

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **DLR Group**

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



**BUREAU  
VERITAS**



William Orr Elementary  
12130 South Jersey Avenue  
Norwalk, California 90650

### **PREPARED BY:**

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October 19, 2022

### **ON SITE DATE:**

September 29, 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	12130 South Jersey Avenue, Norwalk, California 90650
Site Developed	1955; playground and concrete work renovated 2022
Site Area	Five acres (estimated)
Parking Spaces	73 total spaces all in open lots; Six of which are accessible.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 29th, 2022
Management Point of Contact	Little Lake City School District, Brent J. Griffen, Director of Maintenance, Operations and Custodial Services. 562-577-2139 <a href="mailto:bgriffen@llcsd.net">bgriffen@llcsd.net</a>
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Quynh Nguyen
Reviewed By	Gregg Young Program Manager <a href="mailto:Gregg.young@bureauveritas.com">Gregg.young@bureauveritas.com</a> 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The school was constructed in 1955. There were no major renovations being made to the permanent buildings. There are 13 buildings; Four 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 the summer of 2022. All exterior steel doors and glass windows were replaced within 10 years. Site, sport field is shared with the city.

### Architectural

No major renovations were 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. No sprinkler system for all buildings.

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

The HVAC ductwork is original, no replacement is made. HVAC components' exterior and interior show signs of rusting. 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 sink pipes have a history of leakages. The piping is original; there are signs of rust and a history of leakage.

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

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

FCI Analysis   William Orr Elementary(1955)			
Replacement Value \$ 12,653,700	Total SF 33,743	Cost/SF \$ 375	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 27,200		0.2 %
5-Year	\$ 146,500		1.2 %
10-Year	\$ 1,944,600		15.4 %

## 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.

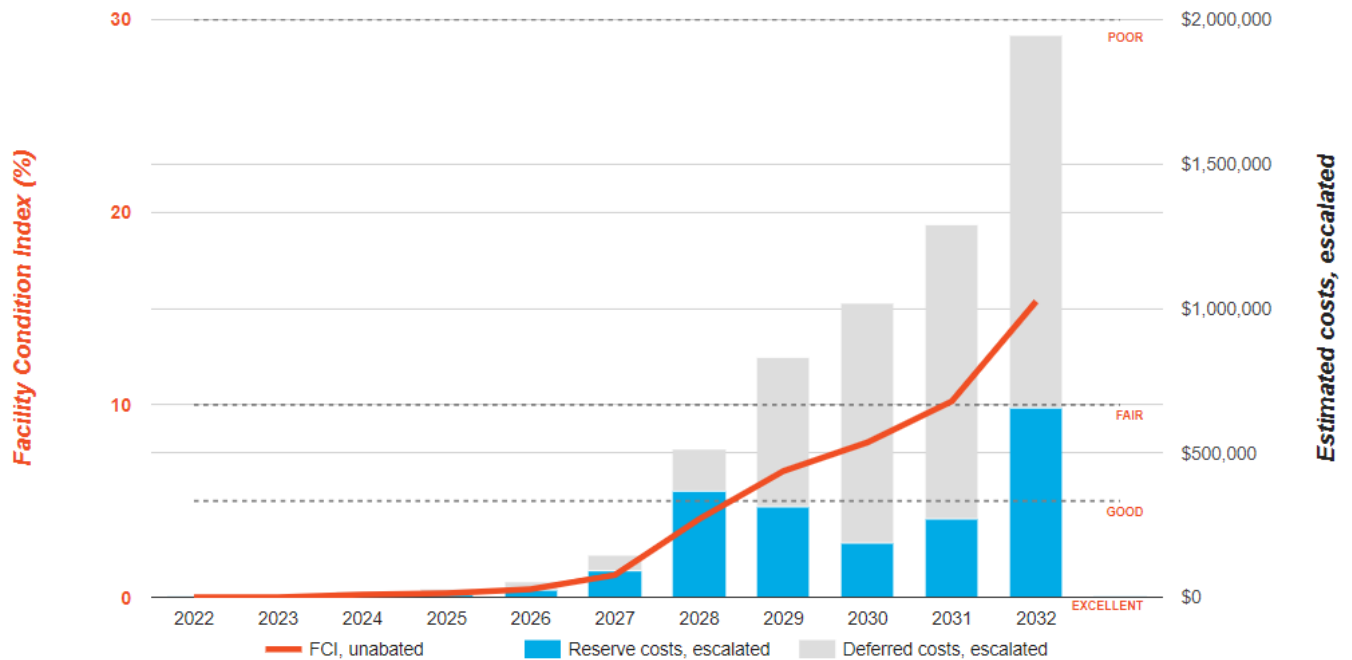
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: William Orr Elementary

Replacement Value: \$12,654,000

Inflation Rate: 3.0%

Average Needs per Year: \$176,800



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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	-	-	\$9,546	\$36,890	\$503,388	\$549,824
Roofing	-	-	-	\$546,047	-	\$546,047
Interiors	-	\$13,045	\$90,869	\$400,513	\$560,216	\$1,064,643
Conveying	-	-	-	\$35,816	-	\$35,816
Plumbing	-	-	-	\$36,228	\$178,074	\$214,302
HVAC	-	-	\$23,508	\$369,346	\$55,576	\$448,430
Fire Protection	-	-	-	\$6,884	\$15,331	\$22,215
Electrical	-	-	-	\$10,193	\$331,313	\$341,506
Fire Alarm & Electronic Systems	-	-	-	\$22,986	\$1,650	\$24,636
Equipment & Furnishings	-	\$5,707	\$3,818	\$319,991	\$62,649	\$392,165
Special Construction & Demo	-	-	-	-	\$792,885	\$792,885
Site Utilities	-	-	-	\$6,196	-	\$6,196
Site Development	-	-	-	\$6,954	\$540,189	\$547,143
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$18,800</b>	<b>\$127,800</b>	<b>\$1,798,100</b>	<b>\$3,041,300</b>	<b>\$4,986,000</b>

## Immediate Needs

No Immediate Needs at This Time

## Key Findings

### Key Findings 3

☒ Include/Exclude



#### Casework in Poor condition.

Cabinetry, Hardwood Standard (Uniformat Code: E2010)

901 William Orr Elementary 901 Throughout

Recommendation: **Replace** in 2024.

water damaged

AssetCalc ID: 4291729

Priority Score **82.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 1,600

\$\$\$

☒ Include/Exclude



#### Foodservice Equipment in Poor condition.

Duke Manufacturing CC4SR (Uniformat Code: E1030)

MPR (Multipurpose Room) William Orr Elementary Kitchen

Recommendation: **Replace** in 2024.

1 on far left does not work

AssetCalc ID: 4291601

Priority Score **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 3,700

\$\$\$

☒ Include/Exclude



#### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT) (Uniformat Code: C1070)

800 William Orr Elementary 800 Throughout

Recommendation: **Replace** in 2024.

roof leakages and reaching the end of its life

AssetCalc ID: 4291658

Priority Score **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 12,300

\$\$\$



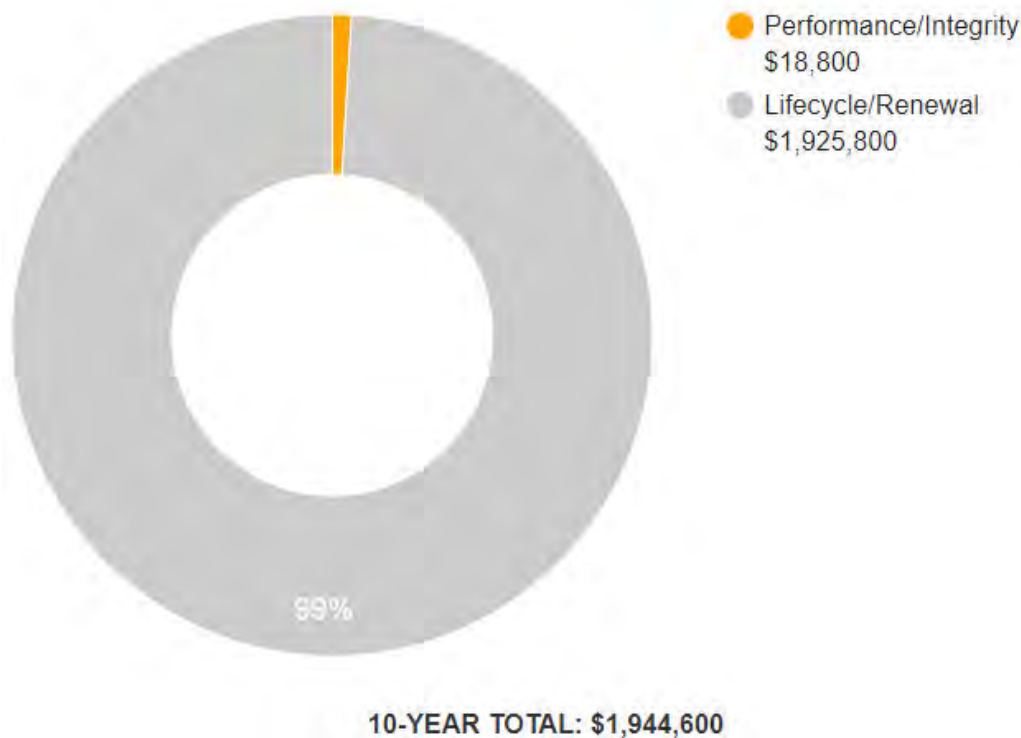
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



## 2. Building 100



### Building 100: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	3000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: low slopped with modified bitumen roofing	Fair
Interiors	Walls: Painted drywall and Ceramic tile Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main distribution panel Interior Lighting: Fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	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	No key findings at this time	

