

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Alum Rock Unified School District
2930 Gay Avenue
San Jose, California 95127
Kolvira Chheng



Lyndale Elementary
13901 Nordyke Drive
San Jose, California 95127

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	11
Main Address	13901 Nordyke Drive, San Jose, California 95127
Site Developed	1959: Original Construction 1997: Modernization/Relocatable Classrooms
Site Area	9 acres (estimated)
Parking Spaces	82 total spaces all in open lots; three of which are accessible
Outside Occupants / Leased Spaces	A modular building leased by Head Start; this building was not assessed.
Date(s) of Visit	December 27-28, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Lyndale Elementary was built in 1959 as an elementary school. The campus and buildings continue to serve in that capacity. The capacity of the school to accommodate additional students was increased by the addition of two modular classroom buildings and one portable classroom building.

Architectural

The buildings do not show structural deterioration. However, the modified bituminous roofs are showing cracking and some bubbling. Although their lives can be somewhat extended with patching, replacement within 10 years should be anticipated. The windows are original, steel sash single glazed. Replacement as a modernization effort is recommended. Interior finishes are generally dated, replacement is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

When originally built the classrooms were provided with a hydronic radiant heating system. At some time, possibly 2000, the radiant system was discontinued, and each classroom was provided with a heat pump. The heat pumps have exceeded their expected useful life by two years, short term replacement is budgeted. The fire alarm system is rudimentary and dated; a complete upgrade is highly encouraged and budgeted within the next three years. There are a few utility and service rooms that have fire sprinklers; the functionality of the system is unknown.

Site

The asphalt parking areas are in moderately good condition. Regular sealing and striping should keep them that way. Concrete walkways are in good condition.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Administration Building	\$790	3,700	\$2,923,000	0.0%	3.3%	7.3%	10.2%
Building K1 - K2	\$790	2,500	\$1,975,000	0.3%	3.9%	10.2%	14.6%
Building PD1-PD2	\$790	2,350	\$1,856,500	0.0%	1.4%	4.3%	11.6%
Classroom Building B	\$790	8,100	\$6,399,000	0.0%	4.3%	8.2%	14.4%
Classroom Building C	\$790	7,800	\$6,162,000	0.2%	3.9%	9.1%	12.7%
Classroom Building D	\$790	6,700	\$5,293,000	0.0%	4.6%	9.6%	14.3%
Classroom Building E	\$790	4,300	\$3,397,000	0.0%	2.5%	6.8%	9.8%
Modular Building (H2-H6)	\$690	4,300	\$2,967,000	0.8%	3.9%	6.7%	10.5%
Multi-Use/Cafeteria Building	\$910	4,300	\$3,913,000	1.4%	3.0%	8.0%	13.9%
Portable Building K3	\$690	800	\$552,000	0.0%	0.4%	6.2%	10.8%

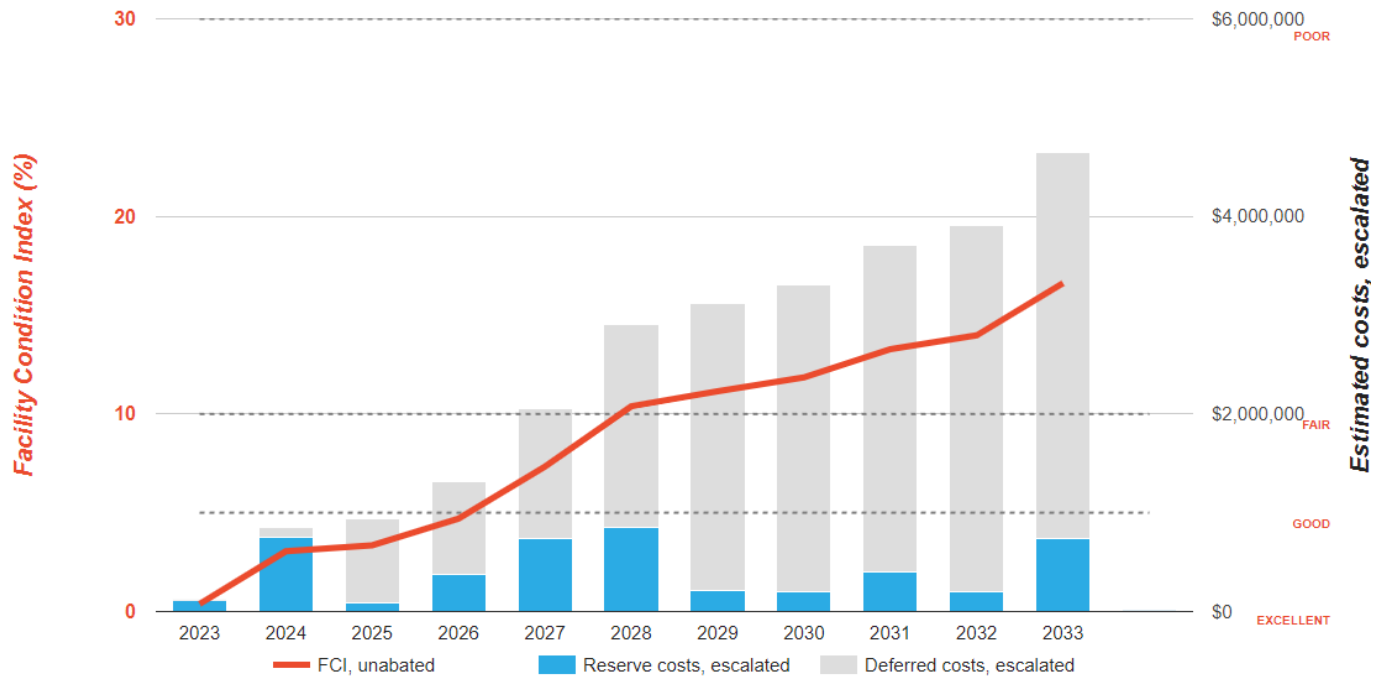
The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated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

