

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR GROUP

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



Studebaker Elementary School
11800 Halcourt Avenue
Norwalk, California 90650

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BV PROJECT #:

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ON SITE DATE:

September 28, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Eight
Main Address	11800 Halcourt Avenue, Norwalk, California 90650
Site Developed	1957
Site Area	10 acres (estimated)
Parking Spaces	87 total spaces all in open lots; Four of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 28th, 2022
Management Point of Contact	Little Lake City School District Brent J. Griffen Director of Maintenance, Operations & Custodial Services. 562-577-2139 bgriffen@llcsd.net
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Quynh Nguyen
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school was constructed in 1954. There were no major renovations being made to the permanent buildings. There are 16 buildings; 8 of which are portables, and the installation date is unknown. The buildings are mainly used as classrooms. The concrete pathways, parking lot, and playground were replaced in summer of 2022. All exterior steel doors and glass windows were replaced within 10 years.

Architectural

As mentioned above, there are no major renovations made to the permanent buildings since the year of construction. There are discoloration spots on the ceilings and possible roof leakages in each building. The interior floor finishes are carpet and VCT. VCT is mainly used in portable buildings and it’s reaching the end of its life, damaged and blistering. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC ductwork is original, no replacement is made. The HVAC infrastructure consists of RTU and split-system components; there are signs of rust on the majority of the RTUs. The electrical wiring system is original, no replacement is made. The lighting has changed to LED. No sprinkler system throughout buildings. The plumbing is throughout the buildings and efficient. The piping is original; there are signs of rust and a history of leakage. The domestic water is generated by 2 tankless water heaters.

Site

All the concrete pavement on site is replaced in the summer of 2022. The site elevation is relatively flat with asphalt paved parking areas, drive aisles, and concrete walkways. Site lighting is pole-mounted LED. The irrigation system exists throughout the landscape areas

Recommended Additional Studies

No additional studies are 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 | Studebaker Elementary(1954)

<i>Replacement Value</i> \$ 14,836,500	<i>Total SF</i> 39,564	<i>Cost/SF</i> \$ 375
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	Est Reserve Cost	FCI
Current	\$ 2,500	0.0 %
3-Year	\$ 238,500	1.6 %
5-Year	\$ 1,072,800	7.2 %
10-Year	\$ 4,769,800	32.1 %



Campus Level FCI:

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

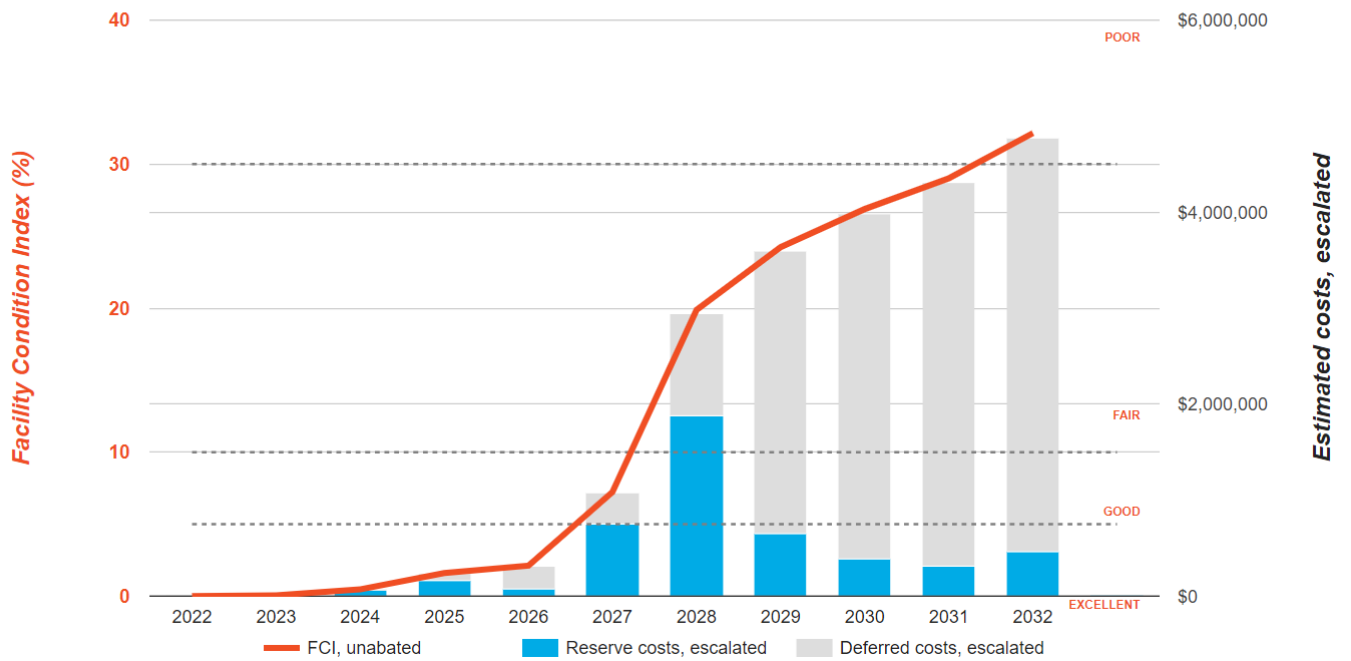
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Studebaker Elementary

Replacement Value: \$14,837,000

Inflation Rate: 3.0%

Average Needs per Year: \$433,700



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$41	\$5,508	\$5,549
Facade	-	-	-	-	\$426,555	\$426,555
Roofing	-	-	\$45,441	\$648,519	-	\$693,960
Interiors	-	\$41,320	\$254,853	\$274,897	\$660,831	\$1,231,901
Conveying	-	-	-	-	\$42,766	\$42,766
Plumbing	-	-	\$181,384	\$33,998	\$206,024	\$421,406
HVAC	\$2,415	-	\$306,249	\$428,049	\$15,650	\$752,363
Fire Protection	-	-	-	\$3,429	\$4,606	\$8,035
Electrical	-	\$18,632	\$214,658	\$11,010	\$141,659	\$385,959
Fire Alarm & Electronic Systems	-	-	-	\$22,932	\$249,970	\$272,902
Equipment & Furnishings	-	\$7,688	-	\$408,201	\$87,989	\$503,878
Special Construction & Demo	-	-	-	\$1,678,168	-	\$1,678,168
Site Development	-	\$157	-	\$187,670	\$483,881	\$671,708
TOTALS (3% inflation)	\$2,500	\$67,800	\$1,002,600	\$3,697,000	\$2,325,500	\$7,095,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Studebaker Elementary / Office	1	\$2,400
Total	1	\$2,400

Office

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4278496	Studebaker Elementary / Office	Office Throughout	D3030	Air Conditioner, Window/Thru-Wall, Replace	Failed	Performance/Integrity	\$2,400
Total (1 items)							\$2,400



Key Findings



Air Conditioner in Failed condition.

Window/Thru-Wall
Office Studebaker Elementary Office
Throughout

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Not functional - AssetCALC ID: 4278496



Foodservice Equipment in Poor condition.