### 3. Building 200



#### Building 200: Systems Summary

<b>Constructed/Renovated</b>	1955	
<b>Building/Group Size</b>	4500 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: low slopped with modified bitumen roofing	Fair
<b>Interiors</b>	Walls: Painted drywall Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper and PVC waste and venting Fixtures: sinks in all classrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Main distribution panel Interior Lighting: Fluorescents	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

**Building 200: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	

## 4. Building 300



### Building 300: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	5000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Low slopped with modified bitumen	Fair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard Interior Lighting: fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

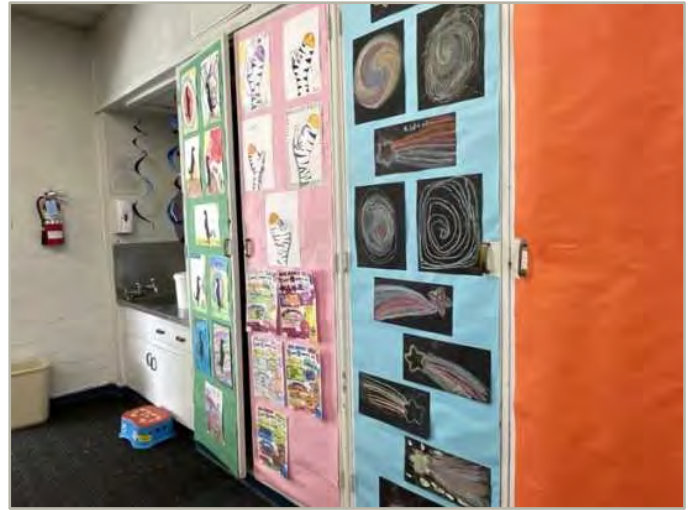
Building 300: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key findings at this time	





## 5. Building 400



### Building 400: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	5000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: low slopped with modified bitumen	Fair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main distribution panel Interior Lighting: Fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair



**Building 400: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	

## 6. Building 500



### Building 500: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	5000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: low slopped with modified bitumen	Fair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	--
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard and electrical panel Interior Lighting: Fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

**Building 500: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	

## 7. Building 800



### Building 800: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	5000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Low slopped with modified bitumen	Fair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	--
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main distribution panel Interior Lighting: Fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

**Building 800: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	ACT ceiling has lots of damage from roof leaks	

## 8. Building MPR



### Building MPR: Systems Summary

Constructed/Renovated	1955	
Building/Group Size	5300 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Low slopped with modified bitumen	Fair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet, ceramic tile and epoxy flooring Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	Distribution: Copper and PVC waste and 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	Good
Electrical	Source and Distribution: Main switchboard and electrical panel Interior Lighting: Fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

**Building MPR: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	One food warmer is not working	



## 9. Office Building



### Office Building: Systems Summary

Constructed/Renovated	1955
Building/Group Size	3700 SF
Number of Stories	One above grade
System	DescriptionCondition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system over concrete slab foundationFair
Façade	Primary Wall Finish: Brick Windows: AluminumFair
Roof	Primary: Low slopped with modified bitumenFair
Interiors	Walls: Painted drywall and ceramic tile Floors: Carpet and VCT and ceramic tile Ceilings: ACTFair
Elevators	None--
Plumbing	Distribution: Copper and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restroomsFair
HVAC	Non-Central System: Packaged unitsFair
Fire Suppression	Fire extinguishersGood
Electrical	Source and Distribution: Main distribution panel Interior Lighting: FluorescentFair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signsFair



## Office Building: Systems Summary

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	

10. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Concrete lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted wood board Playgrounds and sports fields and courts with fencing, and site lights Limited park benches and picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Relatively flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	No key findings at this time	

## 11. Property Space Use and Observed Areas

### Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 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.

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

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

The campus was originally constructed in 1955. The campus was originally constructed in 1955 with additional modular buildings added.

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

## Scope

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

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

## 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 William Orr Elementary, 12130 South Jersey Avenue, Norwalk, California 90650, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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**Reviewed by:**

  
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## 16. Appendices

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Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - COVER PHOTO



2 - FRONT VIEW



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - REAR ELEVATION EXTRA



## Photographic Overview



7 - FRONT PARKING LOT



8 - PARKING LOT VIEW



9 - PLAYGROUND OVERVIEW



10 - AIR CONDITIONER, WINDOW/THRU-WALL, 1  
TO



11 - WALKWAYS



12 - ANCILLARY: EMERGENCY BIN (CONTAINER)  
=W



## Photographic Overview



13 - ANCILLARY: SHED



14 - ANCILLARY: CONTAINER = EQUIPMENT STORAGE



15 - CLASSROOM OVERVIEW



16 - MPR INTERIOR



17 - WATER HEATER



18 - EVAPORATIVE COOLER



## Photographic Overview



19 - SPLIT SYSTEM



20 - AIR CONDITIONER



21 - FAN COIL UNIT: SPLIT SYSTEM



22 - DUCTLESS SPLIT SYSTEM



23 - WALL-MOUNTED HEAT PUMP



24 - ROOF PACKAGED UNIT

## Photographic Overview



25 - EXHAUST FAN



26 - AIR CURTAIN



27 - KITCHEN FIRE SUPPRESSION SYSTEM



28 - FIRE EXTINGUISHER



29 - SWITCHBOARDS



30 - SECONDARY TRANSFORMER OUTSIDE



## Photographic Overview



31 - SECONDARY TRANSFORMER INSIDE



32 - SWITCHBOARD



33 - INTRUSION DETECTION SYSTEM



34 - FIRE ALARM SYSTEM



35 - IRRIGATION SYSTEM



36 - PLAY STRUCTURE

## Appendix B:


### Site Plan

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# Site Plan



	<b>Project Number</b>		<b>Project Name</b>	
	159753.22R000-009.017		William Orr Elementary	
	<b>Source</b>		<b>On-Site Date</b>	
	Google		September 29, 2022	



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** William Orr 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:** 9/28/2022

**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 1955	Renovated	
2	Building size in SF	33,743	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2012	MPR Kitchen remodeled
		HVAC		
		Electrical	2017	Lighting interior & exterior has been replaced with LED
		Site Pavement	2022	Concrete work in playground, parking lot
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).	ADA & RESTROOM RENOVATED 2018		
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 yrs equipments performance are inefficient; roof is 20 yrs old. Interior plumbing/electrical/window frames are OG; HVAC ductwork 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?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	Wheelchair lift, yes
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Front office, kitchen
14	Is the electrical service outdated, undersized, or problematic?	✗				
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: William Orr Elementary

BV Project Number: 159753.22R000-009.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

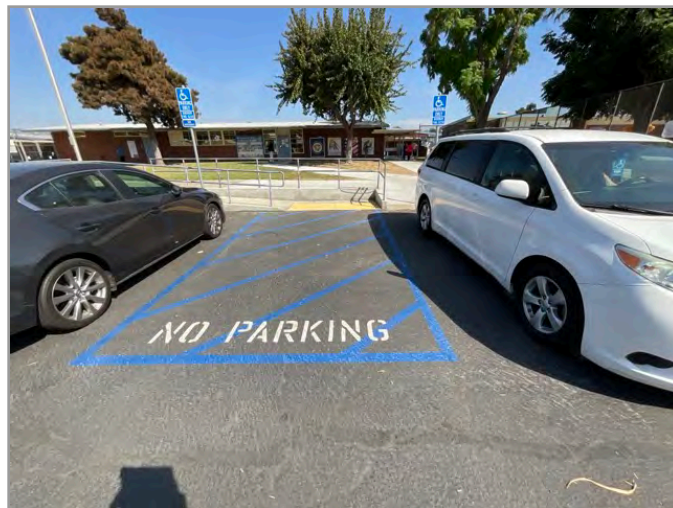
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			
3	Has building management reported any accessibility-based complaints or litigation?			✗	

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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 ?	✗			

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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

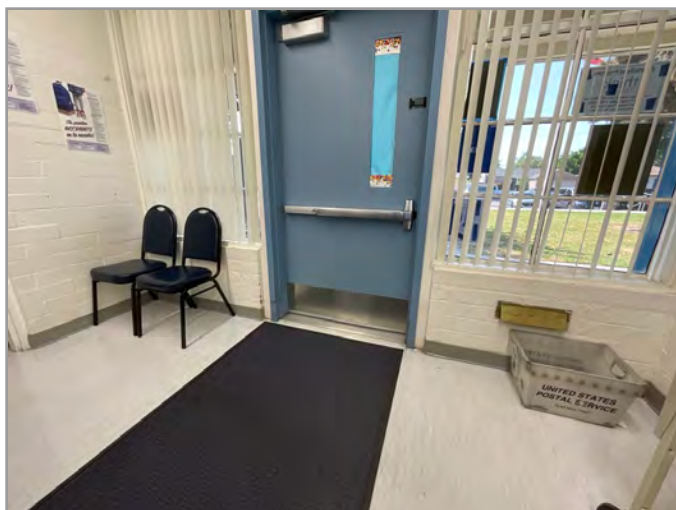
Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at 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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

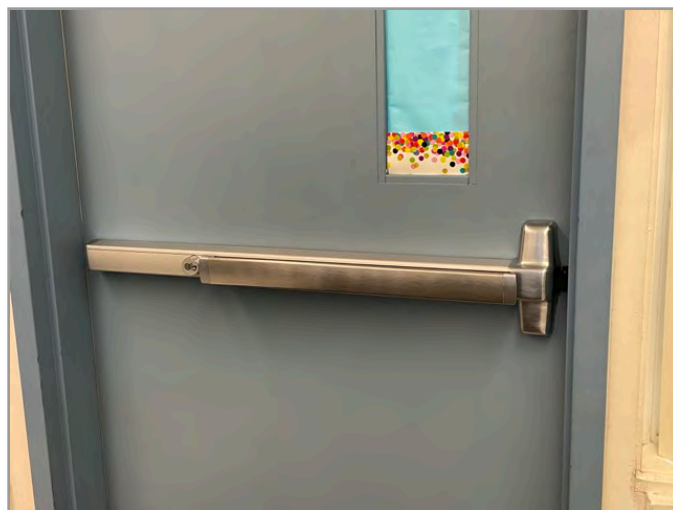


## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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



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

## Abbreviated Accessibility Checklist

### Elevators

*Elevators section not applicable at this site.*

<b>1</b>	Are hallway call buttons configured with the "UP" button above the "DOWN" button?				
<b>2</b>	Is accessible floor identification signage present on the hoistway sidewalls on each level ?				
<b>3</b>	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?				
<b>4</b>	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?				
<b>5</b>	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?				
<b>6</b>	Do elevator car control buttons appear to be mounted at a compliant height ?				