FCI Analysis: Lyndale Elementary

Replacement Value: \$27,940,000

Inflation Rate: 3.0%

Average Needs per Year: \$422,100



Immediate Needs

Facility/Building	Total Items	Total Cost
Lyndale Elementary / Building K1 - K2	3	\$6,000
Lyndale Elementary / Classroom Building C	3	\$11,800
Lyndale Elementary / Modular Building (H2-H6)	1	\$24,100
Lyndale Elementary / Multi-Use/Cafeteria Building	1	\$55,500
Lyndale Elementary / Site	2	\$10,500
Total	10	\$107,900

Building K1 - K2

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4795651	K1	D2010	Toilet, Residential Water Closet, Replace	Marginal	Performance/Integrity	\$900
4795660	Site	G2050	Playfield Surfaces, Chips Wood, 3" Depth, Replace	Adequate	Retrofit/Adaptation	\$2,700
4795661	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	Poor	Safety	\$2,400
Total (3 items)						\$6,000

Classroom Building C

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4796039	Restrooms	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Marginal	Performance/Integrity	\$5,600
4796031	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Marginal	Retrofit/Adaptation	\$4,800
4796036	Restrooms	D2010	Urinal, Standard, Replace	Marginal	Performance/Integrity	\$1,400
Total (3 items)						\$11,800

Modular Building (H2-H6)

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4797239	Throughout building	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$24,100
Total (1 items)						\$24,100

Multi-Use/Cafeteria Building

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4795484	Electrical room	D5020	Switchboard, 120/208 V, Replace	NA	Retrofit/Adaptation	\$55,500
Total (1 items)						\$55,500

Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4797443	Site	G2010	Site paving, Asphalt, Repair	Poor	Performance/Integrity	\$1,200
4797430	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (2 items)						\$10,500

Systems Expenditure Forecast

This report displays the same cost information as the other charts and tables within this report with a different organization. The costs are divided by major building system and grouped into multi-year categories. The colored backgrounds are to emphasize the higher costs relative to the other costs in the table.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$711,765	\$97,749	\$51,098	\$259,492	\$1,120,104
Roofing	-	-	\$536,573	\$34,626	\$155,240	\$726,439
Interiors	\$24,063	\$6,355	\$476,549	\$394,310	\$839,806	\$1,741,083
Conveying	-	-	-	\$27,371	-	\$27,371
Plumbing	\$12,585	\$3,598	\$8,333	\$24,851	\$1,137,261	\$1,186,628
HVAC	-	\$59,953	\$18,201	\$303,115	\$291,664	\$672,933
Fire Protection	-	-	\$330,339	\$11,345	\$17,553	\$359,237
Electrical	\$55,530	-	\$57,917	\$269,501	\$429,161	\$812,109
Fire Alarm & Electronic Systems	-	-	\$407,197	\$76,316	\$395,514	\$879,027
Equipment & Furnishings	-	\$27,326	\$6,876	\$427,211	\$218,000	\$679,413
Site Pavement	\$1,196	\$17,673	-	\$20,488	\$51,285	\$90,642
Site Development	\$5,120	\$3,272	\$25,980	\$99,274	\$176,559	\$310,205
Site Utilities	-	-	-	-	\$63,366	\$63,366
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$107,800	\$830,000	\$1,965,800	\$1,739,600	\$4,035,000	\$8,678,200

System Condition Ratings

In addition to the FCI index noted above we have also calculated a system rating for each of 10 Primary Systems at the school. The table below shows the calculation of the system ratings for this school. The methodology is to use a Weighted Average Condition for each of the Primary Systems. The evaluation is based on a 1 to 5 Scale where 5 is Excellent Condition and 1 is Poor Condition. This evaluation is based on only the current condition of systems present in the building. It does not address deficiencies due to educational adequacy or systems not present but that should be installed based on current code standards.

Based on the total of the System Ratings, this school is in Adequate overall condition. The appendices of this report contains the full calculations that are summarized in the below table.