Food Warmer, Proofing Cabinet on Wheels
MPR (Multipurpose Room) Studebaker
Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

\$\$\$\$

1 isn't functional - AssetCALC ID: 4278689



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Building 500 Studebaker Elementary 500
Throughout

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,700

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water damaged - AssetCALC ID: 4278740

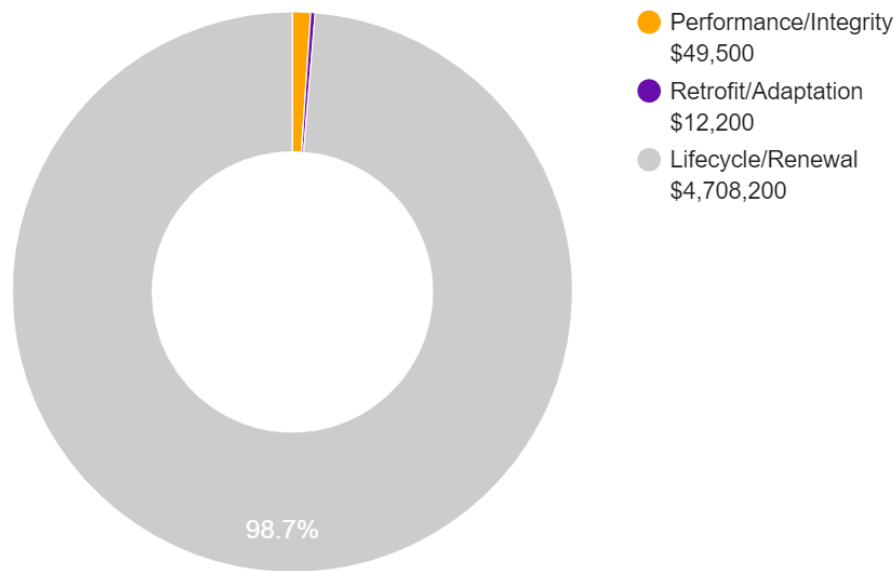
Plan Types

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: \$4,769,900

2. Building 100



Building 100: Systems Summary

Constructed/Renovated	1957	
Building/Group Size	2500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting No hot water	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: electrical panel Interior Lighting: LED	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair

Building 100: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	

3. Building 200



Building 500: Systems Summary

Constructed/Renovated	1957	
Building Size	4500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair
Equipment/Special	None	--

Building 500: Systems Summary

Accessibility

Presently it does not appear an accessibility study is needed for this building. See Appendix D.

Key Issues and Findings

Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork



4. Building 300



Building 300: Systems Summary		
Constructed/Renovated	1957	
Building Size	4500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair

Building 300: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



5. Building 400



Building 400: Systems Summary

Constructed/Renovated	1957	
Building Size	4500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair

Building 400: Systems Summary	
Equipment/Special	None --
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork

6. Building 500



Building 500: Systems Summary

Constructed/Renovated	1957	
Building Size	4500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Evaporative Cooler	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard and electrical panel	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair

Building 500: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork and ACT ceilings in poor condition	

7. Building 600



Building MPR: Systems Summary

Constructed/Renovated	1957	
Building Size	4500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Evaporative Cooler	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel in the office building with smoke detectors, alarms	Fair
Equipment/Special	None	--

Building MPR: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork

8. Office Building



Office Building: Systems Summary

Constructed/Renovated	1957	
Building Size	2700 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system component	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main distribution panel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms	Fair
Equipment/Special	None	--

Office Building: Systems Summary

Accessibility

Presently it does not appear an accessibility study is needed for this building. See Appendix D.

Key Issues and Findings

Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork



9. MPR Building



Building MPR: Systems Summary

Constructed/Renovated	1957	
Building Size	5000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: painted CMU Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Evaporative Cooler	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard and main distribution panel	Fair
Fire Alarm	Alarm panel in the office with smoke detectors, heat detectors, alarms, pull strobe and exit signs	Fair

Building MPR: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible aged electrical infrastructure, outdated plumbing fixtures and hvac ductwork	



10. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Concrete lots with adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing; CMU Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed, 7 classroom portables, library	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

11. Property Space Use and Observed Areas

Areas Observed

Most of the 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:

- Most roofs, except roof 600 building; safety concerns and extreme weather



12. 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.

The campus was originally constructed in 1957. The campus has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

13. 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.

14. 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.

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Studebaker Elementary School, 11800 Halcourt, 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: Quynh Nguyen,
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Reviewed by:



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16. 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 – EXTERIOR WALLS