<b>7</b>	Are tactile and Braille characters mounted to the left of each elevator car control button ?				
<b>8</b>	Are audible and visual floor position indicators provided in the elevator car?				
<b>9</b>	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?				

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes

*Kitchens/Kitchenettes section not applicable at this site.*

1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?				
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?				
3	Is there an accessible countertop/preparation space of proper width and height ?				
4	Is there an accessible sink space of proper width and height ?				
5	Does the sink faucet have compliant handles ?				
6	Is the plumbing piping under the sink configured to protect against contact ?				

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

## Abbreviated Accessibility Checklist

### Hospitality

<b>1</b>	Does there appear to be adequate clear floor space around the exercise machines/ equipment ?				
<b>2</b>	Does property management report there are a sufficient number of ADA guest rooms without roll-in showers ?				
<b>3</b>	Does property management report there are a sufficient number of ADA guest rooms with roll-in showers ?				
<b>4</b>	Does property management report there are a sufficient number of ADA guest rooms with communications features ?				
<b>5</b>	Does property management report there are a sufficient number of portable communications kits available, where built-in communication features are not provided ?				
<b>6</b>	Are publicly accessible swimming pools equipped with an entrance lift ?				

## Abbreviated Accessibility Checklist

### Self-Service Storage

<b>1</b>	Does it appear that the minimum required number of individual self-storage units are accessible?				
<b>2</b>	Do the accessible units appear to have door openers which are within allowable reach ranges to operate ?				

## Abbreviated Accessibility Checklist

### Courtrooms

<b>1</b>	Is there an accessible route to the Jury Box?				
<b>2</b>	Does the Jury Box appear to have a minimum compliant floor area?				
<b>3</b>	Is there an accessible route to the Witness Stand?				
<b>4</b>	Does the Witness Stand appear to have a minimum compliant floor area?				
<b>5</b>	Is there an accessible route to the Court Clerk Station?				
<b>6</b>	Does the Court Clerk Station appear to have a minimum compliant floor area?				
<b>7</b>	Is there an accessible route to the Judge seating area?				

8	Does the Judge's seating area appear to have a minimum compliant floor area?				
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## Appendix E:

### Component Condition Report

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Component Condition Report | William Orr Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	MPR Building exterior	Fair	Stairs, Concrete, Exterior	3 SF	25	4291524
Facade						
B2010	MPR Building Exterior	Fair	Exterior Walls, Brick	7,500 SF	25	4291492
B2020	MPR Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	20	4291517
B2050	MPR Stage	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	5	4291697
B2050	MPR Building Exterior	Fair	Exterior Door, Steel, Standard	4	36	4291624
Roofing						
B3010	MPR roof	Fair	Roofing, Modified Bitumen	5,300 SF	9	4291686
B3080	MPR Roof	Fair	Soffit, Gypsum Board	350 SF	7	4291648
Interiors						
C1020	Kitchen	Fair	Interior Window, Fixed, 12 SF	1	25	4291671
C1030	MPR Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	20	4291590
C1070	MPR Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	5	4291642
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3	15	4291706
C2010	MPR Throughout Building	Fair	Wall Finishes, Ceramic Tile	600 SF	25	4291466
C2010	MPR Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	7	4291713
C2030	MPR Throughout Building	Fair	Flooring, Ceramic Tile	300 SF	20	4291490
C2030	MPR Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	4,000 SF	10	4291515
C2030	MPR Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	7	4291609
C2050	MPR Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	8	4291586
Conveying						
D1010	MPR Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	9	4291484
Plumbing						
D2010	MPR Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	4291722
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	4291530
D2010	MPR Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4291547
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	4291663
D2010	MPR Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	20	4291567
D2010	MPR Restroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	17	4291550
D2010	MPR Restroom	Fair	Toilet, Commercial Water Closet	3	15	4291622
HVAC						
D3030	MPR roof	Fair	Evaporative Cooler, 2 to 3 HP	1	5	4291504
D3030	Kitchen	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	5	4291616
D3030	MPR roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	4291577
D3050	MPR roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	7	4291620
D3060	MPR roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	7	4291733

Component Condition Report | William Orr Elementary / MPR (Multipurpose Room)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	7	4291468
D3060	MPR roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	12	4291666
D3060	MPR roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	11	4291614
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	11	4291679
D4030	MPR Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	9	4291714
D4030	MPR Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	9	4291621
Electrical						
D5020	MPR Stage Storage	Fair	Switchboard, 120/208 V, 400 AMP	1	20	4291570
D5020	MPR Stage Storage	Fair	Secondary Transformer, Dry, Stepdown	1	15	4291608
D5020	MPR Stage Storage	Fair	Switchboard, 120/208 V, 400 AMP	1	20	4291482
D5020	MPR Stage Storage	Fair	Switchboard, 120/208 V, 400 AMP	1	20	4291588
D5040	MPR Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	10	4291505
Fire Alarm & Electronic Systems						
D6060	MPR Stage Storage	Fair	Intercom/Public Address Component, Speaker	1	8	4291493
D7050	MPR Throughout Building	Fair	Fire Alarm Devices, Strobe	6	9	4291661
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	4291612
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 6-Burner	1	14	4291516
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	4291667
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	10	4291659
E1030	Kitchen	Poor	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	2	4291601
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	4291474
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	4291488
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	4291564
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	8	4291664
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	4291489
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	9	4291673

Component Condition Report | William Orr Elementary / 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	100 Building Exterior	Fair	Exterior Walls, Brick	3,800 SF	25	4291503
B2020	100 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	27	20	4291598
B2050	100 Building Exterior	Fair	Exterior Door, Steel, Standard	2	36	4291549
Roofing						
B3010	100 Roof	Fair	Roofing, Modified Bitumen	3,000 SF	10	4293254
B3080	100 Roof	Fair	Soffit, Wood	300 SF	6	4291537

Component Condition Report | William Orr Elementary / 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	100 Throughout	Fair	Interior Door, Steel, Standard	2	15	4291682
C1070	100 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	3	4291518
C2010	100 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	8	4291735
C2010	100 Restroom	Fair	Wall Finishes, Ceramic Tile	800 SF	25	4291732
C2030	100 Throughout	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	6	4291476
C2030	100 Restroom	Fair	Flooring, Ceramic Tile	400 SF	20	4291457
C2030	100 Restroom	Fair	Flooring, Vinyl Tile (VCT)	600 SF	7	4291585
C2050	100 Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	7	4291525
Plumbing						
D2010	100 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4291639
D2010	100 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4291600
D2010	100 Restroom	Fair	Toilet, Commercial Water Closet	4	17	4291670
HVAC						
D3050	100 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	6	4293259
Fire Protection						
D4030	100 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4291689
Electrical						
D5020	100 Building Exterior	Fair	Switchboard, 277/480 V	1	11	4291657
D5040	100 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	9	4291681
Fire Alarm & Electronic Systems						
D6060	100 Building Exterior	Fair	Intercom/Public Address Component, Speaker	3	8	4291692
D7050	100 Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	3,000 SF	13	4291486
Equipment & Furnishings						
E2010	100 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	6	4291610

Component Condition Report | William Orr Elementary / 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	200 Building Exterior	Fair	Exterior Walls, Brick	5,000 SF	24	4291509
B2020	200 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	20	4291599
B2050	200 Building Exterior	Fair	Exterior Door, Steel, Standard	9	36	4291522
Roofing						
B3010	200 Roof	Fair	Roofing, Modified Bitumen	4,500 SF	10	4293255
B3080	200 Roof	Fair	Soffit, Wood	300 SF	7	4291687
Interiors						
C1070	200 Building Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	4	4291536
C2010	200 Building Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	4291551

Component Condition Report | William Orr Elementary / 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	200 Building Throughout	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	8	4291715
C2050	200 storage	Fair	Ceiling Finishes, any flat surface, Prep & Paint	240 SF	7	4291668
Plumbing						
D2010	200 Building Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4291576
HVAC						
D3050	200 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	6	4293264
Fire Protection						
D4030	200 Building Throughout	Fair	Fire Extinguisher, Wet Chemical/CO2	4	9	4291638
Electrical						
D5040	200 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4291461
Fire Alarm & Electronic Systems						
D6060	200 Building Throughout	Fair	Intercom/Public Address Component, Speaker	2	9	4291691
D7050	200 Building Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,500 SF	12	4291531
Equipment & Furnishings						
E2010	200 Building Throughout	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	4291497
Sitework						
G2080	200 Building Exterior	Fair	Irrigation System, Control Panel	1	8	4291534

