 - LANDSCAPING





36 - PICNIC TABLES

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	159753.22R000-005.017	Lakeside Middle	
	Source	On-Site Date	
	Google	October 3, 2022	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lakeside 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: 9/24/2022

Phone Number: 562.868.8241

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated	
2	Building size in SF	58,097	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2014	
		Roof	2014	
		Interiors	2014	
		HVAC	2014	
		Electrical		None
		Site Pavement	2014	
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lakeside Middle

BV Project Number: 159753.22R000 - 005.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



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 ?			✗	

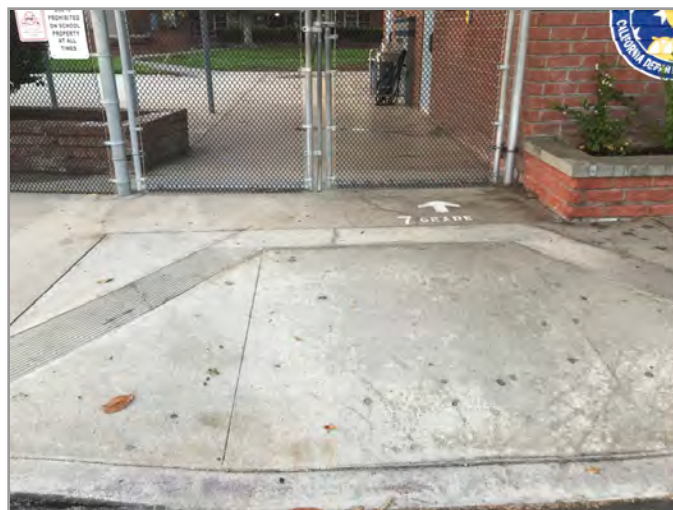
Question		Yes	No	NA	Comments
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✗	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✗	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✗	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

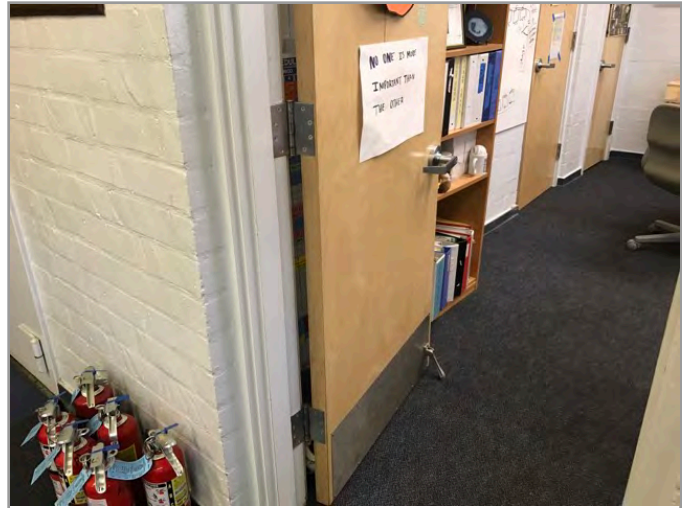
Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

Question		Yes	No	NA	Comments
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✗			
8	Do public transaction areas have an accessible, lowered service counter section ?	✗			
9	Do public telephones appear mounted with an accessible height and location ?			✗	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✗			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✗			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	✗			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✗			

Abbreviated Accessibility Checklist

Elevators

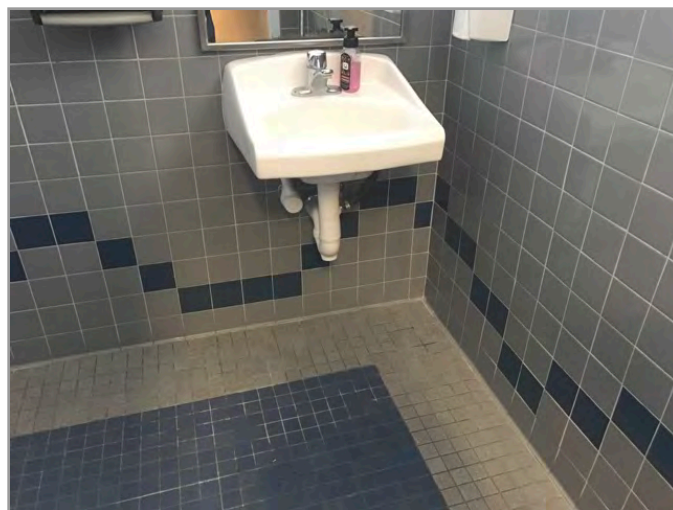
Elevators section not applicable at this site.

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 ?	✗			

Question		Yes	No	NA	Comments
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



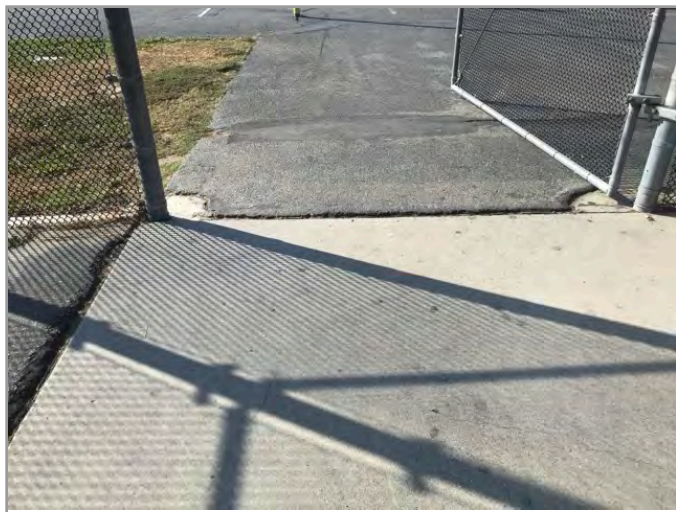
KITCHEN OVERVIEW

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

Question		Yes	No	NA	Comments
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Lakeside Middle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site-Ancillary Building	Poor	Exterior Walls, Wood Siding	150 SF	1	4268596
Roofing						
B3080	Walkway	Poor	Soffit/Fascia, Wood	75 SF	1	4268597
Electrical						
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	2	14	4268338
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	11,400 SF	18	4268331
Pedestrian Plazas & Walkways						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Repair	1,500 SF	0	4268591
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	34,500 SF	3	4268593
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	34,500 SF	13	4268595
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	2,100 SF	20	4268603
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	4268590
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	11,700 SF	1	4268598
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	14	7	4268599
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,700 SF	13	4268589
Sitework						
G2060	Lunch area	Fair	Picnic Table, Wood/Composite/Fiberglass	32	10	4268601
G2060	Main entrance	Fair	Signage, Property, Monument, Replace/Install	1	10	4268592
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,750 LF	16	4268594
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	27,500 SF	12	4268600
G4050	Throughout	NA	Site Light Pole, 20' Height, w/o Base or Fixtures, Install	10	4	4289121

Component Condition Report | Lakeside Middle / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	28	13	4260852
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	15	4260831
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,900 SF	10	4260842
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	11	10	4260838
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	15	4260826
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,500 SF	11	4268351

Component Condition Report | Lakeside Middle / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	5	4260850
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	350 SF	22	4268350
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	3	4260834
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	28	4268353
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	4260824
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	4260851
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	4260847
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	15	4260844
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,900 SF	15	4260841
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	17	4260843
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4260827
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4260830
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,900 SF	22	4260836
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,900 SF	4	4286690
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	8	4268354
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 200 AMP	1	22	4260825
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,900 SF	18	4260828
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,900 SF	10	4260839
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,900 SF	8	4260837
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	4268352
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,900 SF	10	4260833
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	28 LF	32	4260823
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	28 LF	12	4260822
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	5	10	4260832