Lyndale Elementary School			
Building Area = 43,270 SF			
FTA Primary Level	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$1,306,238	3.96	\$5,168,387
Shell	\$1,468,645	2.05	\$3,016,328
Interiors	\$1,374,078	2.93	\$4,022,482
Conveyance	\$20,978	3.00	\$0
Plumbing	\$808,332	3.08	\$2,491,323
HVAC	\$494,094	2.90	\$1,433,168
Fire Protection	\$480,088	2.00	\$960,175
Electrical	\$1,013,058	3.31	\$3,350,174
Equipment	\$74,410	2.20	\$163,875
Site	\$369,978	3.56	\$1,318,924
Total Building	\$7,409,899	Subtotal	\$21,924,836
Building Weighted Average Condition		2.96	
Rounded		3	
Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs multiplied by the Condition Ratings then divided by the Sum of the Primary System			
The Primary System Replacement Costs are calculated by totaling the secondary level system costs for each Primary System. The cost calculations are included in Appendix D.			

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



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Building K1 - K2 Lyndale Elementary Site

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

Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: \$2,400

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Very uneven - AssetCALC ID: 4795661



Site paving in Poor condition.

Asphalt
Site Lyndale Elementary Site

Uniformat Code: G2010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Paving was not replaced at water line repair. - AssetCALC ID: 4797443



Urinal in Poor condition.

Standard
Classroom Building C Lyndale Elementary
Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

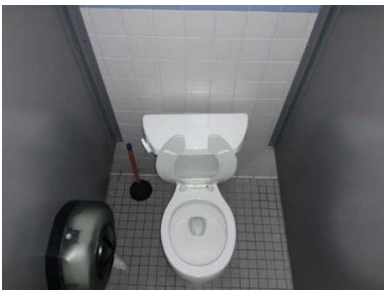
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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Abandoned in place - AssetCALC ID: 4796036



Toilet in Poor condition.

Residential Water Closet
Building K1 - K2 Lyndale Elementary K1

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

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Toilet partition is locked access is not allowed - AssetCALC ID: 4795651

**Sink/Lavatory in Poor condition.**

Wall-Hung, Vitreous China
Classroom Building C Lyndale Elementary
Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

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Abandoned in place - AssetCALC ID: 4796039

**Flooring in Poor condition.**

Carpet, Commercial Standard
Modular Building (H2-H6) Lyndale Elementary
Throughout building

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,100

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The carpet is wavy dirty and ripped, replacement is needed - AssetCALC ID: 4797239

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Multi-Use/Cafeteria Building Lyndale Elementary
Kitchen

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,200

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Significantly worn throughout - AssetCALC ID: 4795504

**Foodservice Equipment in Poor condition.**

Dishwasher Commercial
Multi-Use/Cafeteria Building Lyndale Elementary
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,500

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Abandoned in place - AssetCALC ID: 4795517

**ADA Miscellaneous**

Level III Study, Includes Measurements
Site Lyndale Elementary Throughout building

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,300

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The play component is not accessible, the entire school should be reviewed. - AssetCALC ID: 4797430

**Switchboard**

120/208 V
Multi-Use/Cafeteria Building Lyndale Elementary
Electrical room

Uniformat Code: D5020
Recommendation: **Replace in 2023**

Priority Score: **60.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$55,500

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Abandoned in place - AssetCALC ID: 4795484

**Window in Poor condition.**

Steel, 16-25 SF
Classroom Building C Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$62,900

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Steel, single glazed - AssetCALC ID: 4796026

**Window in Poor condition.**

Steel, 16-25 SF
Building PD1-PD2 Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$25,200

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Steel, single glazed windows - AssetCALC ID: 4797270

**Window in Poor condition.**

Steel, 16-25 SF
Administration Building Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$29,400

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Single glazed steel sash windows. - AssetCALC ID: 4788244

**Window in Poor condition.**

Steel, up to 15 SF
Classroom Building B Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$101,800

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*Steel single glazed windows - AssetCALC ID: 4795836

**Window in Poor condition.**

Steel, up to 15 SF
Administration Building Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$27,100

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Single glazed steel sash windows. - AssetCALC ID: 4788261

**Window in Poor condition.**

Steel, up to 15 SF
Classroom Building E Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$21,700

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Steel, single glazed - AssetCALC ID: 4797216

**Window in Poor condition.**

Steel, up to 15 SF
Classroom Building C Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$95,000

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*Steel, single glazed. - AssetCALC ID: 4796024

**Window in Poor condition.**

Steel, 16-25 SF
Classroom Building E Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$33,600

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Steel, single glazed - AssetCALC ID: 4797234

**Window in Poor condition.**

Steel, up to 15 SF
Classroom Building D Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$95,000

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**Steel, single glazed - AssetCALC ID: 4797104

**Window in Poor condition.**

Steel, 16-25 SF
Classroom Building B Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$62,900

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Steel single glazed windows - AssetCALC ID: 4795810

**Window in Poor condition.**

Steel, 16-25 SF
Building K1 - K2 Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$62,900

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Single glazed steel sash windows - AssetCALC ID: 4795636

**Window in Poor condition.**

Steel, 16-25 SF
Classroom Building D Lyndale Elementary Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$73,400

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*Steel, single glazed - AssetCALC ID: 4797091

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Modular Building (H2-H6) Lyndale Elementary
Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2027**

Priority Score: **60.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$26,500