Component Condition Report | William Orr Elementary / 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	300 Building Exterior	Fair	Exterior Walls, Brick	5,700 SF	25	4291511
B2020	300 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	20	4291495
B2050	300 Building Exterior	Fair	Exterior Door, Steel, Standard	9	36	4291662
Roofing						
B3010	300 Roof	Fair	Roofing, Modified Bitumen	4,500 SF	10	4293256
B3080	300 Roof	Fair	Soffit, Wood	200 SF	7	4291688
Interiors						
C1070	300 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	7	4291728
C2010	300 Restroom	Fair	Wall Finishes, Ceramic Tile	700 SF	25	4291626
C2010	300 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	7	4291618
C2030	300 Restroom	Fair	Flooring, Ceramic Tile	350 SF	20	4291650
C2050	300 Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	8	4291458
Plumbing						
D2010	300 Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	4291467
D2010	300 Storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	4291455
D2010	300 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	4291578
D2010	300 Restroom	Fair	Toilet, Commercial Water Closet	1	17	4291632

## Component Condition Report | William Orr Elementary / 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	300 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	18	4291480
D2010	300 Throughout	Fair	Urinal, Standard	5	17	4291725
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	4	8	4316278
Fire Protection						
D4030	300 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4291702
Electrical						
D5040	300 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	11	4291454
Fire Alarm & Electronic Systems						
D6060	300 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	11	4291463
D7050	300 Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	5,000 SF	12	4291738
Equipment & Furnishings						
E2010	300 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	10	4291707

## Component Condition Report | William Orr Elementary / 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	400 Building Exterior	Fair	Exterior Walls, Brick	5,400 SF	25	4291606
B2020	400 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	20	4291690
B2050	400 Building Exterior	Fair	Exterior Door, Steel, Standard	9	36	4291587
Roofing						
B3010	400 Roof	Fair	Roofing, Modified Bitumen	4,500 SF	10	4293257
B3080	400 Roof	Fair	Soffit, Wood	200 SF	7	4291674
Interiors						
C1070	400 Building Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	7	4291496
C1090	400 Restroom	Fair	Toilet Partitions, Plastic/Laminate	1	10	4291655
C2010	400 Restroom	Fair	Wall Finishes, Ceramic Tile	320 SF	25	4291593
C2010	400 Building Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	8	4291573
C2030	400 Restroom	Fair	Flooring, Ceramic Tile	160 SF	20	4291708
C2050	400 mechanical room	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	7	4291596
Plumbing						
D2010	400 Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	8	4291533
D2010	400 Building Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	4291560
D2010	400 Restroom	Fair	Toilet, Commercial Water Closet	3	15	4291572
D2010	400 Building Throughout	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	4291680
HVAC						
D3050	300 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	6	4293266
Fire Protection						

## Component Condition Report | William Orr Elementary / 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	400 Building Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4291617
Electrical						
D5040	400 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4291581
Fire Alarm & Electronic Systems						
D6060	400 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4291532
D7050	400 Building Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	5,000 SF	14	4291584
Equipment & Furnishings						
E2010	400 Building Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	9	4291558

## Component Condition Report | William Orr Elementary / 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	500 Building exterior	Fair	Exterior Walls, Brick	5,400 SF	25	4291563
B2020	500 Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	20	4291559
B2050	500 Building exterior	Fair	Exterior Door, Steel, Standard	9	36	4291475
Roofing						
B3010	500 Roof	Fair	Roofing, Modified Bitumen	4,500 SF	9	4291512
B3080	500 Roof	Fair	Soffit, Wood	300 SF	8	4291527
Interiors						
C1070	500 Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	5	4291718
C1090	500 Restroom	Fair	Toilet Partitions, Plastic/Laminate	2	12	4291507
C2010	500 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	8	4291637
C2010	500 Restroom	Fair	Wall Finishes, Ceramic Tile	200 SF	20	4291471
C2030	500 Restroom	Fair	Flooring, Ceramic Tile	300 SF	20	4291464
C2030	500 Throughout	Fair	Flooring, Carpet, Commercial Standard	4,300 SF	7	4291737
C2050	500 Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	7	4291542
Plumbing						
D2010	500 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	19	4291709
D2010	500 Restroom	Fair	Urinal, Standard	1	17	4291736
D2010	500 Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	2	8	4291485
D2010	500 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	4291646
D2010	500 Restroom	Fair	Toilet, Commercial Water Closet	3	12	4291627
D2010	500 Custodial	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	4291696
HVAC						
D3050	500 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	6	4293267
D3060	500 Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	7	4291704
D3060	500 Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	7	4291739
Fire Protection						



## Component Condition Report | William Orr Elementary / 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	500 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	9	4291470
Electrical						
D5040	500 Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	10	4291494
Fire Alarm & Electronic Systems						
D6060	500 Building exterior	Fair	Intercom/Public Address Component, Speaker	2	9	4291645
D7050	500 Throughout	Fair	Fire Alarm Devices, Alarm Siren	6	8	4291711
Equipment & Furnishings						
E2010	500 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	7	4291654

## Component Condition Report | William Orr Elementary / 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	800 Building Exterior	Fair	Exterior Walls, Brick	5,400 SF	25	4291465
B2020	800 Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	20	4291623
B2050	800 Building Exterior	Fair	Exterior Door, Steel, Standard	9	36	4291703
Roofing						
B3010	800 Roof	Fair	Roofing, Modified Bitumen	4,500 SF	10	4293258
B3080	800 Roof	Fair	Soffit, Wood	300 SF	6	4291677
Interiors						
C1070	800 Throughout	Poor	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	2	4291658
C1090	800 Restroom	Fair	Toilet Partitions, Plastic/Laminate	2	10	4291669
C2010	800 Restroom	Fair	Wall Finishes, Ceramic Tile	400 SF	25	4291634
C2010	800 Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	8	4291491
C2030	800 Restroom	Fair	Flooring, Ceramic Tile	350 SF	20	4291604
C2030	800 Throughout	Fair	Flooring, Carpet, Commercial Standard	4,300 SF	7	4293253
C2050	800 Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	8	4291561
Plumbing						
D2010	800 Restroom	Fair	Urinal, Standard	1	17	4291469
D2010	800 Restroom	Fair	Toilet, Commercial Water Closet	3	17	4291597
D2010	800 Electrical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	25	4291635
D2010	800 Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	18	4291712
D2010	800 Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	16	4291629
D2010	800 Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	4291726
HVAC						
D3050	800 Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	6	4293260
Fire Protection						
D4030	800 Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4291519
Electrical						

## Component Condition Report | William Orr Elementary / 800

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	800 Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	10	4291595
Fire Alarm & Electronic Systems						
D6060	800 Building Exterior	Fair	Intercom/Public Address Component, Speaker	2	10	4291481
D7050	800 Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	5,000 SF	15	4291546
Equipment & Furnishings						
E2010	800 Throughout	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	10	4291727

## Component Condition Report | William Orr Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Library Building Exterior	Fair	Exterior Walls, Wood Siding	2,500 SF	10	4291478
B2020	Library Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	20	4291721
B2050	Library Building Exterior	Fair	Exterior Door, Steel, Standard	2	36	4291508
Roofing						
B3080	Library Roof	Fair	Soffit, Metal	60 SF	6	4291452
Interiors						
C1020	Library Throughout	Fair	Interior Window, Fixed, 12 SF	2	25	4291633
C1030	Library Throughout	Fair	Interior Door, Wood, Solid-Core	3	20	4291589
C1070	Library Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	5	4291730
C2010	Library Throughout	Fair	Wall Finishes, Vinyl	2,500 SF	7	4291548
C2030	Library Throughout	Fair	Flooring, Carpet, Commercial Standard	900 SF	8	4291640
HVAC						
D3030	Library Building Exterior	Fair	Air Conditioner, Window/Thru-Wall	2	6	4291678
Fire Protection						
D4030	Library Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	9	4291685
Electrical						
D5040	Library Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	9	4291554
Fire Alarm & Electronic Systems						
D6060	Library Building Exterior	Fair	Intercom/Public Address Component, Speaker	1	9	4291619
D7050	Library Throughout	Fair	Fire Alarm Devices, Alarm Siren	1	11	4291571

**Component Condition Report | William Orr Elementary / Office**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Office Building Exterior	Fair	Exterior Walls, Brick	5,000 SF	25	4291473
B2020	Office Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	20	4291607
B2050	Office Building Exterior	Fair	Exterior Door, Steel, Standard	9	36	4291506
Roofing						

**Component Condition Report | William Orr Elementary / Office**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Office Building Roof	Fair	Roofing, Modified Bitumen	3,700 SF	10	4291649
B3080	Office Roof	Fair	Soffit, Wood	200 SF	6	4291580
Interiors						
C1020	Office Throughout	Fair	Interior Window, Fixed, 12 SF	1	25	4291535
C1030	Office Throughout	Fair	Interior Door, Steel, Standard	1	25	4291557
C1030	Office Throughout	Fair	Interior Door, Wood, Solid-Core	6	20	4291462
C1070	Office Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	10	4291574
C2010	Office Throughout	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	8	4291565
C2010	Office Throughout	Fair	Wall Finishes, Ceramic Tile	450 SF	25	4291453
C2030	Office Throughout	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	8	4291487
C2030	Office Restroom	Fair	Flooring, Ceramic Tile	1,200 SF	20	4291451
C2030	Office Throughout	Fair	Flooring, Vinyl Sheetting	100 SF	8	4291502
C2050	Office Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	8	4291631
Plumbing						
D2010	Office Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	21	4291499
D2010	Office Custodian	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	4291594
D2010	Office Custodian	Fair	Water Heater, Gas, Residential	1	10	4291456
D2010	Office Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	4291705
D2010	Office Restroom	Fair	Toilet, Commercial Water Closet	2	17	4291510
HVAC						
D3020	Office Throughout	Fair	Furnace, Gas, 10 to 25 MBH	2	4	4291693
D3030	Office Building Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	4291605
D3030	Office Throughout	Fair	Air Conditioner, Window/Thru-Wall	2	5	4291740
D3030	Office Custodian	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	1	8	4291552
Fire Protection						
D4030	Office Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	9	4291676
Electrical						
D5040	Office Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	14	4291521
Fire Alarm & Electronic Systems						
D6060	Office Building Exterior	Fair	Intercom/Public Address Component, Speaker	3	10	4291541
D7010	Office Throughout	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	23 SF	10	4291641
D7050	Office Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3 SF	16	4291538
Equipment & Furnishings						
E2010	Office Throughout	Fair	Casework, Cabinetry, Hardwood Standard	55 LF	15	4291656