Component Condition Report | Lakeside Middle / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	32	11	4268379
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	15	4268358

Component Condition Report | Lakeside Middle / Building-100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,300 SF	12	4268374
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	8	4268369
C1030	Throughout building	Fair	Door Hardware, School, per Door	7	14	4268375
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	10	4268356
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	200 SF	24	4268362
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,800 SF	5	4268377
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	5	4268367
C2030	Restrooms	Fair	Flooring, Ceramic Tile	120 SF	22	4268370
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	250 SF	7	4268376
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	120 SF	5	4268382
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	16	4268366
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	18	4268355
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,300 SF	15	4268359
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	16	4268363
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4268368
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	3,300 SF	22	4268365
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	8	4268372
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,300 SF	4	4286691
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	18	4268357
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	22	4268373
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	3,300 SF	20	4268361
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,300 SF	10	4268378
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,300 SF	8	4268371
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,300 SF	10	4268364
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	18 LF	10	4268381
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	18 LF	18	4268380
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	10	4268360

Component Condition Report | Lakeside 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	12	4268387
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	12	4268386
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,600 SF	12	4268403
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	3	12	4268389
C1030	Throughout building	Fair	Door Hardware, School, per Door	10	15	4268388
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	12	4268398
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,500 SF	5	4268400
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	20	4268401
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	3,200 SF	8	4268385
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	18	4268408
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	280 SF	5	4268395
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,600 SF	18	4268390
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	4268407
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	4268384
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	18	4268397
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	3,600 SF	22	4268383
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4268393
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	6	4268406
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,600 SF	4	4286692
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	4268391
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	3,600 SF	15	4268392
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,600 SF	10	4268402
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,600 SF	10	4268394
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,600 SF	10	4268404
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	36 LF	10	4268396
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	18	4268405
Sitework						

Component Condition Report | Lakeside Middle / Building-200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	10	4268399

Component Condition Report | Lakeside Middle / Building-300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	62	15	4268420
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	13	4268433
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,600 SF	11	4268412
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	8	10	4268409
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	15	4268410
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	13	4268423
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	280 SF	22	4268418
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	5	4268428
C2030	Restrooms	Fair	Flooring, Ceramic Tile	180 SF	20	4268424
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,400 SF	5	4268415
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	220 SF	5	4268426
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	4268425
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	17	4268434
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,600 SF	15	4268422
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4268432
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,600 SF	22	4268416
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4268431
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	5	4268430
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,600 SF	4	4286693
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	4268421
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,600 SF	15	4268411
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	10	4268413
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,600 SF	10	4268414
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	10	4268417
Equipment & Furnishings						

Component Condition Report Lakeside Middle / Building-300						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	32 LF	10	4268429
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	32 LF	18	4268419
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	10	4268427
Component Condition Report Lakeside Middle / Building-400						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	14	4268449
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	18	4268464
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,300 SF	13	4268457
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	18	15	4268456
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,900 SF	13	4268438
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	4268447
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	330 SF	18	4268453
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,800 SF	5	4268458
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	18	4268455
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,800 SF	5	4268441
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	4268451
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,300 SF	18	4268439
D2010	Restrooms	Fair	Urinal, Waterless	3	15	4268437
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	4268446
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4268442
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	16	4268435
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4268465
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4268454
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4268450
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	6,300 SF	22	4268445
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	7	10	4268443
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,300 SF	4	4286694
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	16	4268440

Component Condition Report | Lakeside Middle / Building-400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	22	4268436
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,300 SF	18	4268461
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,300 SF	10	4268444
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,300 SF	10	4268462
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,300 SF	10	4268452
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	16 LF	10	4268463
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	16 LF	18	4268460
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	10	4268448

Component Condition Report | Lakeside Middle / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	88	14	4268485
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	15	4268484
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,550 SF	12	4268466
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	10	10	4268482
C1030	Throughout building	Fair	Door Hardware, School, per Door	26	15	4268474
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,900 SF	13	4268487
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	4268321
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	360 SF	15	4268305
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,500 SF	5	4268468
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	7,900 SF	9	4268478
C2030	Restrooms	Fair	Flooring, Ceramic Tile	280 SF	18	4268325
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	280 SF	5	4268295
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	4268348
D2010	Restrooms	Fair	Urinal, Waterless	3	15	4268345
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	6	15	4268479
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	11	4268341
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,550 SF	18	4268481
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4268303
HVAC						

Component Condition Report | Lakeside Middle / Building-500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	12	4268472
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	8,550 SF	22	4268486
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	7	4268483
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	5	1	4268471
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	8,550 SF	4	4286695
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	5	4268473
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	8,550 SF	15	4268476
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,550 SF	10	4268480
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,550 SF	10	4268470
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,550 SF	10	4268477
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	68 LF	18	4268467
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	68 LF	10	4268469
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	12	10	4268475

Component Condition Report | Lakeside Middle / Building-600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	42	15	4268497
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	18	4268489
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,300 SF	12	4268491
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	15	4268510
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,900 SF	12	4268500
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	5	4268504
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,900 SF	5	4268507
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	120 SF	5	4268501
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,300 SF	18	4268488
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4268498
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	5	15	4268509
HVAC						

Component Condition Report | Lakeside Middle / Building-600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	6,300 SF	22	4268496
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4268490
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	7	12	4268502
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,300 SF	4	4286696
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	15	4268508
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 200 AMP	1	22	4268495
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,300 SF	22	4268492
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,300 SF	10	4268494
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,300 SF	10	4268503
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,300 SF	10	4268499
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	66 LF	18	4268493
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	66 LF	10	4268506
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	10	4268505

Component Condition Report | Lakeside 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	15	4268528
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	18	4268527
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,400 SF	13	4268523
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	15	4268532
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,100 SF	13	4268514
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,300 SF	5	4268534
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	5	4268525
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	5	4268529
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,400 SF	18	4268530
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	15	4268518
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4268511
HVAC						

Component Condition Report | Lakeside Middle / Building-700

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,400 SF	15	4268519
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	4268513
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	5	10	4268517
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,400 SF	4	4286697
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	22	4268526
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	22	4268531
D5020	Building exterior	Fair	Switchboard, 277/480 V	1	14	4268521
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,400 SF	18	4268512
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,400 SF	10	4268516
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,400 SF	10	4268533
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,400 SF	10	4268522
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	48 LF	18	4268524
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	48 LF	10	4268515
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	8	10	4268520

Component Condition Report | Lakeside Middle / Building-800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	18	14	4268552
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	4268550
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,700 SF	12	4268556
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	9	15	4268540
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	3	10	4268543
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,350 SF	13	4268554
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,900 SF	5	4268545
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,550 SF	4	4268549
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	4268544
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	16	4268536
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,700 SF	15	4268539

Component Condition Report | Lakeside Middle / Building-800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,700 SF	16	4268553
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	4268551
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	4268537
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	4268535
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	1,700 SF	4	4286698
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	10	4268546
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	1,700 SF	13	4268547
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,700 SF	10	4268541
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,700 SF	10	4268548
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,700 SF	10	4268542
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	36 LF	10	4268557
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	18	4268538
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	5	10	4268555