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Intended - AssetCALC ID: 4799443

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Classroom Building E Lyndale Elementary
Throughout building

Uniformat Code: D4010
Recommendation: **Renovate in 2028**

Priority Score: **60.5**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$26,500

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Intended improvement - AssetCALC ID: 4797203

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, High
Density/Complexity
Portable Building K3 Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,900

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4797405

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Classroom Building D Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$41,300

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4797116

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Building PD1-PD2 Lyndale Elementary Throughout
building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,100

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement ' - AssetCALC ID: 4797272

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Administration Building Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$22,800

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4788248

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Classroom Building C Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$48,100

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Anticipated improvement - AssetCALC ID: 4796055

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Classroom Building B Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$50,000

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4795811

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Building K1 - K2 Lyndale Elementary Throughout
building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$15,400

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4795664

Fire Suppression SystemPriority Score: **60.5**

Full System Install/Retrofit, Medium
Density/Complexity
Multi-Use/Cafeteria Building Lyndale Elementary
Throughout building

Plan Type: Retrofit/Adaptation

Cost Estimate: \$26,500

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Uniformat Code: D4010

Recommendation: **Renovate in 2028**

Intended improvement - AssetCALC ID: 4795516

**Toilet in Poor condition.**

Commercial Water Closet
Classroom Building C Lyndale Elementary
Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **56.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$4,800

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Abandoned in place - AssetCALC ID: 4796031

**Playfield Surfaces in Poor condition.**

Chips Wood, 3" Depth
Building K1 - K2 Lyndale Elementary Site

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

Priority Score: **55.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$2,700

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- AssetCALC ID: 4795660

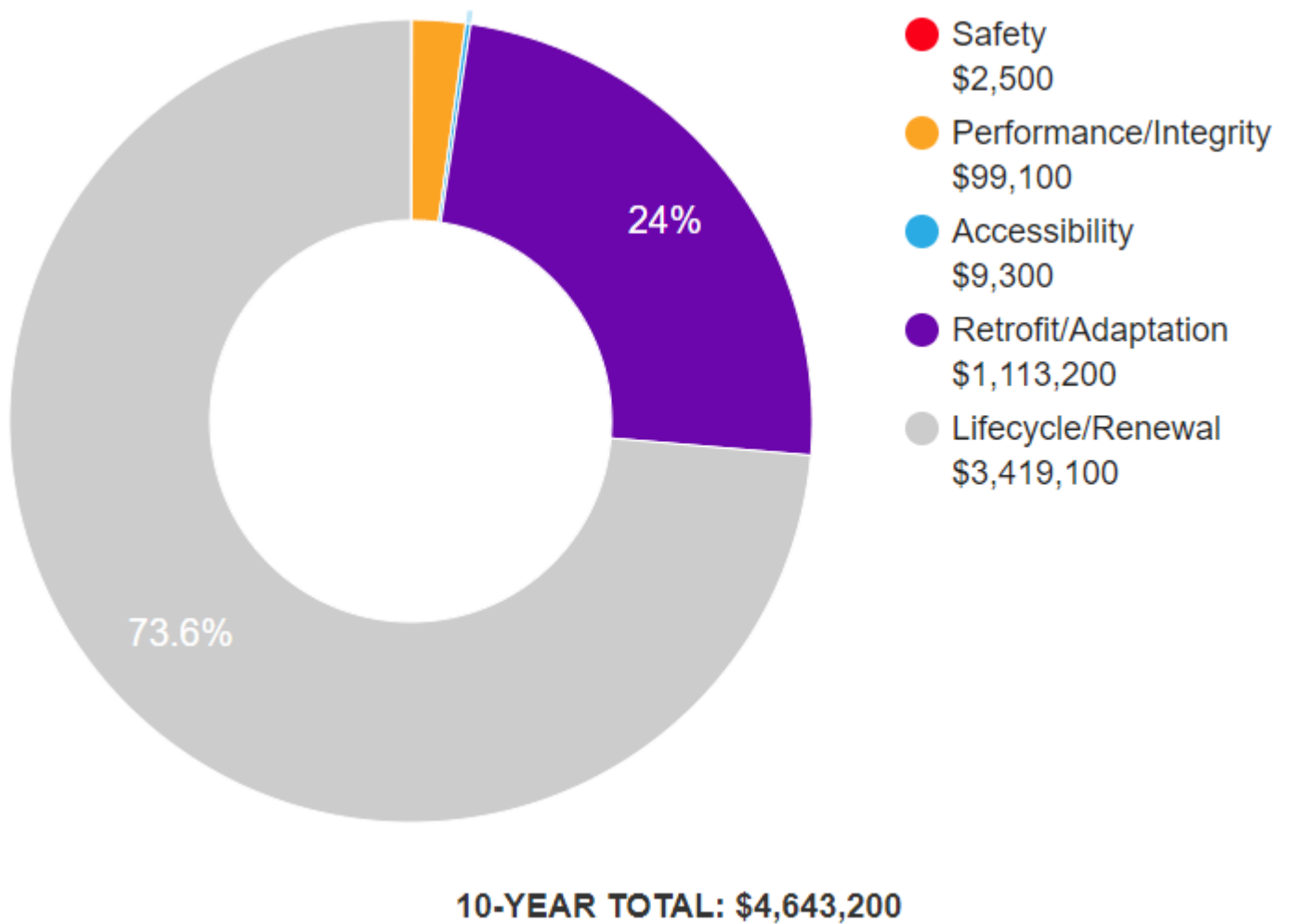
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Administration, Multi-Use/Cafeteria