## Component Condition Report | William Orr Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						

Component Condition Report | William Orr Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	902	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	16	4293269
F1020	904	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	16	4293273
F1020	903	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	16	4293272
F1020	library	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	16	4293270
F1020	901	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	16	4293271
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	4316290
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	7	4316289
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	23	4291520
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	19	4291472
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	4 SF	19	4291665
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	19	4291513
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	15	4291545
G2050	Site	Fair	Play Structure, Multipurpose, Medium	4	19	4291575
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	15	4291592
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	19	4291734
G2050	Site	Fair	Play Structure, Multipurpose, Small	3	19	4291700
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	15	4291710
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	15	4291717
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	28	15	4291602
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	99,999 LF	25	4291651
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	12	4291583
G2060	Site	Fair	Flagpole, Metal	1	20	4291694
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3 SF	11	4291514
G4050	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	10	4291724

## Appendix F:

### Replacement Reserves

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## Replacement Reserves Report

**10/19/2022**

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
William Orr Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
William Orr Elementary / 100	\$0	\$0	\$0	\$8,399	\$0	\$0	\$88,301	\$5,132	\$8,137	\$2,221	\$44,269	\$53,196	\$0	\$9,675	\$0	\$6,158	\$37,001	\$10,889	\$8,412	\$578	\$71,094	\$353,460
William Orr Elementary / 200	\$0	\$0	\$0	\$0	\$13,841	\$0	\$57,032	\$6,522	\$48,682	\$3,009	\$75,257	\$2,280	\$14,089	\$0	\$0	\$8,211	\$13,215	\$871	\$56,078	\$2,310	\$67,822	\$369,219
William Orr Elementary / 300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,410	\$42,562	\$430	\$119,525	\$4,028	\$15,655	\$0	\$0	\$0	\$0	\$25,952	\$18,506	\$578	\$48,745	\$308,389
William Orr Elementary / 400	\$0	\$0	\$0	\$0	\$0	\$0	\$47,198	\$19,311	\$13,770	\$52,005	\$68,838	\$2,280	\$0	\$0	\$24,580	\$6,672	\$5,286	\$363	\$14,020	\$578	\$73,534	\$328,433
William Orr Elementary / 500	\$0	\$0	\$0	\$0	\$0	\$14,256	\$47,198	\$108,910	\$22,141	\$66,833	\$1,845	\$0	\$8,454	\$0	\$0	\$8,211	\$0	\$61,250	\$14,020	\$7,220	\$88,447	\$448,784
William Orr Elementary / 800	\$0	\$0	\$13,047	\$0	\$0	\$0	\$52,902	\$46,791	\$11,405	\$430	\$125,649	\$0	\$0	\$0	\$0	\$17,106	\$8,457	\$67,602	\$23,740	\$578	\$42,637	\$410,344
William Orr Elementary / Library	\$0	\$0	\$0	\$0	\$0	\$4,010	\$15,077	\$8,440	\$9,389	\$1,791	\$36,891	\$271	\$0	\$0	\$0	\$0	\$19,734	\$0	\$12,618	\$578	\$9,816	\$118,613
William Orr Elementary / MPR (Multipurpose Room)	\$0	\$0	\$3,961	\$0	\$0	\$39,841	\$3,015	\$60,910	\$21,351	\$139,296	\$68,395	\$13,375	\$2,192	\$0	\$9,965	\$26,002	\$0	\$30,126	\$1,682	\$19,735	\$308,374	\$748,219
William Orr Elementary / Office	\$0	\$0	\$0	\$0	\$5,438	\$5,601	\$3,802	\$5,402	\$49,934	\$215	\$71,530	\$0	\$0	\$0	\$1,661	\$39,858	\$16	\$4,719	\$57,200	\$289	\$69,012	\$314,675
William Orr Elementary / Site	\$0	\$0	\$5,242	\$0	\$0	\$0	\$0	\$53,341	\$0	\$0	\$6,198	\$5	\$11,037	\$0	\$0	\$64,149	\$792,885	\$8,167	\$0	\$467,098	\$4,958	\$1,413,078
Grand Total	\$0	\$0	\$22,249	\$8,399	\$19,279	\$63,708	\$314,526	\$347,168	\$227,370	\$266,228	\$618,395	\$75,434	\$51,426	\$9,675	\$36,206	\$176,368	\$876,595	\$209,939	\$206,274	\$499,540	\$784,439	\$4,813,215

William Orr Elementary

William Orr Elementary / 100

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	100 Building Exterior	4291598	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	10	20	27	EA	\$1,043.10	\$28,164																				\$28,164	\$28,164		
B3010	100 Roof	4293254	Roofing, Modified Bitumen, Replace		20	10	10	3000	SF	\$10.98	\$32,940										\$32,940											\$32,940		
B3080	100 Roof	4291537	Soffit, Wood, Replace		20	14	6	300	SF	\$15.92	\$4,776						\$4,776															\$4,776		
C1030	100 Throughout	4291682	Interior Door, Steel, Standard, Replace		40	25	15	2	EA	\$658.80	\$1,318															\$1,318						\$1,318		
C1070	100 Throughout	4291518	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	22	3	2000	SF	\$3.84	\$7,686					\$7,686																\$7,686		
C2010	100 Throughout	4291735	Wall Finishes, any surface, Prep & Paint		10	2	8	3000	SF	\$1.65	\$4,941										\$4,941									\$4,941		\$9,882		
C2030	100 Restroom	4291457	Flooring, Ceramic Tile, Replace		40	20	20	400	SF	\$19.76	\$7,906																					\$7,906		
C2030	100 Restroom	4291585	Flooring, Vinyl Tile (VCT), Replace		15	8	7	600	SF	\$5.49	\$3,294							\$3,294														\$3,294		
C2030	100 Throughout	4291476	Flooring, Carpet, Commercial Standard, Replace		10	4	6	2800	SF	\$8.24	\$23,058						\$23,058										\$23,058					\$46,116		
C2050	100 Throughout	4291525	Ceiling Finishes, any flat surface, Prep & Paint		10	3	7	400	SF	\$2.20	\$878							\$878													\$878	\$1,757		
D2010	100 Throughout	4291639	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	2	EA	\$1,317.60	\$2,635															\$2,635						\$2,635		
D2010	100 Restroom	4291670	Toilet, Commercial Water Closet, Replace		30	13	17	4	EA	\$1,427.40	\$5,710																				\$5,710	\$5,710		
D2010	100 Restroom	4291600	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	10	20	2	EA	\$1,647.00	\$3,294																					\$3,294		
D3050	100 Roof	4293259	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	14	6	2	EA	\$9,882.00	\$19,764						\$19,764															\$19,764		
D4030	100 Throughout	4291689	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	2	EA	\$164.70	\$329										\$329										\$329	\$659		
D5020	100 Building Exterior	4291657	Switchboard, 277/480 V, Replace		40	29	11	1	EA	\$38,430.00	\$38,430											\$38,430										\$38,430		
D5040	100 Building Exterior	4291681	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	11	9	5	EA	\$274.50	\$1,373										\$1,373											\$1,373		
D6060	100 Building Exterior	4291692	Intercom/Public Address Component, Speaker, Replace		15	7	8	3	EA	\$494.10	\$1,482										\$1,482											\$1,482		
D7050	100 Throughout	4291486	Fire Alarm System, Full System Upgrade, Simple Addressable, Install		20	7	13	3000	SF	\$2.20	\$6,588													\$6,588								\$6,588		
E2010	100 Throughout	4291610	Casework, Cabinetry, Hardwood Standard, Replace		20	14	6	80	LF	\$329.40	\$26,352						\$26,352															\$26,352		
Totals, Unescalated												\$0	\$0	\$0	\$7,686	\$0	\$0	\$73,950	\$4,172	\$6,423	\$1,702	\$32,940	\$38,430	\$0	\$6,588	\$0	\$3,953	\$23,058	\$6,588	\$4,941	\$329	\$39,363	\$250,124	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$8,399	\$0	\$0	\$88,301	\$5,132	\$8,137	\$2,221	\$44,269	\$53,196	\$0	\$9,675	\$0	\$6,158	\$37,001	\$10,889	\$8,412	\$578	\$71,094	\$353,460	

William Orr Elementary / 200

[illegible]



Uniformal Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
Totals, Unescalated											\$0	\$0	\$0	\$0	\$12,298	\$0	\$47,763	\$5,303	\$38,430	\$2,306	\$55,998	\$1,647	\$9,882	\$0	\$0	\$5,270	\$8,235	\$527	\$32,940	\$1,318	\$37,552	\$259,468
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$13,841	\$0	\$57,032	\$6,522	\$48,682	\$3,009	\$75,257	\$2,280	\$14,089	\$0	\$0	\$8,211	\$13,215	\$871	\$56,078	\$2,310	\$67,822	\$369,219