Component Condition Report | Lakeside Middle / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Fair	Window, Steel, 16-25 SF	9	10	4268322
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	23	4268302
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	7	15	4268320
Roofing						
B3080	Building exterior	Poor	Soffit/Fascia, Wood	120 SF	1	4268311
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	15	4288995
C1030	Throughout	Fair	Interior Door, Wood, Hollow-Core Residential	6	10	4268316
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	13	4268323
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	500 SF	14	4268299
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,800 SF	5	4268349
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,500 SF	4	4268315
C2030	Throughout	Good	Flooring, Vinyl Sheeting	3,700 SF	8	4268310
C2030	Restroom	Fair	Flooring, Ceramic Tile	500 SF	18	4268306

Component Condition Report | Lakeside Middle / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Fair	Flooring, Wood, Strip	350 SF	14	4268292
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	750 SF	5	4268330
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	13	4268298
Plumbing						
D2010	Utility room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	4268336
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	4268296
D2010	Commercial kitchen	Fair	Sink/Lavatory, Stainless Steel	1	16	4268324
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	4268293
D2010	Restroom	Fair	Toilet, Commercial Water Closet	3	15	4268294
HVAC						
D3030	Roof	Fair	Evaporative Cooler, 0.33 to 0.50 HP	1	4	4268313
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4268334
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,100 SF	16	4289120
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	2	12	4268304
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	10	4268335
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,100 SF	4	4286700
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/208 V	1	15	4268332
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,100 SF	18	4268347
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	4268290
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	4268291
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,100 SF	10	4268346
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	4268344
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	4268337
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	8	4268307
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	8	4268308
E1030	Commercial kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	7	4268301
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 2-Burner w/ Griddle	1	8	4268342
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4268317
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	9	4268340
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	4268297
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	4268314

Component Condition Report Lakeside Middle / MPR						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	4268300
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	4268312
Component Condition Report Lakeside Middle / Locker Room Builuding						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	14	4268576
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,400 SF	11	4268585
B3060	Roof	Fair	Roof Skylight, per SF of glazing	40 SF	14	4268562
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	5	10	4268587
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	15	4268559
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	13	4268575
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	4268584
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	340	12	4268570
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,200 SF	6	4268571
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	850 SF	18	4268579
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,750 SF	5	4268558
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	700 SF	8	4268586
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	18	4268582
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	4	4268577
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,400 SF	18	4268574
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	8	4268564
D2010	Office	Fair	Shower, Ceramic Tile	2	18	4268583
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	4268566
D2010	Restrooms	Fair	Urinal, Waterless	2	15	4268561
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	4268588
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	4268567
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	2	7	4268560
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	5,400 SF	22	4268581
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	12	4268565
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,400 SF	4	4286699

Component Condition Report | Lakeside Middle / Locker Room Buiilding

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V, 200 AMP	1	22	4268580
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	22	4268573
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,400 SF	22	4268568
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,400 SF	10	4268572
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,400 SF	10	4268569
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,400 SF	10	4268563

Appendix F:

Replacement Reserves

Replacement Reserves Report

10/14/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Lakeside Middle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lakeside Middle / Administration Building	\$0	\$0	\$0	\$49,492	\$36,456	\$14,956	\$0	\$0	\$90,896	\$0	\$214,924	\$29,258	\$36,632	\$143,266	\$0	\$101,014	\$0	\$2,178	\$44,115	\$0	\$0	\$763,188
Lakeside Middle / Building-100	\$0	\$0	\$0	\$0	\$20,391	\$38,110	\$0	\$2,363	\$14,674	\$0	\$61,828	\$111,864	\$106,766	\$0	\$4,650	\$84,574	\$4,934	\$0	\$11,926	\$0	\$26,177	\$488,258
Lakeside Middle / Building-200	\$0	\$0	\$0	\$0	\$22,245	\$11,214	\$6,293	\$0	\$31,156	\$0	\$71,420	\$0	\$282,100	\$0	\$0	\$46,547	\$9,867	\$0	\$94,323	\$0	\$10,709	\$585,875
Lakeside Middle / Building-300	\$0	\$0	\$0	\$0	\$34,603	\$53,448	\$0	\$0	\$0	\$0	\$97,981	\$119,159	\$68,881	\$42,891	\$0	\$367,772	\$0	\$8,711	\$6,580	\$0	\$6,425	\$806,453
Lakeside Middle / Building-400	\$0	\$0	\$0	\$0	\$38,928	\$74,718	\$0	\$0	\$2,086	\$0	\$124,690	\$0	\$93,929	\$175,515	\$135,523	\$132,575	\$11,981	\$0	\$219,639	\$0	\$0	\$1,009,586
Lakeside Middle / Building-500	\$0	\$13,571	\$0	\$0	\$52,831	\$27,125	\$0	\$6,482	\$0	\$79,225	\$161,064	\$18,847	\$273,490	\$50,228	\$248,459	\$171,390	\$0	\$0	\$103,315	\$0	\$0	\$1,206,027
Lakeside Middle / Building-600	\$0	\$0	\$0	\$0	\$38,928	\$76,551	\$0	\$0	\$0	\$0	\$117,607	\$0	\$265,585	\$0	\$0	\$252,560	\$0	\$0	\$85,912	\$0	\$0	\$837,143
Lakeside Middle / Building-700	\$0	\$0	\$0	\$0	\$33,367	\$65,553	\$0	\$0	\$0	\$0	\$115,393	\$0	\$68,881	\$150,683	\$66,433	\$281,402	\$0	\$0	\$118,661	\$0	\$0	\$900,375
Lakeside Middle / Building-800	\$0	\$0	\$0	\$0	\$24,871	\$6,301	\$0	\$0	\$3,338	\$0	\$46,187	\$0	\$74,830	\$18,583	\$70,128	\$35,325	\$16,210	\$0	\$7,402	\$0	\$0	\$303,176
Lakeside Middle / Locker Room Building	\$0	\$0	\$0	\$0	\$37,816	\$7,160	\$14,160	\$9,453	\$9,597	\$0	\$81,307	\$114,904	\$300,573	\$18,624	\$17,273	\$59,573	\$19,029	\$0	\$175,898	\$0	\$0	\$865,366
Lakeside Middle / MPR	\$0	\$1,968	\$0	\$0	\$64,534	\$16,802	\$12,455	\$9,048	\$85,958	\$17,908	\$134,872	\$0	\$59,488	\$56,758	\$61,035	\$48,753	\$83,870	\$0	\$222,069	\$7,162	\$0	\$882,682
Lakeside Middle / Site	\$12,682	\$8,881	\$0	\$18,627	\$28,424	\$0	\$6,903	\$179,603	\$21,594	\$0	\$32,759	\$8,002	\$43,051	\$285,766	\$25,245	\$0	\$86,363	\$0	\$1,307,602	\$0	\$37,481	\$2,102,982
Grand Total	\$12,682	\$24,420	\$0	\$68,119	\$433,392	\$391,940	\$39,811	\$206,949	\$259,301	\$97,133	\$1,260,032	\$402,033	\$1,674,208	\$942,316	\$628,746	\$1,581,486	\$232,254	\$10,889	\$2,397,444	\$7,162	\$80,792	\$10,751,109