Administration, Multi-Use/Cafeteria: Systems Summary

Address	13901 Nordyke Drive; San Jose, California 95127	
Constructed/Renovated	1959	
Building Size	Administration 3,700 SF Multi Use 4,300 SF Total 8,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, acoustic tile Floors: Carpet, VCT, ceramic tile, wood strip, terrazzo, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift serving stage in Multi Use building	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Administration Electric tankless Multi Use Not located Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair

Administration, Multi-Use/Cafeteria: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, pull stations	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for these buildings at this time.	
Key Issues and Findings	Aged single glazed windows, building lacks fire suppression, outdated fire alarm system	

Administration, Multi-Use/Cafeteria: Photographic Overview



1 – ADMINISTRATION FRONT ELEVATION



2 – ADMINISTRATION LEFT ELEVATION



3 – MULTI USE FRONT AND LEFT ELEVATION



4 – ADMINISTRATION ROOF OVERVIEW



5 – ADMINISTRATION ENTRANCE



6 - LIBRARY



7 – MULTI USE



8 - KITCHEN



9 – MULTI USE - HVAC UNIT



10 – ADMINISTRATION MAIN ELECTRICAL PANEL



11 – ELECTRICAL SWITCHBOARDS AT REAR OF MULTI USE



12 - FIRE ALARM PANEL

3. K1- K2, B BUILDING, C BUILDING, D BUILDING, E BUILDING, PD1-PD2



K1-K2, B BUILDING, C BUILDING, D BUILDING, E BUILDING, PD1-PD2: Systems Summary

Address	13901 Nordyke Drive; San Jose, California 95127	
Constructed/Renovated	1959	
Building Size	Classrooms B 8,100 SF Classrooms C 7,800 SF Classrooms D 6,700 SF Classrooms E 4,300 SF PD1PD2 2,350 SF K1K2 2,500 SF Total 31,750 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, acoustic tile Floors: Carpet, VCT, ceramic tile, terrazzo, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--

K1-K2, B BUILDING, C BUILDING, D BUILDING, E BUILDING, PD1-PD2: Systems Summary

Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Classroom Buildings: B, C, E, PD1-PD2, K1-K2 No hot water Classroom Building D: Electric water heater with integral tank. Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Heat Pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Single glazed steel sash windows, building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	All key areas of the property were accessible and observe	

K1K2, B BUILDING, C BUILDING, D BUILDING, E BUILDING, PD1PD2: Photographic Overview



1 - SIDE ELEVATION



2 - END ELEVATION



3 - END ELEVATION



4 - ROOF OVERVIEW



5 - INTERIOR



6 - INTERIOR



7 - INTERIOR



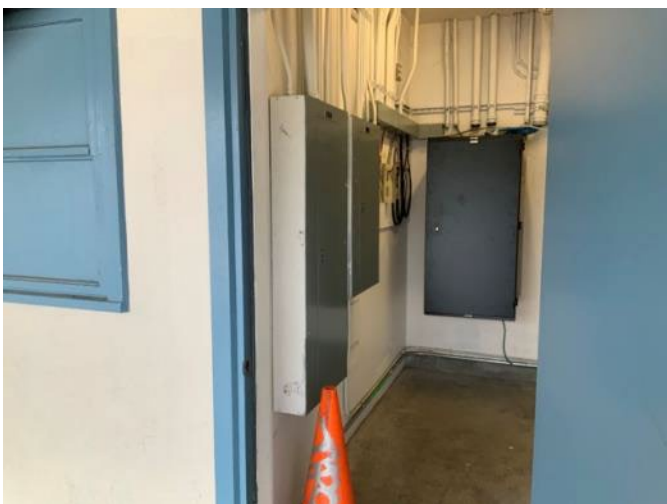
8 - INTERIOR



9 - RESTROOM



10 - HVAC UNIT



11 - ELECTRICAL ROOM



12 - FIRE ALARM COMPONENT

4. K3



K3: Systems Summary

Address	13901 Nordyke Drive; San Jose, California 95127	
Constructed/Renovated	Unknown	
Building Size	800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood portable structure on jacks	Fair
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilet and sink in restroom	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, pull stations	Fair

K3: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

K3: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - INTERIOR



4 - ROOF OVERVIEW



5 - HVAC



6 - MAIN ELECTRICAL PANEL

5. Modular H2-H6



Modular H2-6: Systems Summary

Address	13901 Nordyke Drive; San Jose, California 95127	
Constructed/Renovated	Unknown	
Building Size	4,300 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional modular frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: no restrooms	--
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, pull stations	Fair

Modular H2-6: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	All key areas of the property were accessible and observed	

Modular H2-6: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - ROOF OVERVIEW



4 - INTERIOR



5 - INTERIOR



6 - PACKAGED UNITS AND ELECTRICAL PANEL

6. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and steps	Good
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields Moderate, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for the general site at this time.	
Key Issues and Findings	None observed at time of assessment.	