William Orr Elementary / 300																																	
Uniformal Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	300 Building Exterior	4291495	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	4293256	Roofing, Modified Bitumen, Replace	20	10	10	4500	SF	\$10.98	\$49,410											\$49,410											\$49,410	
B3080	300 Roof	4291688	Soffit, Wood, Replace	20	13	7	200	SF	\$15.92	\$3,184								\$3,184														\$3,184	
C1070	300 Throughout	4291728	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	3200	SF	\$3.84	\$12,298								\$12,298														\$12,298	
C2010	300 Throughout	4291618	Wall Finishes, any surface, Prep & Paint	10	3	7	5000	SF	\$1.65	\$8,235								\$8,235										\$8,235				\$16,470	
C2030	300 Restroom	4291650	Flooring, Ceramic Tile, Replace	40	20	20	350	SF	\$19.76	\$6,917																					\$6,917	\$6,917	
C2050	300 Throughout	4291458	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	300	SF	\$2.20	\$659									\$659											\$659		\$1,318	
D2010	300 Building Exterior	4291467	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	2	EA	\$1,317.60	\$2,635								\$2,635														\$2,635	
D2010	300 Restroom	4291632	Toilet, Commercial Water Closet, Replace	30	13	17	1	EA	\$1,427.40	\$1,427																		\$1,427				\$1,427	
D2010	300 Throughout	4291725	Urinal, Standard, Replace	30	13	17	5	EA	\$1,207.80	\$6,039																			\$6,039				\$6,039
D2010	300 Throughout	4291578	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	4	EA	\$1,317.60	\$5,270																				\$5,270			\$5,270
D2010	300 Restroom	4291480	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	3	EA	\$1,647.00	\$4,941																				\$4,941			\$4,941
D2010	300 Storage	4291455	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$3,381.84	\$3,382																					\$3,382		\$3,382
D3050	Roof	4316278	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	12	8	4	EA	\$8,235.00	\$32,940									\$32,940														\$32,940
D4030	300 Throughout	4291702	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$164.70	\$329										\$329										\$329			\$659
D5040	300 Building Exterior	4291454	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	4291463	Intercom/Public Address Component, Speaker, Replace	15	4	11	2	EA	\$494.10	\$988												\$988											\$988
D7050	300 Throughout	4291738	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	8	12	5000	SF	\$2.20	\$10,980													\$10,980										\$10,980
E2010	300 Throughout	4291707	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	120	LF	\$329.40	\$39,528											\$39,528												\$39,528
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,352	\$33,599	\$329	\$88,938	\$2,910	\$10,980	\$0	\$0	\$0	\$0	\$15,701	\$10,870	\$329	\$26,989	\$216,998	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,410	\$42,562	\$430	\$119,525	\$4,028	\$15,655	\$0	\$0	\$0	\$0	\$25,952	\$18,506	\$578	\$48,745	\$308,389	

William Orr Elementary / 400																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	400 Building Exterior	4291690	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	36	EA	\$1,043.10	\$37,552																					\$37,552	\$37,552	
B3010	400 Roof	4293257	Roofing, Modified Bitumen, Replace	20	10	10	4500	SF	\$10.98	\$49,410											\$49,410											\$49,410	
B3080	400 Roof	4291674	Soffit, Wood, Replace	20	13	7	200	SF	\$15.92	\$3,184								\$3,184														\$3,184	
C1070	400 Building Throughout	4291496	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	3200	SF	\$3.84	\$12,298								\$12,298														\$12,298	
C1090	400 Restroom	4291655	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	1	EA	\$823.50	\$824											\$824											\$824	
C2010	400 Building Throughout	4291573	Wall Finishes, any surface, Prep & Paint	10	2	8	5000	SF	\$1.65	\$8,235									\$8,235										\$8,235			\$16,470	
C2030	400 Restroom	4291708	Flooring, Ceramic Tile, Replace	40	20	20	160	SF	\$19.76	\$3,162																					\$3,162	\$3,162	
C2050	400 mechanical room	4291596	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	100	SF	\$2.20	\$220								\$220											\$220			\$439	
D2010	400 Building Exterior	4291533	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	2	EA	\$1,317.60	\$2,635									\$2,635													\$2,635	
D2010	400 Building Throughout	4291560	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	\$1,317.60	\$5,270															\$5,270							\$5,270	
D2010	400 Restroom	4291572	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,427.40	\$4,282																\$4,282						\$4,282	
D2010	400 Building Throughout	4291680	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	\$1,647.00	\$3,294																		\$3,294				\$3,294	
D3050	300 Roof	4293266	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	4	EA	\$9,882.00	\$39,528							\$39,528															\$39,528	
D4030	400 Building Throughout	4291617	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$164.70	\$329										\$329										\$329		\$659	
D5040	400 Building Exterior	4291581	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$274.50	\$1,647												\$1,647										\$1,647	
D6060	400 Building Exterior	4291532	Intercom/Public Address Component, Speaker, Replace	15	5	10	2	EA	\$494.10	\$988												\$988										\$988	
D7050	400 Building Throughout	4291584	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	6	14	5000	SF	\$2.20	\$10,980															\$10,980							\$10,980	
E2010	400 Building Throughout	4291558	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	120	LF	\$329.40	\$39,528										\$39,528												\$39,528	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$39,528	\$15,701	\$10,870	\$39,857	\$51,222	\$1,647	\$0	\$0	\$16,250	\$4,282	\$3,294	\$220	\$8,235	\$329	\$40,714	\$232,150	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$47,198	\$19,311	\$13,770	\$52,005	\$68,838	\$2,280	\$0	\$0	\$24,580	\$6,672	\$5,286	\$363	\$14,020	\$578	\$73,534	\$328,433	

William Orr Elementary / 500																																	
Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	500	Building exterior	4291559	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	36	EA	\$1,043.10	\$37,552																					\$37,552	\$37,552
B3010	500	Roof	4291512	Roofing, Modified Bitumen, Replace	20	11	9	4500	SF	\$10.98	\$49,410										\$49,410												\$49,410
B3080	500	Roof	4291527	Soffit, Wood, Replace	20	12	8	300	SF	\$15.92	\$4,776									\$4,776													\$4,776
C1070	500	Throughout	4291718	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	3200	SF	\$3.84	\$12,298						\$12,298																\$12,298
C1090	500	Restroom	4291507	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	2	EA	\$823.50	\$1,647													\$1,647									\$1,647
C2010	500	Restroom	4291471	Wall Finishes, Ceramic Tile, Replace	40	20	20	200	SF	\$19.76	\$3,953																					\$3,953	\$3,953
C2010	500	Throughout	4291637	Wall Finishes, any surface, Prep & Paint	10	2	8	5000	SF	\$1.65	\$8,235									\$8,235											\$8,235		\$16,470
C2030	500	Restroom	4291464	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$19.76	\$5,929																						\$5,929
C2030	500	Throughout	4291737	Flooring, Carpet, Commercial Standard, Replace	10	3	7	4300	SF	\$8.24	\$35,411								\$35,411														\$70,821
C2050	500	Restroom	4291542	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	200	SF	\$2.20	\$439								\$439														\$439

Unifor	mat Code	Location	Description	ID	Cost Description		Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
D2010		500	Building exterior	4291485	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace		15	7	8		2	EA	\$1,647.00	\$3,294									\$3,294													\$3,294		
D2010		500	Restroom	4291627	Toilet, Commercial Water Closet, Replace		30	18	12		3	EA	\$1,427.40	\$4,282												\$4,282										\$4,282		
D2010		500	Throughout	4291646	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15		4	EA	\$1,317.60	\$5,270																\$5,270						\$5,270		
D2010		500	Restroom	4291736	Urinal, Standard, Replace		30	13	17		1	EA	\$1,207.80	\$1,208																		\$1,208				\$1,208		
D2010		500	Restroom	4291709	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	11	19		2	EA	\$1,647.00	\$3,294																				\$3,294		\$3,294		
D2010		500	Custodial	4291696	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	15	20		1	EA	\$1,537.20	\$1,537																					\$1,537	\$1,537		
D3050		500	Roof	4293267	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	14	6		4	EA	\$9,882.00	\$39,528							\$39,528															\$39,528		
D3060		500	Roof	4291704	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	13	7		2	EA	\$1,317.60	\$2,635								\$2,635														\$2,635		
D3060		500	Roof	4291739	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	13	7		4	EA	\$2,635.20	\$10,541								\$10,541														\$10,541		
D4030		500	Throughout	4291470	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9		5	EA	\$164.70	\$824											\$824									\$824		\$1,647		
D5040		500	Building exterior	4291494	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10		5	EA	\$274.50	\$1,373											\$1,373											\$1,373		
D6060		500	Building exterior	4291645	Intercom/Public Address Component, Speaker, Replace		15	6	9		2	EA	\$494.10	\$988											\$988											\$988		
D7050		500	Throughout	4291711	Fire Alarm Devices, Alarm Siren, Replace		15	7	8		6	EA	\$195.44	\$1,173									\$1,173													\$1,173		
E2010		500	Throughout	4291654	Casework, Cabinetry, Hardwood Standard, Replace		20	13	7		120	LF	\$329.40	\$39,528									\$39,528													\$39,528		
Totals, Unescalated																\$0	\$0	\$0	\$0	\$0	\$12,298	\$39,528	\$88,554	\$17,478	\$51,222	\$1,373	\$0	\$5,929	\$0	\$0	\$5,270	\$0	\$37,058	\$8,235	\$4,118	\$48,971		\$320,032
Totals, Escalated (3.0% inflation, compounded annually)																\$0	\$0	\$0	\$0	\$0	\$14,256	\$47,198	\$108,910	\$22,141	\$66,833	\$1,845	\$0	\$8,454	\$0	\$0	\$8,211	\$0	\$61,250	\$14,020	\$7,220	\$88,447		\$448,784