Lakeside Middle

Lakeside Middle / Administration Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	Building Exterior	4260852	Window, Steel, 16-25 SF, Replace	30		17	13	28	EA	\$1,866.60	\$52,265													\$52,265								\$52,265	
B2050	Building Exterior	4260831	Exterior Door, Steel, Standard, Replace	40		25	15	5	EA	\$658.80	\$3,294															\$3,294						\$3,294	
B3010	Roof	4260842	Roofing, Built-Up, Replace	25		15	10	5900	SF	\$15.37	\$90,695										\$90,695											\$90,695	
C1030	Throughout building	4260838	Interior Door, Wood, Hollow-Core Residential, Replace	20		10	10	11	EA	\$439.20	\$4,831										\$4,831											\$4,831	
C1030	Throughout building	4260826	Door Hardware, School, per Door, Replace	30		15	15	16	EA	\$439.20	\$7,027															\$7,027						\$7,027	
C1070	Throughout building	4268351	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25		14	11	5500	SF	\$3.84	\$21,137										\$21,137											\$21,137	
C2010	Throughout building	4260850	Wall Finishes, any surface, Prep & Paint	10		5	5	7500	SF	\$1.65	\$12,353					\$12,353										\$12,353						\$12,353	
C2030	Throughout building	4260834	Flooring, Carpet, Commercial Standard, Replace	10		7	3	5500	SF	\$8.24	\$45,293			\$45,293										\$45,293								\$45,293	
C2050	Restrooms	4260824	Ceiling Finishes, any flat surface, Prep & Paint	10		5	5	250	SF	\$2.20	\$549					\$549										\$549						\$549	
D2010	Utility closet	4260851	Water Heater, Gas, Commercial (125 MBH), Replace	20		10	10	1	EA	\$13,615.20	\$13,615										\$13,615											\$13,615	
D2010	Throughout building	4260841	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40		25	15	5900	SF	\$5.49	\$32,391															\$32,391						\$32,391	
D2010	Building exterior	4260827	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15		7	8	1	EA	\$1,647.00	\$1,647								\$1,647													\$1,647	
D2010	Restrooms	4260847	Toilet, Commercial Water Closet, Replace	30		15	15	3	EA	\$1,427.40	\$4,282															\$4,282						\$4,282	
D2010	Restrooms	4260844	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30		15	15	3	EA	\$1,647.00	\$4,941															\$4,941						\$4,941	
D2010	Kitchen	4260843	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30		13	17	1	EA	\$1,317.60	\$1,318																	\$1,318				\$1,318	
D3050	Roof	4260830	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20		8	12	2	EA	\$8,235.00	\$16,470												\$16,470									\$16,470	
D4010	Throughout	4286690	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40		36	4	5900	SF	\$5.49	\$32,391				\$32,391																	\$32,391	
D5020	Electrical room	4268354	Switchboard, 277/480 V, Replace	40		32	8	1	EA	\$43,920.00	\$43,920								\$43,920													\$43,920	
D5030	Throughout building	4260828	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40		22	18	5900	SF	\$4.39	\$25,913																	\$25,913				\$25,913	
D5040	Throughout building	4260839	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20		10	10	5900	SF	\$4.94	\$29,152										\$29,152											\$29,152	
D6060	Throughout building	4260837	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20		12	8	5900	SF	\$1.65	\$9,717								\$9,717													\$9,717	
D7050	Mechanical room	4268352	Fire Alarm Panel, Fully Addressable, Replace	15		7	8	1	EA	\$16,470.00	\$16,470								\$16,470													\$16,470	
D7050	Throughout building	4260833	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20		10	10	5900	SF	\$3.29	\$19,435										\$19,435											\$19,435	
E2010	Throughout building	4260822	Casework, Cabinetry, Standard, Replace	20		8	12	28	LF	\$329.40	\$9,223												\$9,223									\$9,223	
G4050	Building exterior	4260832	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20		10	10	5	EA	\$439.20	\$2,196										\$2,196											\$2,196	
Totals, Unescalated												\$0	\$0	\$0	\$45,293	\$32,391	\$12,902	\$0	\$0	\$71,754	\$0	\$159,924	\$21,137	\$25,693	\$97,557	\$0	\$64,837	\$0	\$1,318	\$25,913	\$0	\$0	\$558,717
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$49,492	\$36,456	\$14,956	\$0	\$0	\$90,896	\$0	\$214,924	\$29,258	\$36,632	\$143,266	\$0	\$101,014	\$0	\$2,178	\$44,115	\$0	\$0	\$763,188

Lakeside Middle / Building-100

[illegible]

Unif	mat	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	Age	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	
C1030			Throughout building	4268375	Door Hardware, School, per Door, Replace	30	16	14	7	EA	\$439.20	\$3,074																		\$3,074								\$3,074		
C1070			Throughout building	4268356	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2900	SF	\$3.84	\$11,145														\$11,145													\$11,145	
C2010			Throughout building	4268377	Wall Finishes, any surface, Prep & Paint	10	5	5	5800	SF	\$1.65	\$9,553									\$9,553										\$9,553								\$9,553	
C2030			Throughout building	4268376	Flooring, Vinyl Sheeting, Replace	15	8	7	250	SF	\$7.69	\$1,922											\$1,922																\$1,922	
C2030			Throughout building	4268367	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2800	SF	\$8.24	\$23,058									\$23,058										\$23,058								\$23,058	
C2050			Restroom	4268382	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	120	SF	\$2.20	\$264									\$264										\$264								\$264	
D2010			Throughout building	4268359	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	25	15	3300	SF	\$5.49	\$18,117																		\$18,117									\$18,117	
D2010			Restrooms	4268366	Toilet, Commercial Water Closet, Replace	30	14	16	1	EA	\$1,427.40	\$1,427																				\$1,427							\$1,427	
D2010			Restrooms	4268363	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	1	EA	\$1,647.00	\$1,647																				\$1,647								\$1,647
D2010			Throughout building	4268355	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	12	18	2	EA	\$1,317.60	\$2,635																								\$2,635			\$2,635	
D3050			Roof	4268368	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$12,078.00	\$24,156															\$24,156												\$24,156	
D3060			Roof	4268372	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	12	8	2	EA	\$2,635.20	\$5,270											\$5,270																\$5,270	
D4010			Throughout	4286691	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	3300	SF	\$5.49	\$18,117							\$18,117																				\$18,117	
D5020			Electrical room	4268357	Distribution Panel, 120/208 V, 200 AMP, Replace	30	12	18	1	EA	\$2,196.00	\$2,196																								\$2,196			\$2,196	
D5030			Throughout building	4268361	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	20	20	3300	SF	\$4.39	\$14,494																									\$14,494		\$14,494	
D5040			Throughout building	4268378	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3300	SF	\$4.94	\$16,305														\$16,305													\$16,305	
D6060			Throughout building	4268371	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	3300	SF	\$1.65	\$5,435											\$5,435																\$5,435	
D7050			Throughout building	4268364	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3300	SF	\$3.29	\$10,870														\$10,870													\$10,870	
E2010			Throughout building	4268381	Casework, Cabinetry, Standard, Replace	20	10	10	18	LF	\$329.40	\$5,929														\$5,929													\$5,929	
E2010			Throughout building	4268380	Casework, Countertop, Solid Surface, Replace	40	22	18	18	LF	\$120.78	\$2,174																								\$2,174			\$2,174	
G4050			Building exterior	4268360	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	4	EA	\$439.20	\$1,757														\$1,757													\$1,757	
Totals, Unescalated																\$0	\$0	\$0	\$0	\$18,117	\$32,874	\$0	\$1,922	\$11,584	\$0	\$46,006	\$80,813	\$74,884	\$0	\$3,074	\$54,285	\$3,074	\$0	\$7,005	\$0	\$14,494		\$348,132		
Totals, Escalated (3.0% inflation, compounded annually)																\$0	\$0	\$0	\$0	\$20,391	\$38,110	\$0	\$2,363	\$14,674	\$0	\$61,828	\$111,864	\$106,766	\$0	\$4,650	\$84,574	\$4,934	\$0	\$11,926	\$0	\$26,177		\$488,258		