6 - CLASSROOM EXTERIOR VIEW

Photographic Overview



7 - ROOF OVERVIEW



8 - PORTABLE CLASSROOM VIEW



9 - CLASSROOM VIEW



10 - FLOORING



11 - FLOORING



12 - WATER HEATER



Photographic Overview



13 - AIR CONDITIONER



14 - HEAT PUMP



15 - PACKAGE UNIT



16 - EXHAUST FAN



17 - AIR CURTAIN



18 - SWITCHBOARD



Photographic Overview



19 - FOODSERVICE EQUIPMENT



20 - PATHWAYS



21 - BASKETBALL COURT



22 - PLAYGROUND OVERVIEW



23 - PICNIC TABLE



24 - IRRIGATION SYSTEM

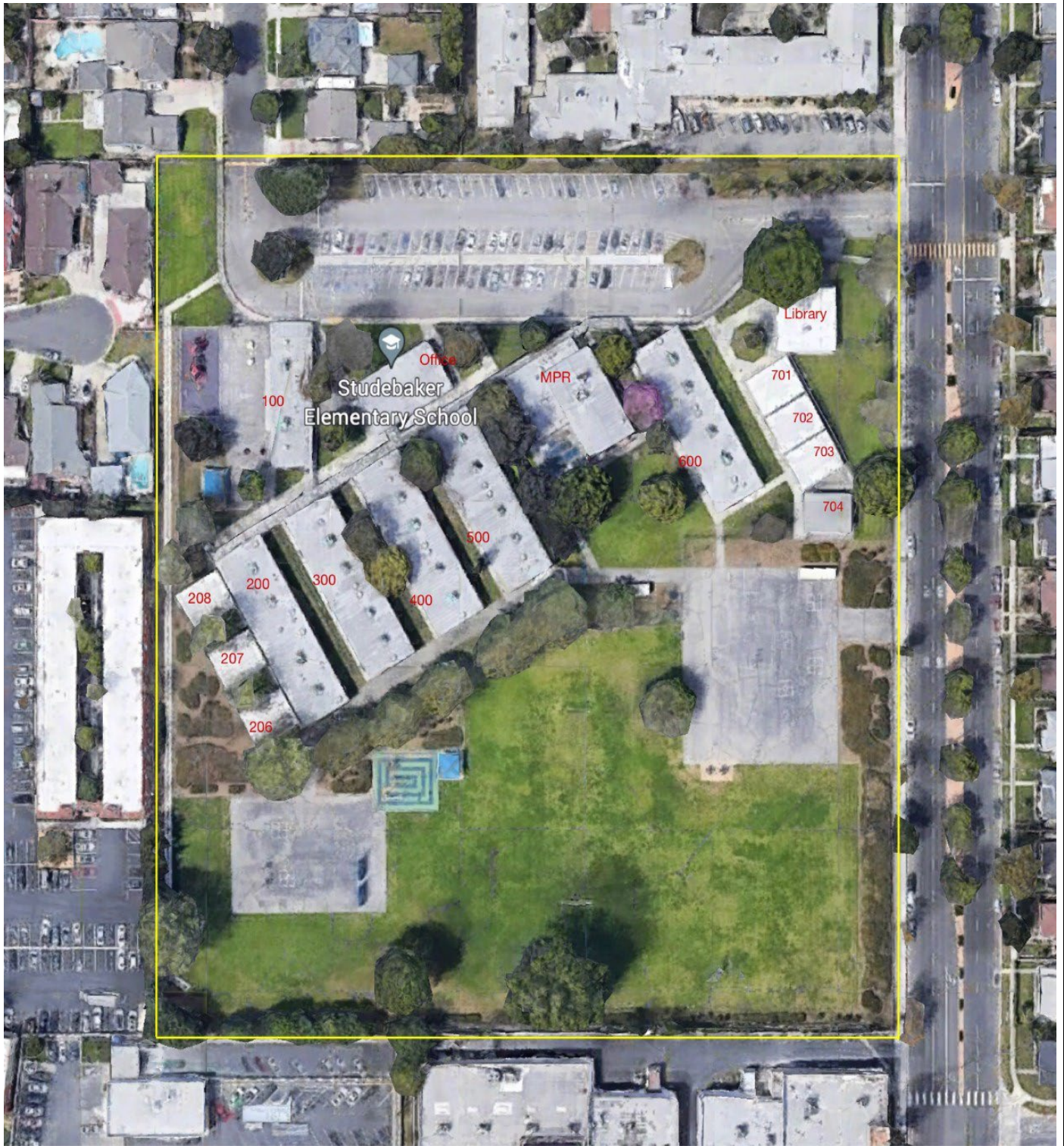




Appendix B:

Site Plan



Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	159753.22R000-008.017	Studebaker Elementary School	
	Source	On-Site Date	
	Google	09/28/2022	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Studebaker Elementary

Name of person completing form: Brent

Title / Association w/ property: Director of Maintenance

Length of time associated w/ property: 18 years; 7 years w/ current position

Date Completed: 9/27/2022

Phone Number: 562-577-2139

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 1954	Renovated	
2	Building size in SF	39,564	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2012	Multiple purpose room (MPR) kitchen remodeled
		HVAC		
		Electrical	2017	Lightning interior & exterior has been replaced with LED
		Site Pavement	2022	Concrete work in playground & hallway
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Concrete work in playground, hallway, AFA & restrooms (2018 renovation)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	N/A		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	AC replacement (30 years old not enough AC or not working), roof renovation (20 years old), interior plumbing OG, interior electrical OG, window frames OG throughout buildings (except MPR), HVAC 20+ years old		

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

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



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Studebaker Elementary

BV Project Number: 008.17 - 008.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report



Component Condition Report | Studebaker Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	MPR Building Exterior	Fair	Stairs, Concrete, Exterior	50 SF	20	4278567
B1080	MPR Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	20 LF	9	4278775
Facade						
B2010	MPR Building Exterior	Fair	Exterior Walls, Brick	16,800 SF	25	4278626
B2020	MPR Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	20	4278661
B2050	MPR Building Exterior	Fair	Exterior Door, Steel, Standard	5	36	4278544
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,000 SF	10	4278664
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	7	8	4278752
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4278553
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	15	7	4278729
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	10	10	4278605
Electrical						
D5040	MPR Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	10	4278669

Component Condition Report | Studebaker Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	100 Building Exterior	Fair	Exterior Walls, Brick	6,000 SF	35	4278697
B2020	100 Building Exterior	Fair	Storefront, Glazing & Framing	300 SF	20	4278480
B2050	100 Building Exterior	Fair	Exterior Door, Steel, Standard	5	36	4278695
Roofing						
B3010	100 Roof	Fair	Roofing, Modified Bitumen	2,500 SF	8	4279694
B3080	100 Roof	Fair	Soffit, Wood	1,200 SF	5	4278776
Interiors						
C1030	100 Building Throughout	Fair	Interior Door, Wood, Solid-Core	4	20	4278753
C1070	100 Building Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	5	4278783
C2010	100 Building Throughout	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	7	4278528
C2010	100 Restroom	Fair	Wall Finishes, Ceramic Tile	200 SF	25	4278629
C2030	100 Building Throughout	Fair	Flooring, Vinyl Tile (VCT)	300 SF	7	4278540
C2030	100 Building Throughout	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	7	4278501
C2030	100 Restroom	Fair	Flooring, Ceramic Tile	400 SF	16	4278521
Plumbing						
D2010	100 Restroom	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4278642
D2010	100 Restroom	Fair	Toilet, Commercial Water Closet	4	17	4278560
D2010	100 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	4278641
D2010	100 Building Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	4278646
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,500 SF	5	4291745
HVAC						
D3050	100 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	5	4375525
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	2,500 SF	7	4291744
Fire Protection						
D4030	100 Building Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4278763
Electrical						
D5020	Building 100	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375532
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	2,500 SF	5	4291743
D5040	100 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	10	4278762
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	3	4291741

Fire Alarm & Electronic Systems

Component Condition Report | Studebaker Elementary / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	100 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	9	4278494
D7050	100 Building Throughout	Fair	Fire Alarm Devices, Alarm Siren	3	12	4278604
Equipment & Furnishings						
E2010	100 Building Throughout	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	10	4278767

Component Condition Report | Studebaker Elementary / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	200 Building Exterior	Fair	Exterior Walls, Brick	5,600 SF	30	4278772
B2020	200 Building Exterior	Fair	Storefront, Glazing & Framing	360 SF	20	4278554
B2050	200 Building Exterior	Good	Exterior Door, Steel, Standard	9	36	4278711
Roofing						
B3010	200 Roof	Fair	Roofing, Modified Bitumen	3,600 SF	8	4279695
B3080	200 Roof	Fair	Soffit, Wood	1,300 SF	7	4278792
Interiors						
C1030	200 Restroom	Fair	Interior Door, Wood, Solid-Core	7	16	4278653
C1070	200 Building Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,700 SF	3	4278696
C2010	200 Building Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	8	4278634
C2030	200 Restroom	Fair	Flooring, Ceramic Tile	250 SF	4	4278630
C2030	200 Building Throughout	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	7	4278795
C2030	200 Building Throughout	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	5	4278506
Plumbing						
D2010	200 Building Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	17	4278750
D2010	200 Restroom	Fair	Toilet, Commercial Water Closet	8	10	4278788
D2010	200 Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,500 SF	5	4364771
D2010	200 Building Exterior	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	1	6	4278798
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	2,500 SF	7	4364788
D3050	200 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4375531
Fire Protection						
D4030	200 Building Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278782
Electrical						
D5020	Building 200	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375533
D5040	200 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	10	4278611
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	3	4364787
Fire Alarm & Electronic Systems						
D6060	200 Building Throughout	Fair	Intercom/Public Address Component, Speaker	2	9	4278619
D7050	200 Building Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,900 SF	17	4278743
Equipment & Furnishings						
E2010	200 Building Throughout	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	10	4278714

Component Condition Report | Studebaker Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	300 Building Exterior	Fair	Exterior Walls, Brick	15,000 SF	25	4278612
B2020	300 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	20	4278658
B2050	300 Building Exterior	Good	Exterior Door, Steel, Standard	9	36	4278597
Roofing						
B3010	300 Roof	Fair	Roofing, Modified Bitumen	3,600 SF	8	4279696
B3080	300 Roof	Fair	Soffit, Wood	1,300 SF	6	4278687
Interiors						
C1070	300 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,700 SF	5	4278515