William Orr Elementary / 800																																					
Uniformat Code		Location	Description	ID	Cost Description		Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost * Subtotal		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	800	Building Exterior	4291623	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	10	20	16	EA	\$1,043.10	\$16,690																							\$16,690	\$16,690	
B3010	800	Roof	4293258	Roofing, Modified Bitumen, Replace		20	10	10	4500	SF	\$10.98	\$49,410													\$49,410											\$49,410	
B3080	800	Roof	4291677	Soffit, Wood, Replace		20	14	6	300	SF	\$15.92	\$4,776									\$4,776															\$4,776	
C1070	800	Throughout	4291658	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	23	2	3200	SF	\$3.84	\$12,298			\$12,298																					\$12,298	
C1090	800	Restroom	4291669	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	2	EA	\$823.50	\$1,647													\$1,647											\$1,647	
C2010	800	Throughout	4291491	Wall Finishes, any surface, Prep & Paint		10	2	8	5000	SF	\$1.65	\$8,235																					\$8,235			\$16,470	
C2030	800	Restroom	4291604	Flooring, Ceramic Tile, Replace		40	20	20	350	SF	\$19.76	\$6,917																							\$6,917	\$6,917	
C2030	800	Throughout	4293253	Flooring, Carpet, Commercial Standard, Replace		10	3	7	4300	SF	\$8.24	\$35,411																					\$35,411			\$70,821	
C2050	800	Restroom	4291561	Ceiling Finishes, any flat surface, Prep & Paint		10	2	8	350	SF	\$2.20	\$769																						\$769		\$1,537	
D2010	800	Building Exterior	4291726	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	8	7	2	EA	\$1,317.60	\$2,635										\$2,635														\$2,635	
D2010	800	Throughout	4291629	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	14	16	4	EA	\$1,317.60	\$5,270																			\$5,270					\$5,270	
D2010	800	Restroom	4291469	Urinal, Standard, Replace		30	13	17	1	EA	\$1,207.80	\$1,208																					\$1,208			\$1,208	
D2010	800	Restroom	4291597	Toilet, Commercial Water Closet, Replace		30	13	17	3	EA	\$1,427.40	\$4,282																					\$4,282			\$4,282	
D2010	800	Restroom	4291712	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	12	18	3	EA	\$1,647.00	\$4,941																						\$4,941		\$4,941	
D3050	800	Roof	4293260	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	14	6	4	EA	\$9,882.00	\$39,528										\$39,528														\$39,528	
D4030	800	Throughout	4291519	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	2	EA	\$164.70	\$329													\$329									\$329		\$659	
D5040	800	Building Exterior	4291595	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	7	EA	\$274.50	\$1,922														\$1,922										\$1,922	
D6060	800	Building Exterior	4291481	Intercom/Public Address Component, Speaker, Replace		15	5	10	2	EA	\$494.10	\$988															\$988										\$988
D7050	800	Throughout	4291546	Fire Alarm System, Full System Upgrade, Simple Addressable, Install		20	5	15	5000	SF	\$2.20	\$10,980																			\$10,980					\$10,980	
E2010	800	Throughout	4291727	Casework, Cabinetry, Hardwood Standard, Replace		20	10	10	120	LF	\$329.40	\$39,528																								\$39,528	
Totals, Unescalated														\$0	\$0	\$12,298	\$0	\$0	\$0	\$44,304	\$38,046	\$9,004	\$329	\$93,495	\$0	\$0	\$0	\$0	\$10,980	\$5,270	\$40,901	\$13,945	\$329	\$23,607	\$292,507		
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$13,047	\$0	\$0	\$0	\$52,902	\$46,791	\$11,405	\$430	\$125,649	\$0	\$0	\$0	\$0	\$17,106	\$8,457	\$67,602	\$23,740	\$578	\$42,637	\$410,344		

William Orr Elementary / Library																																				
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Library Building Exterior	4291478		Exterior Walls, Wood Siding, Replace	30		20	10	2500	SF	\$10.98	\$27,450											\$27,450											\$27,450		
B2020	Library Building Exterior	4291721		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30		10	20	3	EA	\$1,043.10	\$3,129																					\$3,129	\$3,129		
B3080	Library Roof	4291452		Soffit, Metal, Replace	25		19	6	60	SF	\$5.49	\$329							\$329															\$329		
C1030	Library Throughout	4291589		Interior Door, Wood, Solid-Core, Replace	40		20	20	3	EA	\$768.60	\$2,306																					\$2,306	\$2,306		
C1070	Library Throughout	4291730		Suspended Ceilings, Acoustical Tile (ACT), Replace	25		20	5	900	SF	\$3.84	\$3,459						\$3,459																\$3,459		
C2010	Library Throughout	4291548		Wall Finishes, Vinyl, Replace	15		8	7	2500	SF	\$2.75	\$6,863								\$6,863														\$6,863		
C2030	Library Throughout	4291640		Flooring, Carpet, Commercial Standard, Replace	10		2	8	900	SF	\$8.24	\$7,412									\$7,412												\$7,412	\$14,824		
D3030	Library Building Exterior	4291678		Air Conditioner, Window/Thru-Wall, Replace	10		4	6	2	EA	\$6,148.80	\$12,298							\$12,298										\$12,298					\$12,298		
D4030	Library Throughout	4291685		Fire Extinguisher, Type ABC, up to 20 LB, Replace	10		1	9	2	EA	\$164.70	\$329										\$329											\$329	\$659		
D5040	Library Building Exterior	4291554		Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		11	9	2	EA	\$274.50	\$549										\$549												\$549		
D6060	Library Building Exterior	4291619		Intercom/Public Address Component, Speaker, Replace	15		6	9	1	EA	\$494.10	\$494										\$494												\$494		
D7050	Library Throughout	4291571		Fire Alarm Devices, Alarm Siren, Replace	15		4	11	1	EA	\$195.44	\$195												\$195										\$195		
Totals, Unescalated													\$0	\$0	\$0	\$0	\$0	\$3,459	\$12,627	\$6,863	\$7,412	\$1,373	\$27,450	\$195	\$0	\$0	\$0	\$0	\$12,298	\$0	\$7,412	\$329	\$5,435	\$84,855		
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$0	\$4,010	\$15,077	\$8,440	\$9,389	\$1,791	\$36,891	\$271	\$0	\$0	\$0	\$0	\$19,734	\$0	\$12,618	\$578	\$9,816	\$118,613		

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2050	MPR Stage		4291697	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	1	EA	\$8,235.00	\$8,235					\$8,235																\$8,235	
B3010	MPR roof		4291686	Roofing, Modified Bitumen, Replace	20	11	9	5300	SF	\$10.98	\$58,194									\$58,194												\$58,194	
B3080	MPR Roof		4291648	Soffit, Gypsum Board, Replace	20	13	7	350	SF	\$9.11	\$3,190							\$3,190														\$3,190	
C1030	MPR Throughout Building		4291590	Interior Door, Wood, Solid-Core, Replace	40	20	20	8	EA	\$768.60	\$6,149																			\$6,149		\$6,149	
C1070	MPR Throughout Building		4291642	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	4000	SF	\$3.84	\$15,372					\$15,372																\$15,372	
C1090	Kitchen		4291706	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	5	15	3	EA	\$549.00	\$1,647															\$1,647						\$1,647	
C2010	MPR Throughout Building		4291713	Wall Finishes, any surface, Prep & Paint	10	3	7	7000	SF	\$1.65	\$11,529							\$11,529										\$11,529				\$11,529	
C2030	MPR Kitchen		4291609	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	3	7	1000	SF	\$1.65	\$1,647							\$1,647										\$1,647				\$1,647	
C2030	MPR Throughout Building		4291490	Flooring, Ceramic Tile, Replace	40	20	20	300	SF	\$19.76	\$5,929																			\$5,929		\$5,929	
C2030	MPR Throughout Building		4291515	Flooring, Vinyl Tile (VCT), Replace	15	5	10	4000	SF	\$5.49	\$21,960										\$21,960											\$21,960	
C2050	MPR Throughout Building		4291586	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	450	SF	\$2.20	\$988									\$988										\$988		\$988	
D1010	MPR Stage		4291484	Vertical Lift, Wheelchair, 5' Rise, Install	25	16	9	1	EA	\$27,450.00	\$27,450									\$27,450												\$27,450	
D2010	Kitchen		4291530	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$13,615.20	\$13,615										\$13,615											\$13,615	
D2010	MPR Building exterior		4291722	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	\$1,647.00	\$1,647							\$1,647														\$1,647	
D2010	MPR Restroom		4291622	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,427.40	\$4,282															\$4,282						\$4,282	
D2010	MPR Restroom		4291550	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	1	EA	\$1,317.60	\$1,318																		\$1,318			\$1,318	
D2010	MPR Restroom		4291547	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	3	EA	\$1,647.00	\$4,941																				\$4,941	\$4,941	
D2010	Kitchen		4291663	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	\$2,305.80	\$2,306																				\$2,306	\$2,306	
D2010	MPR Kitchen		4291567	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$878.40	\$878																				\$878	\$878	
D3030	MPR roof		4291504	Evaporative Cooler, 2 to 3 HP, Replace	15	10	5	1	EA	\$8,344.80	\$8,345					\$8,345															\$8,345	\$16,690	
D3030	Kitchen		4291616	Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	5	5	1	EA	\$2,415.60	\$2,416					\$2,416											\$2,416						\$2,416
D3030	MPR roof		4291577	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$2,525.40	\$2,525						\$2,525															\$2,525	
D3050	MPR roof		4291620	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	2	EA	\$9,882.00	\$19,764							\$19,764														\$19,764	
D3060	MPR roof		4291733	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,635.20	\$2,635							\$2,635														\$2,635	
D3060	MPR roof		4291614	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	14	11	2	EA	\$2,635.20	\$5,270											\$5,270										\$5,270	
D3060	MPR roof		4291666	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	1	EA	\$1,537.20	\$1,537												\$1,537									\$1,537	
D3060	Kitchen		4291468	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	13	7	2	EA	\$1,647.00	\$3,294								\$3,294													\$3,294	
D4010	Kitchen		4291679	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	10	LF	\$439.20	\$4,392											\$4,392										\$4,392	
D4030	MPR Throughout Building		4291714	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	1	EA	\$329.40	\$329										\$329										\$329	\$659	
D4030	MPR Throughout Building		4291621	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	3	EA	\$164.70	\$494										\$494										\$494	\$988	
D5020	MPR Stage Storage		4291608	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$8,344.80	\$8,345															\$8,345						\$8,345	
D5020	MPR Stage Storage		4291570	Switchboard, 120/208 V, 400 AMP, Replace	40	20	20	1	EA	\$43,920.00	\$43,920																				\$43,920	\$43,920	
D5020	MPR Stage Storage		4291482	Switchboard, 120/208 V, 400 AMP, Replace	40	20	20	1	EA	\$43,920.00	\$43,920																				\$43,920	\$43,920	
D5020	MPR Stage Storage		4291588	Switchboard, 120/208 V, 400 AMP, Replace	40	20	20	1	EA	\$43,920.00	\$43,920																				\$43,920	\$43,920	
D5040	MPR Building Exterior		4291505	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	3	EA	\$274.50	\$824											\$824										\$824	
D6060	MPR Stage Storage		4291493	Intercom/Public Address Component, Speaker, Replace	15	7	8	1	EA	\$494.10	\$494									\$494												\$494	
D7050	MPR Throughout Building		4291661	Fire Alarm Devices, Strobe, Replace	15	6	9	6	EA	\$197.64	\$1,186										\$1,186											\$1,186	
E1030	Kitchen		4291601	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	2	EA	\$1,866.60	\$3,733			\$3,733															\$3,733			\$7,466	
E1030	Kitchen		4291667	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,866.60	\$1,867							\$1,867														\$1,867	
E1030	Kitchen		4291488	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,952.80	\$3,953								\$3,953													\$3,953	
E1030	Kitchen		4291664	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	7	8	2	EA	\$5,160.60	\$10,321									\$10,321												\$10,321	
E1030	Kitchen		4291489	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,050.80	\$5,051									\$5,051												\$5,051	
E1030	Kitchen		4291612	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	\$4,941.00	\$4,941										\$4,941											\$4,941	
E1030	Kitchen		4291474	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$10,431.00	\$10,431											\$10,431									\$10,431	\$20,862	
E1030	Kitchen		4291673	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	2	EA	\$1,866.60	\$3,733											\$3,733										\$3,733	
E1030	Kitchen		4291659	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	\$7,466.40	\$7,466											\$7,466										\$7,466	
E1030	Kitchen		4291564	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$7,027.20	\$7,027											\$7,027										\$7,027	
E1030	Kitchen		4291516	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	1	14	1</																									