Lakeside Middle / Building-200																																							
Unif	mat	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency	Repair	Estimate
B2020			Building Exterior	4268387	Window, Steel, 16-25 SF, Replace	30	18	12	56	EA	\$1,866.60	\$104,530															\$104,530											\$104,530	
B2050			Building Exterior	4268386	Exterior Door, Steel, Standard, Replace	40	28	12	7	EA	\$658.80	\$4,612															\$4,612											\$4,612	
B3010			Roof	4268403	Roofing, Built-Up, Replace	25	13	12	3600	SF	\$15.37	\$55,339															\$55,339											\$55,339	
C1030			Throughout building	4268389	Interior Door, Wood, Hollow-Core Residential, Replace	20	8	12	3	EA	\$439.20	\$1,318															\$1,318											\$1,318	
C1030			Throughout building	4268388	Door Hardware, School, per Door, Replace	30	15	15	10	EA	\$439.20	\$4,392																			\$4,392							\$4,392	
C1070			Throughout building	4268398	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3200	SF	\$3.84	\$12,298															\$12,298											\$12,298	
C2010			Restrooms	4268401	Wall Finishes, Ceramic Tile, Replace	40	20	20	300	SF	\$19.76	\$5,929																							\$5,929		\$5,929		
C2010			Throughout building	4268400	Wall Finishes, any surface, Prep & Paint	10	5	5	5500	SF	\$1.65	\$9,059									\$9,059									\$9,059								\$9,059	
C2030			Restrooms	4268408	Flooring, Ceramic Tile, Replace	40	22	18	250	SF	\$19.76	\$4,941																							\$4,941			\$4,941	
C2030			Throughout building	4268385	Flooring, Vinyl Sheeting, Replace	15	7	8	3200	SF	\$7.69	\$24,595																										\$24,595	
C2050			Restrooms	4268395	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	280	SF	\$2.20	\$615									\$615										\$615							\$615	
D2010			Throughout building	4268390	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	3600	SF	\$12.08	\$43,481																							\$43,481			\$43,481	
D2010			Restrooms	4268407	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	\$1,427.40	\$2,855																						\$2,855				\$2,855	
D2010			Restrooms	4268384	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	\$1,647.00	\$3,294																						\$3,294				\$3,294	
D2010			Throughout building	4268397	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	12	18	2	EA	\$1,317.60	\$2,635																							\$2,635			\$2,635	
D3050			Roof	4268393	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	2	EA	\$9,882.00	\$19,764															\$19,764											\$19,764	
D3060			Roof	4268406	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	2	EA	\$2,635.20	\$5,270																										\$5,270	
D4010			Throughout	4286692	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	3600	SF	\$5.49	\$19,764									\$19,764																	\$19,764	
D5020			Electrical room	4268391	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	1	EA	\$2,196.00	\$2,196															\$2,196											\$2,196	
D5030			Throughout building	4268392	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	3600	SF	\$4.39	\$15,811																				\$15,811						\$15,811	
D5040			Throughout building	4268402	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3600	SF	\$4.94	\$17,788																										\$17,788	
D6060			Throughout building	4268394	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	3600	SF	\$1.65	\$5,929																										\$5,929	
D7050			Throughout building	4268404	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3600	SF	\$3.29	\$11,858																										\$11,858	
E2010			Throughout building	4268396	Casework, Cabinetry, Standard, Replace	20	10	10	36	LF	\$329.40	\$11,858																										\$11,858	
E2010			Throughout building	4268405	Casework, Countertop, Solid Surface, Replace	40	22	18	36	LF	\$120.78	\$4,348																							\$4,348			\$4,348	
G4050			Building exterior	4268399	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	8	EA	\$439.20	\$3,514															\$3,514											\$3,514	
Totals, Unescalated																\$0	\$0	\$0	\$0	\$19,764	\$9,673	\$5,270	\$0	\$24,595	\$0	\$53,143	\$0	\$197,860	\$0	\$0	\$29,877	\$6,149	\$0	\$55,405	\$0	\$5,929		\$407,665	
Totals, Escalated (3.0% inflation, compounded annually)																\$0	\$0	\$0	\$0	\$22,245	\$11,214	\$6,293	\$0	\$31,156	\$0	\$71,420	\$0	\$282,100	\$0	\$0	\$46,547	\$9,867	\$0	\$94,323	\$0	\$10,709		\$585,875	

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
E2010	Throughout building	4268460	Casework, Countertop, Solid Surface, Replace		40	22	18	16	LF	\$120.78	\$1,932																			\$1,932			\$1,932
G4050	Building exterior	4268448	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace		20	10	10	8	EA	\$439.20	\$3,514											\$3,514											\$3,514
Totals, Unescalated												\$0	\$0	\$0	\$0	\$34,587	\$64,453	\$0	\$0	\$1,647	\$0	\$92,781	\$0	\$65,880	\$119,517	\$89,597	\$85,095	\$7,466	\$0	\$129,015	\$0	\$0	\$690,038
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$38,928	\$74,718	\$0	\$0	\$2,086	\$0	\$124,690	\$0	\$93,929	\$175,515	\$135,523	\$132,575	\$11,981	\$0	\$219,639	\$0	\$0	\$1,009,586