Component Condition Report | Studebaker Elementary / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	300 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	13	4278688
C2010	300 Restroom	Fair	Wall Finishes, Ceramic Tile	100 SF	25	4278716
C2010	300 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	7	4278498
C2030	300 Throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	4364768
C2030	300 Restroom	Fair	Flooring, Ceramic Tile	400 SF	20	4278523
Plumbing						
D2010	300 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	17	4278707
D2010	300 Restroom	Fair	Urinal, Standard	4	16	4278574
D2010	300 Throughout	Fair	Urinal, Standard	7	20	4278556
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,500 SF	5	4364776
D2010	300 Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	4278665
D2010	300 Restroom	Fair	Toilet, Commercial Water Closet	1	15	4278773
D2010	300 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	16	4278751
D2010	300 Custodial	Fair	Sink/Lavatory, Service Sink, Floor	1	15	4278731
HVAC						
D3050	300 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4375526
Fire Protection						
D4030	300 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278570
Electrical						
D5020	Building 300	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375539
D5040	300 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	11	4278589
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	3	4364795
Fire Alarm & Electronic Systems						
D6060	300 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	11	4278575
D7030	300 Throughout	Fair	Security Panel, Alarm & Control (Main Panel)	1	6	4278694
D7050	300 Throughout	Fair	Fire Alarm Devices, Alarm Siren	6	11	4278746
Equipment & Furnishings						
E2010	300 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	10	4278656

Component Condition Report | Studebaker Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	400 Building Exterior	Fair	Exterior Walls, Brick	15,000 SF	25	4278492
B2020	400 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	20	4278549
B2050	400 Building Exterior	Good	Exterior Door, Steel, Standard	9	36	4278607
Roofing						
B3010	400 Roof	Fair	Roofing, Modified Bitumen	3,400 SF	8	4279697
B3080	400 Roof	Fair	Soffit, Wood	1,000 SF	6	4278635
Interiors						
C1070	400 Building Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	4	4278755
C1090	400 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	13	4278534
C2010	400 Restroom	Fair	Wall Finishes, Ceramic Tile	100 SF	25	4278565
C2010	400 Building Throughout	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	7	4278625
C2030	400 Throughout	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	4364770
C2030	400 mechanical room	Fair	Flooring, Vinyl Tile (VCT)	250 SF	10	4278759
C2030	400 Restroom	Fair	Flooring, Ceramic Tile	300 SF	18	4278477
Plumbing						
D2010	400 Building Exterior	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	2	10	4278724
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	5	4364777
D2010	400 Building Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	11	4278732
D2010	400 Building Throughout	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	4278535
D2010	400 Restroom	Fair	Toilet, Commercial Water Closet	3	16	4278536

Component Condition Report | Studebaker Elementary / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	400 mechanical room	Fair	Sink/Lavatory, Service Sink, Floor	1	20	4278645
HVAC						
D3050	400 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4375527
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	3,000 SF	7	4364798
Fire Protection						
D4030	400 Building Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278710
Electrical						
D5020	Building 400	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375534
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	3	4364797
D5040	400 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	10	4278588
Fire Alarm & Electronic Systems						
D6060	400 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4278796
D7050	400 Building Throughout	Fair	Fire Alarm Devices, Alarm Siren	6	10	4278513
Equipment & Furnishings						
E2010	400 Building Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	7	4278599

Component Condition Report | Studebaker Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	500 Building exterior	Fair	Exterior Walls, Brick	14,600 SF	25	4278519
B2020	500 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	24	20	4278499
B2050	500 Building exterior	Good	Exterior Door, Steel, Standard	9	36	4278780
Roofing						
B3010	500 Roof	Fair	Roofing, Modified Bitumen	3,600 SF	8	4279698
B3080	500 Roof	Fair	Soffit, Wood	1,300 SF	6	4278529
Interiors						
C1070	500 Throughout	Poor	Suspended Ceilings, Acoustical Tile (ACT)	4,600 SF	2	4278740
C1090	500 Restroom	Fair	Toilet Partitions, Plastic/Laminate	2	11	4278639
C2010	500 Restroom	Fair	Wall Finishes, Ceramic Tile	150 SF	20	4278722
C2010	500 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	7	4278483
C2030	500 Restroom	Fair	Flooring, Ceramic Tile	300 SF	12	4278764
C2030	500 Throughout	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	6	4278679
Plumbing						
D2010	500 Restroom	Fair	Urinal, Standard	1	12	4278550
D2010	500 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	16	4278736
D2010	500 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	17	4278670
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,000 SF	5	4364778
D2010	500 Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4278704
D2010	500 Restroom	Fair	Toilet, Commercial Water Closet	3	14	4278497
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	5,000 SF	7	4367010
D3050	500 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4375528
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	4,000 SF	7	4364800
Fire Protection						
D4030	500 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278623
Electrical						
D5020	500 Building exterior	Fair	Switchboard, 277/480 V	1	11	4278484
D5020	Building 500	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375535
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	3	4364799
D5040	500 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	11	4278571
Fire Alarm & Electronic Systems						
D6060	500 Building exterior	Fair	Intercom/Public Address Component, Speaker	2	9	4278620

Component Condition Report | Studebaker Elementary / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	500 Throughout	Fair	Fire Alarm Devices, Alarm Siren	6	11	4278509
Equipment & Furnishings						
E2010	500 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	9	4278543

Component Condition Report | Studebaker Elementary / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	600 Building exterior	Fair	Exterior Walls, Brick	15,000 SF	25	4278591
B2020	600 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	20	4278739
B2050	600 Building exterior	Good	Exterior Door, Steel, Standard	10	36	4278700
Roofing						
B3010	600 Roof	Fair	Roofing, Modified Bitumen	3,600 SF	7	4278659
B3080	600 Roof	Fair	Soffit, Wood	1,300 SF	4	4278510
Interiors						
C1070	600 Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	4,250 SF	2	4278667
C1090	600 Restroom	Fair	Toilet Partitions, Plastic/Laminate	3	12	4278558
C2010	600 Throughout Building	Fair	Wall Finishes, Ceramic Tile	200 SF	25	4278615
C2010	600 Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	7	4278628
C2030	600 Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	5	4278518
C2030	600 Throughout Building	Fair	Flooring, Ceramic Tile	400 SF	18	4278671
C2050	600 Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	9	4278698
Plumbing						
D2010	600 Restroom	Fair	Urinal, Standard	1	16	4278590
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,000 SF	5	4364779
D2010	600 Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	13	4278690
D2010	600 Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	4278741
D2010	600 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	4278744
D2010	600 Restroom	Fair	Toilet, Commercial Water Closet	3	14	4278593
HVAC						
D3050	600 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	4375529
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	5,000 SF	7	4367011
Fire Protection						
D4030	600 Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278512
Electrical						
D5020	Building 600	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375536
D5040	600 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	11	4278723
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	3	4364801
Fire Alarm & Electronic Systems						
D6060	600 Building exterior	Fair	Intercom/Public Address Component, Speaker	3	10	4278640
D7050	600 Throughout Building	Fair	Fire Alarm Devices, Alarm Siren	6	10	4278715
Equipment & Furnishings						
E2010	600 Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	200 LF	9	4278708