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - DRIVE AISLE AND ADJACENT GROUNDS



3 - ENTRY SIGNAGE



4 - PLAY COMPONENT



5 - BACK FLOW PREVENTER



6 - SITE FURNISHINGS

7. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed 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.

See the Key Spaces Not Observed Row of the Systems Summary table in each building section to see specific areas of the various buildings that were not observed.



8. 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 checklist that is 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 1959 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1959	No	Yes
Administration, Multi-Use	1959	No	No
K1K2, B BUILDING, C BUILDING, D BUILDING, E BUILDING, PD1PD2	1959	No	No
K3	Unknown	No	No
Modular H2-6	Unknown	No	No

No interview was possible, thus no information about complaints or pending litigation associated with potential accessibility issues was provided.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. 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.



11. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lyndale Elementary, 13901 Nordyke Drive, San Jose, California 95127, 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.

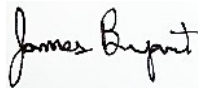
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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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12. Appendices



- Appendix A: Site Plans and Flood Map
- Appendix B: Pre-Survey Questionnaire
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A:

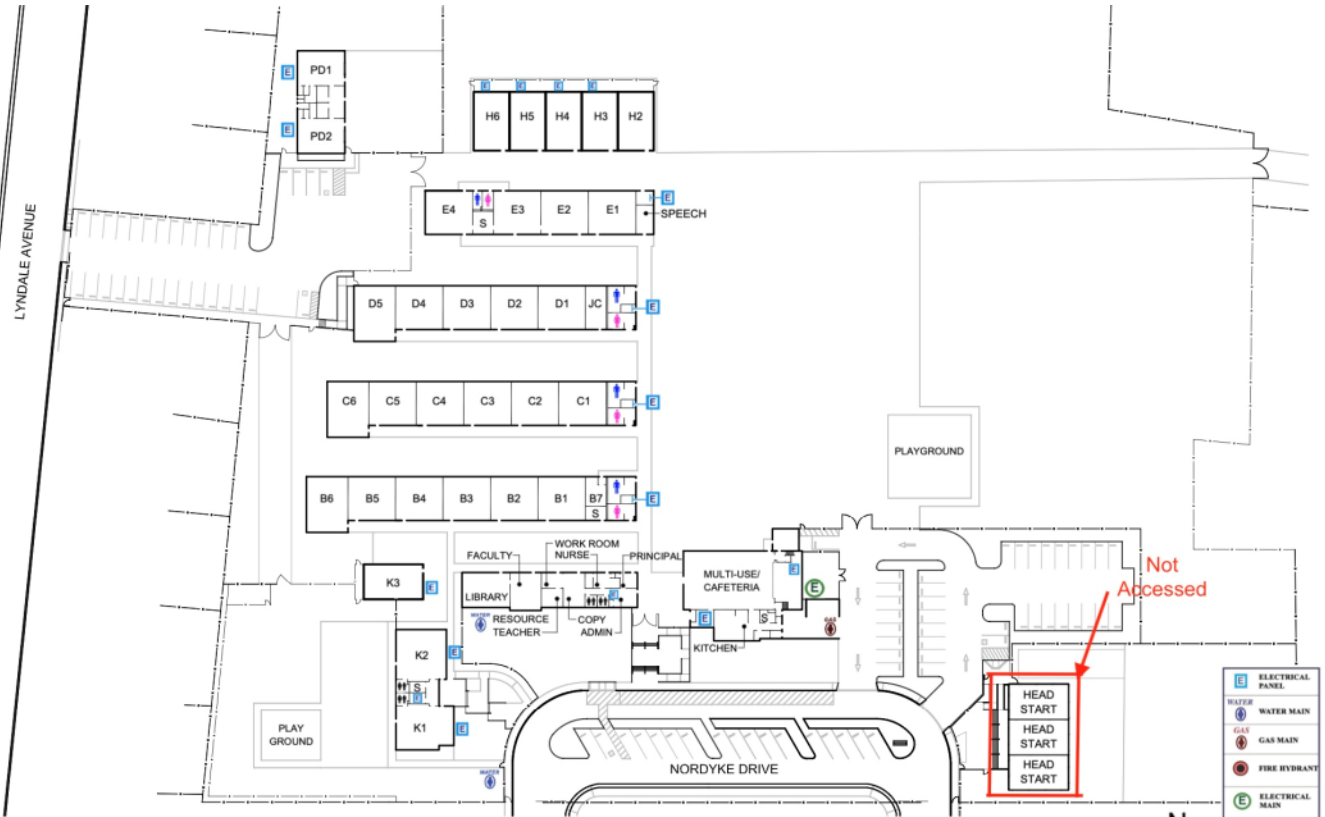
Site Plans and Flood Map

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	159228.22R000-009.354	Lyndale Elementary	
	Source	On-Site Date	
	Google	December 27-28, 2022	