Lakeside Middle / Building-500																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	Building Exterior	4268485	Window, Steel, 16-25 SF, Replace		30	16	14	88	EA	\$1,866.60	\$164,261															\$164,261							\$164,261	
B2050	Building Exterior	4268484	Exterior Door, Steel, Standard, Replace		40	25	15	16	EA	\$658.80	\$10,541																\$10,541							\$10,541
B3010	Roof	4268466	Roofing, Built-Up, Replace		25	13	12	8550	SF	\$15.37	\$131,431													\$131,431										\$131,431
C1030	Throughout building	4268482	Interior Door, Wood, Hollow-Core Residential, Replace		20	10	10	10	EA	\$439.20	\$4,392												\$4,392											\$4,392
C1030	Throughout building	4268474	Door Hardware, School, per Door, Replace		30	15	15	26	EA	\$439.20	\$11,419																\$11,419							\$11,419
C1070	Throughout building	4268487	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13	8900	SF	\$3.84	\$34,203														\$34,203									\$34,203
C1090	Restrooms	4268321	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	4	EA	\$823.50	\$3,294												\$3,294											\$3,294
C2010	Restrooms	4268305	Wall Finishes, Ceramic Tile, Replace		40	25	15	360	SF	\$19.76	\$7,115																\$7,115							\$7,115
C2010	Throughout building	4268468	Wall Finishes, any surface, Prep & Paint		10	5	5	12500	SF	\$1.65	\$20,588						\$20,588										\$20,588							\$41,175
C2030	Restrooms	4268325	Flooring, Ceramic Tile, Replace		40	22	18	280	SF	\$19.76	\$5,534																				\$5,534			\$5,534
C2030	Throughout building	4268478	Flooring, Vinyl Sheeting, Replace		15	6	9	7900	SF	\$7.69	\$60,719																							\$60,719
C2050	Restrooms	4268295	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	280	SF	\$2.20	\$615						\$615										\$615							\$1,230
D2010	Utility closet	4268341	Water Heater, Gas, Commercial (125 MBH), Replace		20	9	11	1	EA	\$13,615.20	\$13,615													\$13,615										\$13,615
D2010	Throughout building	4268481	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	22	18	8550	SF	\$5.49	\$46,940																				\$46,940			\$46,940
D2010	Restrooms	4268348	Toilet, Commercial Water Closet, Replace		30	15	15	4	EA	\$1,427.40	\$5,710																\$5,710							\$5,710
D2010	Restrooms	4268345	Urinal, Waterless, Replace		30	15	15	3	EA	\$658.80	\$1,976																\$1,976							\$1,976
D2010	Throughout building	4268479	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace		30	15	15	6	EA	\$1,317.60	\$7,906																\$7,906							\$7,906
D2010	Restrooms	4268303	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	4	EA	\$1,647.00	\$6,588																\$6,588							\$6,588
D3050	Roof	4268472	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	5	EA	\$12,078.00	\$60,390														\$60,390									\$60,390
D3060	Roof	4268471	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace		20	19	1	5	EA	\$2,635.20	\$13,176		\$13,176																					\$13,176
D3060	Roof	4268483	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	13	7	2	EA	\$2,635.20	\$5,270								\$5,270															\$5,270
D4010	Throughout	4286695	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install		40	36	4	8550	SF	\$5.49	\$46,940					\$46,940																		\$46,940
D5020	Electrical room	4268473	Distribution Panel, 120/208 V, 200 AMP, Replace		30	25	5	1	EA	\$2,196.00	\$2,196						\$2,196																	\$2,196
D5030	Throughout building	4268476	Electrical System, Wiring & Switches, High Density/Complexity, Replace		40	25	15	8550	SF	\$4.39	\$37,552																\$37,552							\$37,552
D5040	Throughout building	4268480	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	8550	SF	\$4.94	\$42,246														\$42,246									\$42,246
D6060	Throughout building	4268470	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace		20	10	10	8550	SF	\$1.65	\$14,082														\$14,082									\$14,082
D7050	Throughout building	4268477	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	8550	SF	\$3.29	\$28,164														\$28,164									\$28,164
E2010	Throughout building	4268469	Casework, Cabinetry, Standard, Replace		20	10	10	68	LF	\$329.40	\$22,399																							\$22,399
E2010	Throughout building	4268467	Casework, Countertop, Solid Surface, Replace		40	22	18	68	LF	\$120.78	\$8,213																				\$8,213			\$8,213
G4050	Building exterior	4268475	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace		20	10	10	12	EA	\$439.20	\$5,270														\$5,270									\$5,270
Totals, Unescalated												\$0	\$13,176	\$0	\$0	\$46,940	\$23,398	\$0	\$5,270	\$0	\$60,719	\$119,847	\$13,615	\$191,821	\$34,203	\$164,261	\$110,009	\$0	\$0	\$60,686	\$0	\$0	\$843,945	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$13,571	\$0	\$0	\$52,831	\$27,125	\$0	\$6,482	\$0	\$79,225	\$161,064	\$18,847	\$273,490	\$50,228	\$248,459	\$171,390	\$0	\$0	\$103,315	\$0	\$0	\$1,206,027	

Lakeside Middle / Building-600																																	
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Building Exterior	4268497	Window, Steel, 16-25 SF, Replace		30	15	15	42	EA	\$1,866.60	\$78,397																\$78,397						\$78,397
B2050	Building Exterior	4268489	Exterior Door, Steel, Standard, Replace		40	22	18	12	EA	\$658.80	\$7,906																			\$7,906			\$7,906
B3010	Roof	4268491	Roofing, Built-Up, Replace		25	13	12	6300	SF	\$15.37	\$96,844													\$96,844									\$96,844
C1030	Throughout building	4268510	Door Hardware, School, per Door, Replace		30	15	15	12	EA	\$439.20	\$5,270																\$5,270						\$5,270
C1070	Throughout building	4268500	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	5900	SF	\$3.84	\$22,674														\$22,674								\$22,674
C2010	Throughout building	4268504	Wall Finishes, any surface, Prep & Paint		10	5	5	9500	SF	\$1.65	\$15,647						\$15,647										\$15,647						\$31,293
C2030	Throughout building	4268507	Flooring, Carpet, Commercial Standard, Replace		10	5	5	5900	SF	\$8.24	\$48,587						\$48,587										\$48,587						\$97,173
C2050	Throughout building	4268501	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	120	SF	\$2.20	\$264						\$264										\$264						\$527
D2010	Throughout building	4268488	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	22	18	6300	SF	\$5.49	\$34,587																			\$34,587			\$34,587
D2010	Custodian room	4268498	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	30	5	1	EA	\$1,537.20	\$1,537						\$1,537																\$1,537
D2010	Throughout building	4268509	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace		30	15	15	5	EA	\$1,317.60	\$6,588																\$6,588						\$6,588
D3050	Roof	4268490	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	4	EA	\$12,078.00	\$48,312														\$48,312								\$48,312
D3060	Roof	4268502	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace		20	8	12	7	EA	\$2,635.20	\$18,446														\$18,446								\$18,446
D4010	Throughout	4286696	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install		40	36	4	6300	SF	\$5.49	\$34,587					\$34,587																	\$34,587
D5020	Electrical room	4268508	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace		30	15	15	1	EA	\$7,356.60	\$7,357																\$7,357						\$7,357

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	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	
D5040		Throughout building	4268541	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1700	SF	\$4.94	\$8,400													\$8,400											\$8,400	
D6060		Throughout building	4268548	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	1700	SF	\$1.65	\$2,800													\$2,800											\$2,800	
D7050		Throughout building	4268542	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	1700	SF	\$3.29	\$5,600													\$5,600											\$5,600	
E2010		Throughout building	4268557	Casework, Cabinetry, Standard, Replace	20	10	10	36	LF	\$329.40	\$11,858													\$11,858											\$11,858	
E2010		Throughout building	4268538	Casework, Countertop, Solid Surface, Replace	40	22	18	36	LF	\$120.78	\$4,348																						\$4,348			\$4,348
G4050		Building exterior	4268555	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	5	EA	\$439.20	\$2,196													\$2,196											\$2,196	
Totals, Unescalated													\$0	\$0	\$0	\$0	\$22,097	\$5,435	\$0	\$0	\$2,635	\$0	\$34,367	\$0	\$52,484	\$12,654	\$46,363	\$22,674	\$10,102	\$0	\$4,348	\$0	\$0	\$213,160		
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$24,871	\$6,301	\$0	\$0	\$3,338	\$0	\$46,187	\$0	\$74,830	\$18,583	\$70,128	\$35,325	\$16,210	\$0	\$7,402	\$0	\$0	\$303,176		