Component Condition Report | Studebaker Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Library Building Exterior	Fair	Exterior Walls, Wood Siding	5,100 SF	20	4278482
B2020	Library Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	20	4278562
B2050	Library Building Exterior	Fair	Exterior Door, Steel, Standard	1	36	4278622
Roofing						
B3080	Library Roof	Fair	Soffit, Metal	540 SF	7	4278557
Interiors						

Component Condition Report | Studebaker Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Library Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	5	4278680
C2010	Library Throughout building	Fair	Wall Finishes, Vinyl	3,000 SF	8	4278564
C2030	Library Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	3	4278485
Plumbing						
D2010	Library Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	4278585
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,500 SF	5	4364783
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	2,500 SF	7	4364812
Fire Protection						
D4030	Library Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4278734
Electrical						
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	3	4364811
D5040	Library Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	12	4278578
Fire Alarm & Electronic Systems						
D6060	Library Building Exterior	Fair	Intercom/Public Address Component, Speaker	1	9	4278730
D7050	Library Throughout building	Fair	Fire Alarm Devices, Alarm Siren	2	10	4278507
Equipment & Furnishings						
E2010	Library Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	4278754
E2010	Library Throughout building	Fair	Casework, Countertop, Plastic Laminate	10 LF	8	4278749

Component Condition Report | Studebaker Elementary / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Office Building Exterior	Fair	Exterior Walls, Brick	3,500 SF	25	4278781
B2020	Office Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	15	20	4278545
B2050	Office Building Exterior	Fair	Exterior Door, Steel, Standard	2	36	4278502
Roofing						
B3080	Office Roof	Fair	Soffit, Wood	2,700 SF	6	4278789
Interiors						
C1010	Office Throughout	Fair	Interior Wall, Brick, Repair	25 SF	5	4278573
C1020	Office Throughout	Fair	Interior Window, Fixed, 12 SF	1	20	4278643
C1030	Office Throughout	Fair	Interior Door, Wood, Solid-Core	7	20	4278478
C1070	Office Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	7	4278582
C2010	Office Restroom	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	4278520
C2010		Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	2	4373399
C2030	Office Throughout	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	5	4278503
C2030	Office Restroom	Fair	Flooring, Ceramic Tile	600 SF	22	4278595
C2030	Office Throughout	Fair	Flooring, Vinyl Tile (VCT)	300 SF	9	4278537
Plumbing						
D2010	Office Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,500 SF	5	4364786
D2010	Office Custodial	Fair	Water Heater, Gas, Residential	1	8	4278657
D2010	Office Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	11	4278514
D2010	Office Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4278761
D2010	Office Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	19	4278533
D2010	Office Restroom	Fair	Toilet, Commercial Water Closet	3	15	4278542
HVAC						
D3030	Office Throughout	Failed	Air Conditioner, Window/Thru-Wall	1	0	4278496
D3030	Office Throughout	Fair	Air Conditioner, Window/Thru-Wall	3	5	4278610
D3030	Office Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	4278769
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375538
D5040	Office Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	9	4278758

Component Condition Report | Studebaker Elementary / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Office Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	3	4364815
Fire Alarm & Electronic Systems						
D6060	Office Building Exterior	Fair	Intercom/Public Address Component, Speaker	3	10	4278745
D7050	Office Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	39,564 SF	15	4278684
Equipment & Furnishings						
E2010	Office Throughout	Fair	Casework, Cabinetry, Hardwood Standard	90 LF	13	4278766

Component Condition Report | Studebaker Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	MPR Stage	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	20	4278594
B2050	MPR Throughout Building	Fair	Exterior Door, Steel, Standard	1	20	4278768
Roofing						
B3010	MPR Roof	Fair	Roofing, Modified Bitumen	4,000 SF	10	4279699
B3080	MPR Roof	Fair	Soffit, Gypsum Board	560 SF	7	4278606
Interiors						
C1020	MPR Kitchen	Fair	Interior Window, Fixed, 12 SF	1	15	4278532
C1030	MPR Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	15	4278581
C1070	MPR Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,900 SF	7	4278627
C2010	MPR Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	7	4278489
C2010	MPR Throughout Building	Fair	Wall Finishes, Ceramic Tile	200 SF	25	4278727
C2030	MPR Throughout Building	Fair	Flooring, Ceramic Tile	500 SF	16	4278618
C2030	MPR Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200 SF	7	4278725
C2030	MPR Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,300 SF	8	4278508
C2050	MPR Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	7	4278638
Conveying						
D1010	MPR Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	15	4278785
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,000 SF	5	4364785
D2010	MPR Restroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	4278561
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	4278765
D2010	MPR Restroom	Fair	Toilet, Commercial Water Closet	3	15	4278531
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	13	4278672
D2010	MPR Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	20	4278662
D2010	Kitchen	Fair	Storage Tank, Domestic Water, 80 to 150 GAL	1	12	4366721
D2010	MPR Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	17	4278777
HVAC						
D3030	MPR Roof	Fair	Evaporative Cooler, 2 to 3 HP	1	6	4278787
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	5,000 SF	7	4364814
D3050	MPR Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	6	4278677
D3060	MPR Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	3	8	4278598
Fire Protection						
D4030	MPR Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	9	4278651
D4030	MPR Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4278647
Electrical						
D5020	MPR Stage Storage	Fair	Switchboard, 120/208 V	1	20	4278682
D5020	MPR	Fair	Distribution Panel, 120/208 V, 200 AMP	1	2	4375537
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	4	4364813
Fire Alarm & Electronic Systems						
D7050	MPR Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,900 SF	13	4278488
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	12	4278681

Component Condition Report | Studebaker Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4278742
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	4278601
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	8	4278486
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	7	4278706
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4278517
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4278778
E1030	Kitchen	Poor	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	1	4278774
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	7	4278602
E1030	Kitchen	Poor	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	1	4278689
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	4278530
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	4278516
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	10	4278479

Component Condition Report | Studebaker Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Portable 206	1,600 SF	6	4373491
F1020	Site	Fair	Ancillary Building, Portable 208	1,600 SF	6	4373493
F1020	Site	Fair	Ancillary Building, Portable 701	1,600 SF	6	4373494
F1020	Site	Fair	Ancillary Building, Portable Library	1,600 SF	6	4373495
F1020	Site	Fair	Ancillary Building, Portable 703	1,600 SF	6	4373497
F1020	Site	Fair	Ancillary Building, Portable 207	1,600 SF	6	4373496
F1020	Site	Fair	Ancillary Building, Portable 704	1,600 SF	6	4373498
F1020	Site	Fair	Ancillary Building, Portable 702	1,600 SF	6	4373403
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	9	4278770
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	300 SF	2	4278546
G2050	Site	Good	Play Structure, Multipurpose, Large	1	19	4278572
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	7	4278493
G2050	Site	Fair	Play Structure, Multipurpose, Medium	4	19	4278702
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	15	4278505
G2050	Site	Fair	Play Structure, Multipurpose, Small	2	19	4278648
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	20	4278794
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	32	15	4278737
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	9	4278728
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,000 LF	20	4278756
G2060	Site	Fair	Park Bench, Metal Powder-Coated	11	18	4278649
G2060	Site	Fair	Picnic Table, Precast Concrete	2	10	4278673
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	10	4278586
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	39,564 SF	9	4278701
G2080	Site	Fair	Irrigation System, Control Panel	1	10	4278633