Site Plan



LYNDALE ELEMENTARY SCHOOL
EQUIPMENT MAP

13901 NORDYKE DRIVE, SAN JOSE, CA 95127



Project Number

159228.22R000-009.354

Source

Alum Rock School District

Project Name

Lyndale Elementary

On-Site Date

December 27-28, 2022

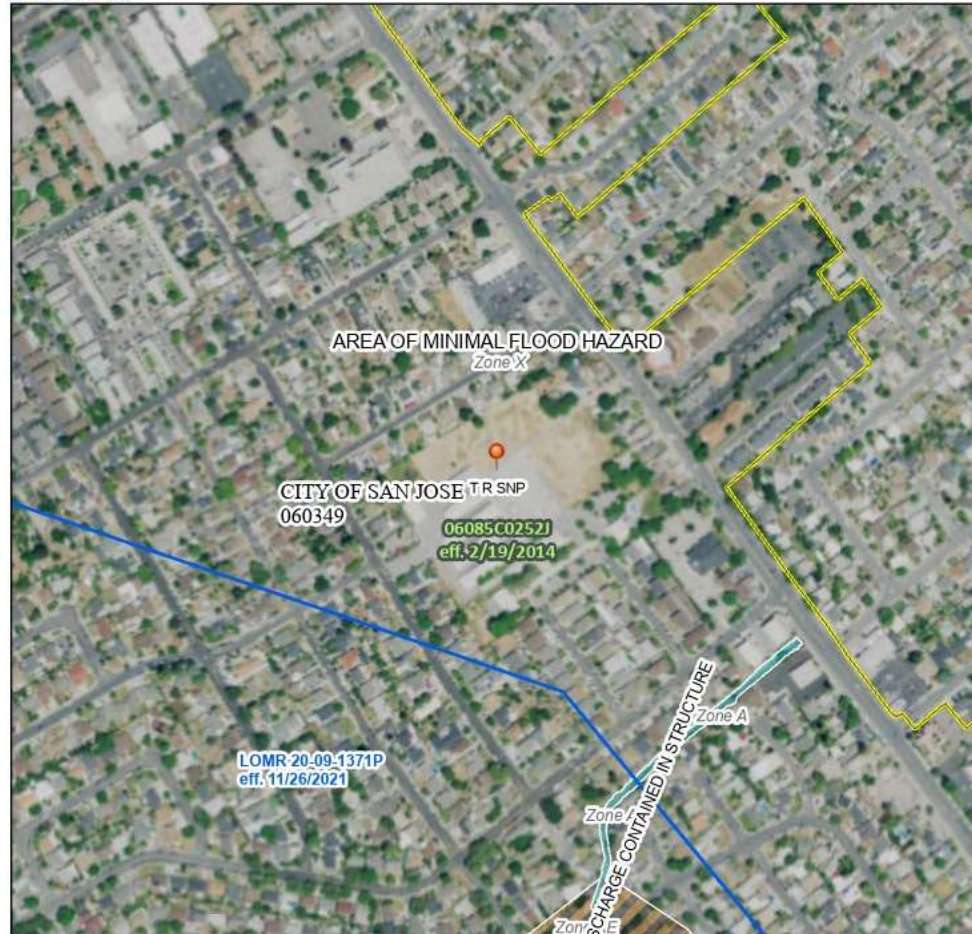


Flood Map

National Flood Hazard Layer FIRMette



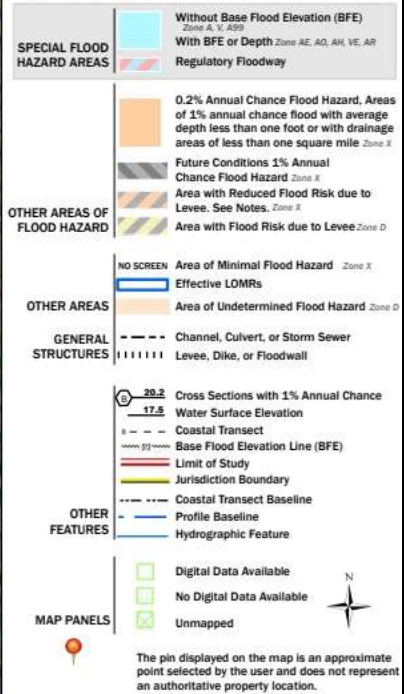
121°49'51"W 37°21'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/3/2023 at 2:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.