Lakeside Middle / Locker Room Buildding

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	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	
B2050		Building Exterior	4268576	Exterior Door, Steel, Standard, Replace		40	26	14	8	EA	\$658.80	\$5,270															\$5,270								\$5,270	
B3010		Roof	4268585	Roofing, Built-Up, Replace		25	14	11	5400	SF	\$15.37	\$83,009												\$83,009											\$83,009	
B3060		Roof	4268562	Roof Skylight, per SF of glazing, Replace		30	16	14	40	SF	\$54.90	\$2,196															\$2,196								\$2,196	
C1030		Throughout building	4268587	Interior Door, Wood, Hollow-Core Residential, Replace		20	10	10	5	EA	\$439.20	\$2,196											\$2,196												\$2,196	
C1030		Throughout building	4268559	Door Hardware, School, per Door, Replace		30	15	15	13	EA	\$439.20	\$5,710																\$5,710							\$5,710	
C1070		Throughout building	4268575	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13	3300	SF	\$3.84	\$12,682															\$12,682								\$12,682	
C1090		Restrooms	4268584	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	6	EA	\$823.50	\$4,941											\$4,941												\$4,941	
C1090		Throughout building	4268570	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	8	12	340	EA	\$549.00	\$186,660														\$186,660									\$186,660	
C2010		Restrooms	4268579	Wall Finishes, Ceramic Tile, Replace		40	22	18	850	SF	\$19.76	\$16,799																				\$16,799			\$16,799	
C2010		Throughout building	4268571	Wall Finishes, any surface, Prep & Paint		10	4	6	7200	SF	\$1.65	\$11,858							\$11,858											\$11,858					\$11,858	
C2030		Throughout building	4268558	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	3750	SF	\$1.65	\$6,176							\$6,176									\$6,176								\$6,176
C2030		Restrooms	4268582	Flooring, Ceramic Tile, Replace		40	22	18	800	SF	\$19.76	\$15,811																				\$15,811			\$15,811	
C2030		Office	4268586	Flooring, Vinyl Tile (VCT), Replace		15	7	8	700	SF	\$5.49	\$3,843										\$3,843													\$3,843	
C2050		Restrooms	4268577	Ceiling Finishes, any flat surface, Prep & Paint		10	6	4	1800	SF	\$2.20	\$3,953						\$3,953									\$3,953									\$3,953
D2010		Mechanical room	4268564	Water Heater, Gas, Residential, Replace		15	7	8	1	EA	\$2,086.20	\$2,086										\$2,086													\$2,086	
D2010		Throughout building	4268574	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	22	18	5400	SF	\$12.08	\$65,221																				\$65,221			\$65,221	
D2010		Building exterior	4268567	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	7	8	1	EA	\$1,647.00	\$1,647										\$1,647													\$1,647	
D2010		Restrooms	4268566	Toilet, Commercial Water Closet, Replace		30	15	15	6	EA	\$1,427.40	\$8,564																\$8,564								\$8,564
D2010		Restrooms	4268561	Urinal, Waterless, Replace		30	15	15	2	EA	\$658.80	\$1,318																	\$1,318							\$1,318
D2010		Restrooms	4268588	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	10	EA	\$1,647.00	\$16,470																\$16,470								\$16,470
D2010		Office	4268583	Shower, Ceramic Tile, Replace		30	12	18	2	EA	\$2,745.00	\$5,490																				\$5,490			\$5,490	
D3030		Roof	4268560	Split System Ductless, Single Zone, Replace		15	8	7	2	EA	\$3,843.00	\$7,686										\$7,686													\$7,686	
D3050		Roof	4268565	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	2	EA	\$12,078.00	\$24,156															\$24,156								\$24,156	
D4010		Throughout	4286699	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install		40	36	4	5400	SF	\$5.49	\$29,646						\$29,646																	\$29,646	
D5040		Throughout building	4268572	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	5400	SF	\$4.94	\$26,681												\$26,681											\$26,681	
D6060		Throughout building	4268569	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace		20	10	10	5400	SF	\$1.65	\$8,894												\$8,894											\$8,894	
D7050		Throughout building	4268563	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	5400	SF	\$3.29	\$17,788												\$17,788											\$17,788	
Totals, Unescalated														\$0	\$0	\$0	\$0	\$33,599	\$6,176	\$11,858	\$7,686	\$7,576	\$0	\$60,500	\$83,009	\$210,816	\$12,682	\$11,419	\$38,238	\$11,858	\$0	\$103,322	\$0	\$0	\$598,739	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$0	\$37,816	\$7,160	\$14,160	\$9,453	\$9,597	\$0	\$81,307	\$114,904	\$300,573	\$18,624	\$17,273	\$59,573	\$19,029	\$0	\$175,898	\$0	\$0	\$865,366	

Lakeside Middle / MPR

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020		Building exterior	4268322	Window, Steel, 16-25 SF, Replace		30	20	10		9	EA	\$1,866.60	\$16,799											\$16,799											\$16,799	
B2050		Building exterior	4268320	Exterior Door, Steel, Standard, Replace		40	25	15		7	EA	\$658.80	\$4,612																\$4,612							\$4,612
B3080		Building exterior	4268311	Soffit/Fascia, Wood, Replace		20	19	1		120	SF	\$15.92	\$1,911		\$1,911																					\$1,911
C1030		Throughout	4268316	Interior Door, Wood, Hollow-Core Residential, Replace		20	10	10		6	EA	\$439.20	\$2,635											\$2,635												\$2,635
C1030		Throughout building	4288995	Door Hardware, School, per Door, Replace		30	15	15		13	EA	\$439.20	\$5,710																\$5,710							\$5,710
C1070		Throughout	4268323	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13		5200	SF	\$3.84	\$19,984														\$19,984									\$19,984
C2010		Restroom	4268299	Wall Finishes, Ceramic Tile, Replace		40	26	14		500	SF	\$19.76	\$9,882															\$9,882								\$9,882
C2010		Throughout	4268349	Wall Finishes, any surface, Prep & Paint		10	5	5		7800	SF	\$1.65	\$12,847						\$12,847										\$12,847							\$12,847
C2030		Commercial kitchen	4268315	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	6	4		1500	SF	\$13.18	\$19,764					\$19,764										\$19,764								\$19,764
C2030		Restroom	4268306	Flooring, Ceramic Tile, Replace		40	22	18		500	SF	\$19.76	\$9,882																				\$9,882			\$9,882
C2030		Stage	4268292	Flooring, Wood, Strip, Replace		30	16	14		350	SF	\$16.47	\$5,765															\$5,765								\$5,765
C2030		Throughout	4268310	Flooring, Vinyl Sheeting, Replace		15	7	8		3700	SF	\$7.69	\$28,438										\$28,438													\$28,438
C2050		Throughout	4268330	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5		750	SF	\$2.20	\$1,647						\$1,647										\$1,647							\$1,647
D1010		Stage	4268298	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	12	13		1	EA	\$18,666.00	\$18,666														\$18,666									\$18,666