Appendix F: Replacement Reserves



Studebaker Elementary / Building 200

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	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	200 Building Exterior	4278554	Storefront, Glazing & Framing, Replace		30	10	20	360	SF	\$60.39	\$21,740																				\$21,740	\$21,740											
B3010	200 Roof	4279695	Roofing, Modified Bitumen, Replace		20	12	8	3600	SF	\$10.98	\$39,528								\$39,528														\$39,528										
B3080	200 Roof	4278792	Soffit, Wood, Replace		20	13	7	1300	SF	\$15.92	\$20,697							\$20,697															\$20,697										
C1030	200 Restroom	4278653	Interior Door, Wood, Solid-Core, Replace		40	24	16	7	EA	\$768.60	\$5,380															\$5,380						\$5,380											
C1070	200 Building Throughout	4278696	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	22	3	4700	SF	\$3.84	\$18,062			\$18,062																			\$18,062										
C2010	200 Building Throughout	4278634	Wall Finishes, any surface, Prep & Paint		10	2	8	8000	SF	\$1.65	\$13,176								\$13,176										\$13,176				\$26,352										
C2030	200 Restroom	4278630	Flooring, Ceramic Tile, Replace		40	36	4	250	SF	\$19.76	\$4,941				\$4,941																		\$4,941										
C2030	200 Building Throughout	4278795	Flooring, Vinyl Tile (VCT), Replace		15	8	7	1000	SF	\$5.49	\$5,490							\$5,490															\$5,490										
C2030	200 Building Throughout	4278506	Flooring, Carpet, Commercial Standard, Replace		10	5	5	3800	SF	\$8.24	\$31,293														\$31,293								\$62,586										
D2010	200 Throughout building	4364771	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	35	5	2500	SF	\$5.49	\$13,725								\$13,725														\$13,725										
D2010	200 Building Exterior	4278798	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace		15	9	6	1	EA	\$768.60	\$769						\$769																\$769										
D2010	200 Restroom	4278788	Toilet, Commercial Water Closet, Replace		30	20	10	8	EA	\$1,427.40	\$11,419										\$11,419												\$11,419										
D2010	200 Building Throughout	4278750	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	13	17	4	EA	\$1,317.60	\$5,270																\$5,270						\$5,270										
D3050	200 Roof	4375531	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	15	5	4	EA	\$9,882.00	\$39,528								\$39,528														\$39,528										
D3050	Throughout Building	4364788	HVAC System, Ductwork, High Density, Replace		30	23	7	2500	SF	\$6.59	\$16,470							\$16,470																\$16,470									
D4030	200 Building Throughout	4278782	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	2	EA	\$164.70	\$329									\$329										\$329				\$659									
D5020	Building 200	4375533	Distribution Panel, 120/208 V, 200 AMP, Replace		30	28	2	1	EA	\$2,196.00	\$2,196		\$2,196																					\$2,196									
D5040	Throughout Building	4364787	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	17	3	3000	SF	\$4.94	\$14,823			\$14,823																				\$14,823									
D5040	200 Building Exterior	4278611	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	6	EA	\$274.50	\$1,647										\$1,647													\$1,647									
D6060	200 Building Throughout	4278619	Intercom/Public Address Component, Speaker, Replace		15	6	9	2	EA	\$494.10	\$988									\$988														\$988									
D7050	200 Building Throughout	4278743	Fire Alarm System, Full System Upgrade, Simple Addressable, Install		20	3	17	4900	SF	\$2.20	\$10,760																\$10,760							\$10,760									
E2010	200 Building Throughout	4278714	Casework, Cabinetry, Hardwood Standard, Replace		20	10	10	60	LF	\$329.40	\$19,764										\$19,764													\$19,764									
Totals, Unescalated												\$0	\$0	\$2,196	\$32,885	\$4,941	\$84,546	\$769	\$42,657	\$52,704	\$1,318	\$32,830	\$0	\$0	\$0	\$0	\$31,293	\$5,380	\$16,031	\$13,176	\$329	\$21,740									\$342,796		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$2,330	\$35,934	\$5,561	\$98,012	\$918	\$52,463	\$66,764	\$1,719	\$44,121	\$0	\$0	\$0	\$0	\$48,753	\$8,634	\$26,496	\$22,431	\$578	\$39,266											\$453,980

Studebaker Elementary / Building 206

Studebaker Elementary / Building 207

Studebaker Elementary / Building 208

Studebaker Elementary / Building 300

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	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	300 Building Exterior	4278658	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	10	20	16	EA	\$1,043.10	\$16,690																						\$16,690	\$16,690
B3010	300 Roof	4279696	Roofing, Modified Bitumen, Replace		20	12	8	3600	SF	\$10.98	\$39,528								\$39,528															\$39,528
B3080	300 Roof	4278687	Soffit, Wood, Replace		20	14	6	1300	SF	\$15.92	\$20,697							\$20,697																\$20,697
C1070	300 Throughout	4278515	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	4700	SF	\$3.84	\$18,062																							\$18,062
C1090	300 Restroom	4278688	Toilet Partitions, Plastic/Laminate, Replace		20	7	13	1	EA	\$823.50	\$824													\$824										\$824
C2010	300 Throughout	4278498	Wall Finishes, any surface, Prep & Paint		10	3	7	10000	SF	\$1.65	\$16,470							\$16,470									\$16,470							\$32,940
C2030	300 Restroom	4278523	Flooring, Ceramic Tile, Replace		40	20	20	400	SF	\$19.76	\$7,906																							\$7,906
C2030	300 Throughout	4364768	Flooring, Carpet, Commercial Standard, Replace		10	5	5	3000	SF	\$8.24	\$24,705															\$24,705								\$49,410
D2010	Throughout building	4364776	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	35	5	2500	SF	\$5.49	\$13,725								\$13,725															\$13,725
D2010	300 Building Exterior	4278665	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	8	7	2	EA	\$1,317.60	\$2,635							\$2,635																\$2,635
D2010	300 Restroom	4278773	Toilet, Commercial Water Closet, Replace		30	15	15	1	EA	\$1,427.40	\$1,427															\$1,427								\$1,427
D2010	300 Custodial	4278731	Sink/Lavatory, Service Sink, Floor, Replace		35	20	15	1	EA	\$878.40	\$878																\$878							\$878
D2010	300 Restroom	4278574	Urinal, Standard, Replace		30	14	16	4	EA	\$1,207.80	\$4,831																\$4,831							\$4,831
D2010	300 Throughout	4278751	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	14	16	4	EA	\$1,317.60	\$5,270																\$5,270							\$5,270
D2010	300 Restroom	4278707	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	13	17	4	EA	\$1,647.00	\$6,588																	\$6,588						\$6,588
D2010	300 Throughout	4278556	Urinal, Standard, Replace		30	10	20	7	EA	\$1,207.80	\$8,455																							\$8,455
D3050	300 Roof	4375526	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	15	5	4	EA	\$9,882.00	\$39,528								\$39,528															\$39,528
D4030	300 Throughout	4278570	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	2	EA	\$164.70	\$329																							\$329
D5020	Building 300	4375539	Distribution Panel, 120/208 V, 200 AMP, Replace		30	28	2	1	EA	\$2,196.00	\$2,196		\$2,196																					\$2,196
D5040	Throughout building	4364795	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	17	3	2500	SF	\$4.94	\$12,353			\$12,353																				\$12,353
D5040	300 Building Exterior	4278589	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	9	11	7	EA	\$274.50	\$1,922										\$1,922													\$1,922
D6060	300 Building Exterior	4278575	Intercom/Public																															