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		
C2050	Office	Throughout	4291631	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	300	SF	\$2.20	\$659									\$659											\$659			\$1,318	
D2010	Office	Custodian	4291456	Water Heater, Gas, Residential, Replace	15	5	10	1	EA	\$1,427.40	\$1,427											\$1,427											\$1,427		
D2010	Office	Throughout	4291705	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,317.60	\$2,635															\$2,635								\$2,635	
D2010	Office	Restroom	4291510	Toilet, Commercial Water Closet, Replace	30	13	17	2	EA	\$1,427.40	\$2,855																		\$2,855					\$2,855	
D2010	Office	Custodian	4291594	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,537.20	\$1,537																					\$1,537			\$1,537
D3020	Office	Throughout	4291693	Furnace, Gas, 10 to 25 MBH, Replace	20	16	4	2	EA	\$2,415.60	\$4,831					\$4,831																			\$4,831
D3030	Office	Throughout	4291740	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	2	EA	\$2,415.60	\$4,831						\$4,831										\$4,831								\$9,662
D3030	Office	Building Roof	4291605	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,392.00	\$4,392								\$4,392																\$4,392
D3030	Office	Custodian	4291552	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	7	8	1	EA	\$5,050.80	\$5,051									\$5,051															\$5,051
D4030	Office	Throughout	4291676	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	1	EA	\$164.70	\$165										\$165											\$165			\$329
D5040	Office	Building Exterior	4291521	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	4	EA	\$274.50	\$1,098														\$1,098										\$1,098
D6060	Office	Building Exterior	4291541	Intercom/Public Address Component, Speaker, Replace	15	5	10	3	EA	\$494.10	\$1,482											\$1,482													\$1,482
D7010	Office	Throughout	4291641	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	5	10	23	SF	\$3.57	\$82												\$82												\$82
D7050	Office	Throughout	4291538	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	4	16	3	SF	\$3.29	\$10																		\$10						\$10
E2010	Office	Throughout	4291656	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	55	LF	\$329.40	\$18,117															\$18,117									\$18,117
Totals, Unescalated												\$0	\$0	\$0	\$0	\$4,831	\$4,831	\$3,184	\$4,392	\$39,418	\$165	\$53,225	\$0	\$0	\$0	\$1,098	\$25,583	\$10	\$2,855	\$33,599	\$165	\$38,210	\$211,567		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$5,438	\$5,601	\$3,802	\$5,402	\$49,934	\$215	\$71,530	\$0	\$0	\$0	\$1,661	\$39,858	\$16	\$4,719	\$57,200	\$289	\$69,012	\$314,675		

William Orr Elementary / Site																																						
Unifor	mat 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	
F1020		902		4293269	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace				25	9	16	900	SF	\$109.80	\$98,820																	\$98,820						\$98,820
F1020		904		4293273	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace				25	9	16	900	SF	\$109.80	\$98,820																	\$98,820						\$98,820
F1020		903		4293272	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace				25	9	16	900	SF	\$109.80	\$98,820																	\$98,820						\$98,820
F1020		library		4293270	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace				25	9	16	900	SF	\$109.80	\$98,820																	\$98,820						\$98,820
F1020		901		4293271	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace				25	9	16	900	SF	\$109.80	\$98,820																	\$98,820						\$98,820
G2020		Site		4316290	Parking Lots, Pavement, Asphalt, Seal & Stripe				5	3	2	10000	SF	\$0.49	\$4,941			\$4,941					\$4,941						\$4,941				\$4,941					\$19,764
G2020		Site		4316289	Parking Lots, Pavement, Asphalt, Mill & Overlay				25	18	7	10000	SF	\$3.84	\$38,430								\$38,430															\$38,430
G2050		Site		4291545	Sports Apparatus, Baseball, Backstop Chain-Link, Replace				20	5	15	2	EA	\$5,490.00	\$10,980																\$10,980							\$10,980
G2050		Site		4291592	Sports Apparatus, Soccer, Regulation Goal, Replace				20	5	15	2	EA	\$2,745.00	\$5,490																\$5,490							\$5,490
G2050		Site		4291472	Play Structure, Multipurpose, Large, Replace				20	1	19	2	EA	\$38,430.00	\$76,860																				\$76,860			\$76,860
G2050		Site		4291665	Playfield Surfaces, Rubber, Small Areas, Replace				20	1	19	4	SF	\$28.55	\$114																				\$114			\$114
G2050		Site		4291513	Play Structure, Multipurpose, Medium, Replace				20	1	19	3	EA	\$21,960.00	\$65,880																				\$65,880			\$65,880
G2050		Site		4291575	Play Structure, Multipurpose, Medium, Replace				20	1	19	4	EA	\$21,960.00	\$87,840																				\$87,840			\$87,840
G2050		Site		4291734	Play Structure, Swing Set, 4 Seats, Replace				20	1	19	1	EA	\$2,745.00	\$2,745																				\$2,745			\$2,745
G2050		Site		4291700	Play Structure, Multipurpose, Small, Replace				20	1	19	3	EA	\$10,980.00	\$32,940																				\$32,940			\$32,940
G2060		Site		4291710	Park Bench, Metal Powder-Coated, Replace				20	5	15	2	EA	\$768.60	\$1,537																	\$1,537						\$1,537
G2060		Site		4291602	Picnic Table, Metal Powder-Coated, Replace				20	5	15	28	EA	\$768.60	\$21,521																	\$21,521						\$21,521
G2060		Site		4291583	Signage, Property, Building-Mounted Individual Letters, Replace/Install				20	8	12	17	EA	\$164.70	\$2,800													\$2,800										\$2,800
G2060		Site		4291717	Signage, Property, Building or Pole-Mounted, Replace/Install				20	5	15	1	EA	\$1,647.00	\$1,647																	\$1,647						\$1,647
G2060		Site		4291694	Flagpole, Metal, Replace				30	10	20	1	EA	\$2,745.00	\$2,745																				\$2,745			\$2,745
G2080		Site		4291514	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install				20	9	11	3	SF	\$1.10	\$3													\$3										\$3
G4050		Site		4291724	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace				20	10	10	7	EA	\$658.80	\$4,612												\$4,612											\$4,612
Totals, Unescalated																\$0	\$0	\$4,941	\$0	\$0	\$0	\$0	\$43,371	\$0	\$0	\$4,612	\$3	\$7,741	\$0	\$0	\$41,175	\$494,100	\$4,941	\$0	\$266,379	\$2,745	\$870,008	
Totals, Escalated (3.0% inflation, compounded annually)																\$0	\$0	\$5,242	\$0	\$0	\$0	\$0	\$53,341	\$0	\$0	\$6,198	\$5	\$11,037	\$0	\$0	\$64,149	\$792,885	\$8,167	\$0	\$467,098	\$4,958	\$1,413,078	