Unif	format	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	Age	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			Utility room		4268336	Water Heater, Gas, Commercial (125 MBH), Replace		20	10	10	1	EA		\$13,615.20	\$13,615											\$13,615											\$13,615	
D2010			Restroom		4268293	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	16	14	3	EA		\$1,647.00	\$4,941															\$4,941							\$4,941	
D2010			Restroom		4268294	Toilet, Commercial Water Closet, Replace		30	15	15	3	EA		\$1,427.40	\$4,282																\$4,282						\$4,282	
D2010			Commercial kitchen		4268296	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace		30	14	16	1	EA		\$2,745.00	\$2,745																	\$2,745					\$2,745	
D2010			Commercial kitchen		4268324	Sink/Lavatory, Stainless Steel, Replace		30	14	16	1	EA		\$1,317.60	\$1,318																	\$1,318					\$1,318	
D3030			Roof		4268313	Evaporative Cooler, 0.33 to 0.50 HP, Replace		15	11	4	1	EA		\$4,084.56	\$4,085					\$4,085															\$4,085		\$8,169	
D3050			Roof		4268334	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	2	EA		\$16,470.00	\$32,940													\$32,940									\$32,940	
D3050			Throughout building		4289120	HVAC System, Ductwork, Medium Density, Replace		30	14	16	6100	SF		\$4.39	\$26,791																	\$26,791					\$26,791	
D3060			Roof		4268304	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace		20	8	12	2	EA		\$4,392.00	\$8,784														\$8,784								\$8,784	
D4010			Throughout		4286700	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install		40	36	4	6100	SF		\$5.49	\$33,489					\$33,489																	\$33,489	
D4010			Kitchen		4268335	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	10	10	8	LF		\$439.20	\$3,514											\$3,514											\$3,514	
D5020			Electrical room		4268290	Secondary Transformer, Dry, Stepdown, Replace		30	14	16	1	EA		\$10,980.00	\$10,980																	\$10,980					\$10,980	
D5020			Building interior		4268332	Distribution Panel, 120/208 V, Replace		30	15	15	1	EA		\$2,196.00	\$2,196																\$2,196						\$2,196	
D5020			Throughout		4268347	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace		40	22	18	6100	SF		\$19.76	\$120,560																			\$120,560				\$120,560
D5040			Throughout		4268291	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	6100	SF		\$4.94	\$30,140												\$30,140										\$30,140	
D6060			Throughout		4268346	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace		20	10	10	6100	SF		\$1.65	\$10,047												\$10,047										\$10,047	
D7050			Throughout		4268344	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	6100	SF		\$3.29	\$20,093												\$20,093										\$20,093	
E1030			Commercial kitchen		4268337	Foodservice Equipment, Convection Oven, Double, Replace		10	4	6	1	EA		\$10,431.00	\$10,431							\$10,431										\$10,431					\$20,862	
E1030			Commercial kitchen		4268301	Foodservice Equipment, Icemaker, Freestanding, Replace		15	8	7	1	EA		\$7,356.60	\$7,357								\$7,357														\$7,357	
E1030			Commercial kitchen		4268307	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace		15	7	8	2	EA		\$6,258.60	\$12,517									\$12,517													\$12,517	
E1030			Commercial kitchen		4268308	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace		15	7	8	1	EA		\$7,466.40	\$7,466																						\$7,466	
E1030			Commercial kitchen		4268342	Foodservice Equipment, Range/Oven, 2-Burner w/ Griddle, Replace		15	7	8	1	EA		\$7,356.60	\$7,357																						\$7,357	
E1030			Commercial kitchen		4268317	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	7	8	1	EA		\$5,050.80	\$5,051																						\$5,051	
E1030			Commercial kitchen		4268314	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace		15	7	8	1	EA		\$7,027.20	\$7,027																						\$7,027	
E1030			Commercial kitchen		4268340	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace		15	6	9	1	EA		\$5,599.80	\$5,600																						\$5,600	
E1030			Commercial kitchen		4268297	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace		15	6	9	1	EA		\$5,160.60	\$5,161																						\$5,161	
E1030			Commercial kitchen		4268300	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	6	9	1	EA		\$2,964.60	\$2,965																						\$2,965	
G4050			Building exterior		4268312	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	8	EA		\$439.20	\$3,514												\$3,514										\$3,514	
Totals, Unescalated																\$0	\$1,911	\$0	\$0	\$57,338	\$14,494	\$10,431	\$7,357	\$67,856	\$13,725	\$100,357	\$0	\$41,724	\$38,650	\$40,352	\$31,293	\$52,265	\$0	\$130,442	\$4,085	\$0	\$612,278	
Totals, Escalated (3.0% inflation, compounded annually)																\$0	\$1,968	\$0	\$0	\$64,534	\$16,802	\$12,455	\$9,048	\$85,958	\$17,908	\$134,872	\$0	\$59,488	\$56,758	\$61,035	\$48,753	\$83,870	\$0	\$222,069	\$7,162	\$0	\$882,682	

Lakeside 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					
B2010		Site-Ancillary Building	4268596	Exterior Walls, Wood Siding, Replace		30	29	1	150	SF		\$10.98	\$1,647		\$1,647																				\$1,647					
B3080		Walkway	4268597	Soffit/Fascia, Wood, Replace		20	19	1	75	SF		\$15.92	\$1,194		\$1,194																				\$1,194					
D5020		Site	4268338	Secondary Transformer, Dry, Stepdown, Replace		30	16	14	2	EA		\$8,344.80	\$16,690														\$16,690								\$16,690					
F1020		Site	4268331	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace		35	17	18	11400	SF		\$65.88	\$751,032																			\$751,032			\$751,032					
G2020		Parking lot	4268591	Parking Lots, Pavement, Asphalt, Repair		0	0	0	1500	SF		\$7.14	\$10,706	\$10,706																					\$10,706					
G2020		Parking lot	4268593	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	2	3	34500	SF		\$0.49	\$17,046				\$17,046										\$17,046					\$17,046			\$68,186					
G2020		Parking lot	4268595	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	12	13	34500	SF		\$3.84	\$132,584														\$132,584								\$132,584					
G2030		Sidewalk	4268590	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair		0	0	0	2	EA		\$988.20	\$1,976	\$1,976																					\$1,976					
G2030		Sidewalk	4268603	Sidewalk, Concrete, Large Areas, Replace		50	30	20	2100	SF		\$9.88	\$20,752																				\$20,752			\$20,752				
G2050		Basketball court	4268598	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe		5	4	1	11700	SF		\$0.49	\$5,781		\$5,781					\$5,781						\$5,781					\$5,781				\$23,124					
G2050		Basketball court	4268599	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	18	7	14	EA		\$10,431.00	\$146,034							\$146,034															\$146,034					
G2050		Basketball court	4268589	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay		25	12	13	11700	SF		\$3.84	\$44,963														\$44,963								\$44,963					
G2060		Lunch area	4268601	Picnic Table, Wood/Composite/Fiberglass, Replace		20	10	10	32	EA		\$658.80	\$21,082																						\$21,082					
G2060		Site	4268594	Fences & Gates, Fence, Chain Link 8', Replace		40	24	16	1750	LF		\$27.45	\$48,038																			\$48,038			\$48,038					
G2060		Main entrance	4268592	Signage, Property, Monument, Replace/Install		20	10	10	1	EA		\$3,294.00	\$3,294													\$3,294									\$3,294					
G2080		Landscaping	4268600	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install		20	8	12	27500	SF		\$1.10	\$30,195														\$30,195								\$30,195					
G4050		Throughout	4289121	Site Light Pole, 20' Height, w/o Base or Fixtures, Install		40	36	4	10	EA		\$2,525.40	\$25,254					\$25,254																	\$25,254					
Totals, Unescalated														\$12,682	\$8,622	\$0	\$17,046	\$25,254	\$0	\$5,781	\$146,034	\$17,046	\$0	\$24,376	\$5,781	\$30,195	\$194,593	\$16,690	\$0	\$53,818	\$0	\$768,078	\$0	\$20,752				\$1,346,749		
Totals, Escalated (3.0% inflation, compounded annually)														\$12,682	\$8,881	\$0	\$18,627	\$28,424	\$0	\$6,903	\$179,603	\$21,594	\$0	\$32,759	\$8,002	\$43,051	\$285,766	\$25,245	\$0	\$86,363	\$0	\$1,307,602	\$0	\$37,481						\$2,102,982