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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	
D2010	Throughout Building	4364779	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	4000	SF	\$5.49	\$21,960					\$21,960																\$21,960	
D2010	600 Building exterior	4278741	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	2	EA	\$1,317.60	\$2,635										\$2,635											\$2,635	
D2010	600 Throughout Building	4278690	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	4	EA	\$1,317.60	\$5,270													\$5,270								\$5,270	
D2010	600 Restroom	4278593	Toilet, Commercial Water Closet, Replace	30	16	14	3	EA	\$1,427.40	\$4,282													\$4,282								\$4,282	
D2010	600 Restroom	4278590	Urinal, Standard, Replace	30	14	16	1	EA	\$1,207.80	\$1,208															\$1,208						\$1,208	
D2010	600 Restroom	4278744	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	2	EA	\$1,647.00	\$3,294																		\$3,294			\$3,294	
D3050	600 Roof	4375529	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	4	EA	\$9,882.00	\$39,528					\$39,528																\$39,528	
D3050	Throughout Building	4367011	HVAC System, Ductwork, High Density, Replace	30	23	7	5000	SF	\$6.59	\$32,940							\$32,940														\$32,940	
D4030	600 Throughout Building	4278512	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$164.70	\$329										\$329								\$329			\$659	
D5020	Building 600	4375536	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	\$2,196.00	\$2,196		\$2,196																			\$2,196	
D5040	Throughout Building	4364801	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	4000	SF	\$4.94	\$19,764			\$19,764																		\$19,764	
D5040	600 Building exterior	4278723	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	8	EA	\$274.50	\$2,196										\$2,196											\$2,196	
D6060	600 Building exterior	4278640	Intercom/Public Address Component, Speaker, Replace	15	5	10	3	EA	\$494.10	\$1,482										\$1,482											\$1,482	
D7050	600 Throughout Building	4278715	Fire Alarm Devices, Alarm Siren, Replace	15	5	10	6	EA	\$195.44	\$1,173										\$1,173											\$1,173	
E2010	600 Throughout Building	4278708	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	200	LF	\$329.40	\$65,880										\$65,880											\$65,880	
Totals, Unescalated											\$0	\$0	\$18,529	\$19,764	\$20,697	\$90,311	\$0	\$90,585	\$0	\$67,198	\$5,290	\$2,196	\$2,471	\$5,270	\$4,282	\$28,823	\$1,208	\$18,117	\$11,200	\$1,318	\$37,552	\$424,809
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$19,657	\$21,597	\$23,295	\$104,695	\$0	\$111,408	\$0	\$87,678	\$7,110	\$3,040	\$3,522	\$7,740	\$6,477	\$44,905	\$1,938	\$29,945	\$19,067	\$2,310	\$67,822	\$562,204

Studebaker Elementary / Building 701

Studebaker Elementary / Building 702

Studebaker Elementary / Building 703

Studebaker Elementary / Building 704

Studebaker Elementary / Library

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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
B2010	Library Building Exterior	4278482	Exterior Walls, Wood Siding, Replace	30	10	20	5100	SF	\$10.98	\$55,998																				\$55,998	\$55,998
B2020	Library Building Exterior	4278562	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	1	EA	\$1,043.10	\$1,043																				\$1,043	\$1,043
B3080	Library Roof	4278557	Soffit, Metal, Replace	25	18	7	540	SF	\$5.49	\$2,965						\$2,965															\$2,965
C1070	Library Throughout building	4278680	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	1600	SF	\$3.84	\$6,149					\$6,149																\$6,149
C2010	Library Throughout building	4278564	Wall Finishes, Vinyl, Replace	15	7	8	3000	SF	\$2.75	\$8,235								\$8,235													\$8,235
C2030	Library Throughout building	4278485	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2100	SF	\$8.24	\$17,294			\$17,294										\$17,294								\$34,587
D2010	Throughout building	4364783	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	2500	SF	\$5.49	\$13,725					\$13,725																\$13,725
D2010	Library Throughout building	4278585	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	\$1,317.60	\$1,318															\$1,318						\$1,318
D3050	Throughout Building	4364812	HVAC System, Ductwork, High Density, Replace	30	23	7	2500	SF	\$6.59	\$16,470						\$16,470															\$16,470
D4030	Library Throughout building	4278734	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	1	EA	\$164.70	\$165										\$165								\$165			\$329
D5040	Throughout Building	4364811	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2500	SF	\$4.94	\$12,353			\$12,353																		\$12,353
D5040	Library Building Exterior	4278578	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	2	EA	\$274.50	\$549												\$549									\$549
D6060	Library Building Exterior	4278730	Intercom/Public Address Component, Speaker, Replace	15	6	9	1	EA	\$494.10	\$494										\$494											\$494
D7050	Library Throughout building	4278507	Fire Alarm Devices, Alarm Siren, Replace	15	5	10	2	EA	\$195.44	\$391										\$391											\$391
E2010	Library Throughout building	4278749	Casework, Countertop, Plastic Laminate, Replace	15	7	8	10	LF	\$54.90	\$549								\$549													\$549
E2010	Library Throughout building	4278754	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	20	LF	\$329.40	\$6,588										\$6,588											\$6,588
Totals, Unescalated											\$0	\$0	\$29,646	\$0	\$19,874	\$0	\$19,435	\$8,784	\$659	\$6,979	\$0	\$549	\$17,294	\$0	\$0	\$1,318	\$0	\$0	\$165	\$57,041	\$161,742
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$32,395	\$0	\$23,039	\$0	\$23,902	\$11,127	\$860	\$9,379	\$0	\$783	\$25,396	\$0	\$0	\$2,114	\$0	\$0	\$289	\$103,023	\$232,307

Studebaker Elementary / MPR (Multipurpose Room)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	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
B2050	MPR Throughout Building	4278768	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	\$658.80	\$659																				\$659	\$659
B2050	MPR Stage	4278594	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	10	20	1	EA	\$8,235.00	\$8,235																				\$8,235	\$8,235
B3010	MPR Roof	4279699	Roofing, Modified Bitumen, Replace	20	10	10	4000	SF	\$10.98	\$43,920										\$43,920											\$43,920
B3080	MPR Roof	4278606	Soffit, Gypsum Board, Replace	20	13	7	560	SF	\$9.11	\$5,104						\$5,104															\$5,104
C1020	MPR Kitchen	4278532	Interior Window, Fixed, 12 SF, Replace	40	25	15	1	EA	\$549.00	\$549														\$549							\$549
C1030	MPR Throughout Building	4278581	Interior Door, Wood, Solid-Core, Replace	40	25	15	8	EA	\$768.60	\$6,149															\$6,149						\$6,149
C1070	MPR Throughout Building	4278627	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	4900	SF	\$3.84	\$18,831						\$18,831															\$18,831
C2010	MPR Throughout Building	4278489	Wall Finishes, any surface, Prep & Paint	10	3	7	11000	SF	\$1.65	\$18,117						\$18,117											\$18,117				\$36,234
C2030	MPR Kitchen	4278725	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	3	7	1200	SF	\$1.65	\$1,976						\$1,976											\$1,976				\$3,953
C2030	MPR Throughout Building	4278618	Flooring, Ceramic Tile, Replace	40	24	16	500	SF	\$19.76	\$9,882															\$9,882						\$9,882
C2030	MPR Throughout Building	4278508	Flooring, Vinyl Tile (VCT), Replace	15	7	8	3300	SF	\$5.49	\$18,117							\$18,117														\$18,117
C2050	MPR Throughout Building	4278638	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	450	SF	\$2.20																						

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
D2010	MPR Restroom	4278561	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	\$1,317.60	\$1,318																				\$1,318	\$1,318	
D2010	Kitchen	4278765	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	\$2,745.00	\$2,745																					\$2,745	\$2,745
D2010	MPR Kitchen	4278662	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$878.40	\$878																					\$878	\$878
D3030	MPR Roof	4278787	Evaporative Cooler, 2 to 3 HP, Replace	15	9	6	1	EA	\$8,344.80	\$8,345						\$8,345																\$8,345
D3050	MPR Roof	4278677	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	2	EA	\$9,882.00	\$19,764						\$19,764																\$19,764
D3050	Throughout Building	4364814	HVAC System, Ductwork, High Density, Replace	30	23	7	5000	SF	\$6.59	\$32,940						\$32,940																\$32,940
D3060	MPR Kitchen	4278598	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	12	8	3	EA	\$3,074.40	\$9,223							\$9,223															\$9,223
D4030	MPR Throughout Building	4278651	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	1	EA	\$329.40	\$329									\$329											\$329	\$659	
D4030	MPR Throughout Building	4278647	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$164.70	\$329									\$329											\$329	\$659	
D5020	MPR Stage Storage	4278682	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$43,920.00	\$43,920																				\$43,920	\$43,920	
D5020	MPR	4375537	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	\$2,196.00	\$2,196			\$2,196																			\$2,196
D5040	Throughout Building	4364813	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	5000	SF	\$4.94	\$24,705					\$24,705																	\$24,705
D7050	MPR Throughout Building	4278488	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	4900	SF	\$3.29	\$16,141												\$16,141										\$16,141
E1030	Kitchen	4278774	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	14	1	2	EA	\$1,866.60	\$3,733		\$3,733																		\$3,733	\$7,466	
E1030	Kitchen	4278689	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	14	1	2	EA	\$1,866.60	\$3,733		\$3,733																		\$3,733	\$7,466	
E1030	Kitchen	4278601	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	\$3,623.40	\$3,623						\$3,623																\$3,623
E1030	Kitchen	4278706	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	2	EA	\$1,866.60	\$3,733						\$3,733																\$3,733
E1030	Kitchen	4278602	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	8	7	1	EA	\$7,356.60	\$7,357						\$7,357																\$7,357
E1030	Kitchen	4278742	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,050.80	\$5,051							\$5,051															\$5,051
E1030	Kitchen	4278486	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	\$10,431.00	\$10,431							\$10,431													\$10,431	\$20,862	
E1030	Kitchen	4278517	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,050.80	\$5,051							\$5,051															\$5,051
E1030	Kitchen	4278778	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,050.80	\$5,051							\$5,051															\$5,051
E1030	Kitchen	4278530	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$3,952.80	\$3,953							\$3,953															\$3,953
E1030	Kitchen	4278516	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$7,027.20	\$7,027										\$7,027												\$7,027
E1030	Kitchen	4278479	Foodservice Equipment, Deep Fryer, Replace	15	5	10	1	EA	\$30,744.00	\$30,744										\$30,744												\$30,744
E1030	Kitchen	4278681	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	3	12	2	EA	\$5,160.60	\$10,321											\$10,321											\$10,321
Totals, Unescalated											\$0	\$7,466	\$2,196	\$0	\$24,705	\$27,450	\$28,109	\$92,669	\$56,876	\$659	\$81,691	\$0	\$12,956	\$18,446	\$0	\$38,430	\$17,348	\$26,023	\$11,749	\$659	\$56,437	\$503,870
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$7,690	\$2,330	\$0	\$27,806	\$31,822	\$33,563	\$113,971	\$72,049	\$860	\$109,786	\$0	\$18,473	\$27,089	\$0	\$59,873	\$27,839	\$43,011	\$20,001	\$1,155	\$101,932	\$699,251

Studebaker Elementary / Office																																
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	
B2020	Office Building Exterior	4278545	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	15	EA	\$1,043.10	\$15,647																				\$15,647	\$15,647	
B3080	Office Roof	4278789	Soffit, Wood, Replace	20	14	6	2700	SF	\$15.92	\$42,987						\$42,987																\$42,987
C1010	Office Throughout	4278573	Interior Wall, Brick, Repair	50	45	5	25	SF	\$58.19	\$1,455					\$1,455																	\$1,455
C1020	Office Throughout	4278643	Interior Window, Fixed, 12 SF, Replace	40	20	20	1	EA	\$549.00	\$549																				\$549	\$549	
C1030	Office Throughout	4278478	Interior Door, Wood, Solid-Core, Replace	40	20	20	7	EA	\$768.60	\$5,380																				\$5,380	\$5,380	
C1070	Office Throughout	4278582	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	2500	SF	\$3.84	\$9,608						\$9,608																\$9,608
C2010	Office Restroom	4278520	Wall Finishes, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.76	\$23,717																				\$23,717	\$23,717	
C2010	Office	4373399	Wall Finishes, any surface, Prep & Paint	10	8	2	3000	SF	\$1.65	\$4,941			\$4,941									\$4,941									\$4,941	
C2030	Office Throughout	4278537	Flooring, Vinyl Tile (VCT), Replace	15	6	9	300	SF	\$5.49	\$1,647									\$1,647													\$1,647
C2030	Office Throughout	4278503	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1900	SF	\$8.24	\$15,647						\$15,647									\$15,647							\$31,293
D2010	Office Custodial	4278657	Water Heater, Gas, Residential, Replace	15	7	8	1	EA	\$1,427.40	\$1,427																					\$1,427	
D2010	Office Throughout Building	4364786	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	2500	SF	\$5.49	\$13,725					\$13,725																	\$13,725
D2010	Office Throughout	4278514	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	2	EA	\$1,317.60	\$2,635										\$2,635												\$2,635
D2010	Office Throughout	4278761	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,317.60	\$2,635																\$2,635						\$2,635
D2010	Office Restroom	4278542	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,427.40	\$4,282															\$4,282							\$4,282
D2010	Office Restroom	4278533	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	3	EA	\$1,647.00	\$4,941																			\$4,941	\$4,941		
D3030	Office Throughout	4278496	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$2,415.60	\$2,416	\$2,416									\$2,416										\$2,416	\$7,247	
D3030	Office Throughout	4278610	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	3	EA	\$2,415.60	\$7,247					\$7,247																	\$14,494
D3030	Office Roof	4278769	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$4,392.00	\$4,392																						\$4,392
D5020	Office	4375538	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	\$2,196.00	\$2,196			\$2,196																			\$2,196
D5040	Office Throughout Building	4364815	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace</																													