BUREAU
VERITAS

Project Number

159228.22R000-009.354

Source

FEMA

Project Name

Lyndale Elementary

On-Site Date

December 27-28, 2022



Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lyndale Elementary

Name of person completing form: _____

Title / Association w/ property: _____

Length of time associated w/ property: _____

Date Completed: 12/26/2022

Phone Number: _____

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



Signature of Assessor

Signature of POC

Appendix C:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lyndale Elementary School

BV Project Number: 159228.22R000 - 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

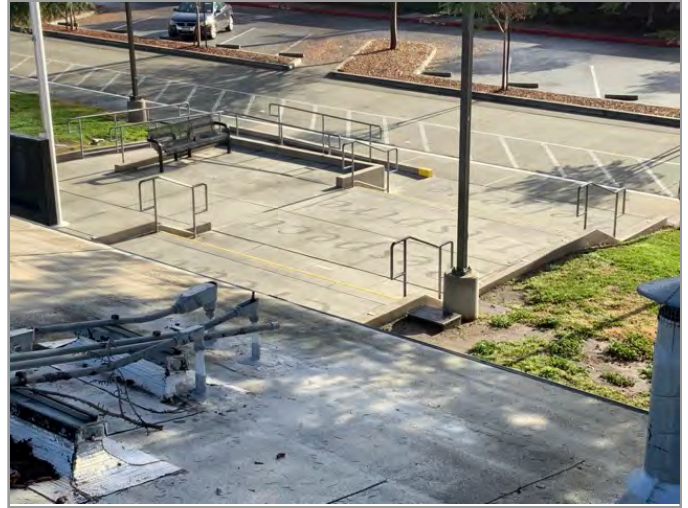
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
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 RAMP



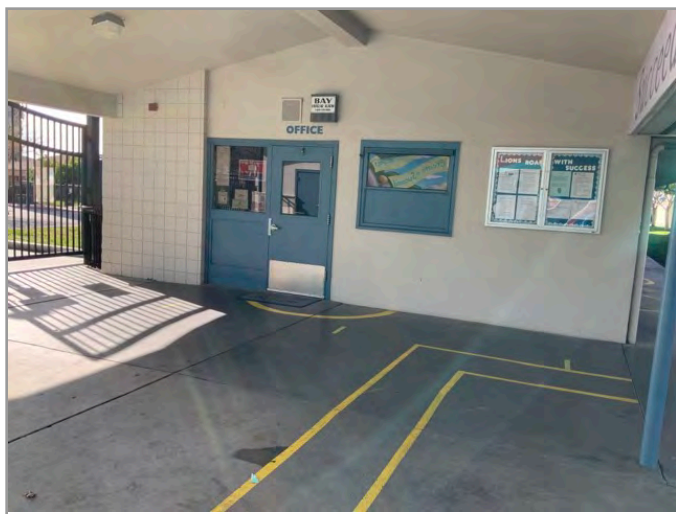
ACCESSIBLE RAMP

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 ?	✗			

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

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 ?			✗	No alternate entry
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 ?			✕	No entry doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

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 ?			✗	No interior ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	No interior ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	No interior ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	No interior ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			✕	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?	✕			
9	Do public telephones appear mounted with an accessible height and location ?			✕	No public phones
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

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



SINK CLEARANCE

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

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

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D:

Component Condition Report

Component Condition Report | Lyndale Elementary / Modular Building (H2-H6)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Perimeter	Adequate	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Maintain	262 LF	30	4940639
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	3	4797258
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	10	15	4797246
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	14	4797249
Roofing						
B3010	Roof	Adequate	Roofing, Metal	4,400 SF	19	4797241
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	9	4797254
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	7,200 SF	5	4797248
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	2,600 SF	0	4797239
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,700 SF	6	4797259
Plumbing						
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,300 SF	13	5082529
D2010	Throughout building	Marginal	Sink/Lavatory, Vanity Top, Stainless Steel	5	4	4797245
HVAC						
D3050	H6	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4797242
D3050	H5	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4797256
D3050	H2	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4797238
D3050	H4	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found*]	1	2	4797250
D3050	H3	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4797243
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,300 SF	4	4799443
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	6	4797251
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,300 SF	14	4799441
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,300 SF	14	4797257
D6060	Throughout building	Marginal	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,300 SF	3	4797240
D7010	Throughout building	Marginal	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,300 SF	3	4797255
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,300 SF	5	4797253
Equipment & Furnishings						

Component Condition Report | Lyndale Elementary / Modular Building (H2-H6)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	50 LF	8	4799442
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	80 LF	9	4797252

Component Condition Report | Lyndale Elementary / Portable Building K3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Perimeter	Adequate	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Maintain	120 LF	30	4940640
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	4797412
B2010	Building Exterior	Marginal	Exterior Walls, Plywood/OSB	200 SF	3	4797411
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	2	10	4797422
Roofing						
B3010	Roof	Adequate	Roofing, Metal	1,000 SF	20	4797417
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	1	20	4797418
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	800 SF	18	4797420
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	800 SF	7	4797419
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	100 SF	8	4797404
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	700 SF	6	4797407
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4797415
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	1	15	4797421
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4797416
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	800 SF	13	5082538
HVAC						
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	800 SF	15	4797406
D3050	Building exterior	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	4797414
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	800 SF	5	4797405
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	800 SF	20	4797403
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	800 SF	15	4797413
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	800 SF	15	4797423

Component Condition Report | Lyndale Elementary / Portable Building K3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	800 SF	5	4797402
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	800 SF	5	4797410
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	20 LF	10	4797409

Component Condition Report | Lyndale Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,700 SF	40	4940630
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	5	4788259
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	20	1	4788261
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	14	1	4788244
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	20	4788271
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	3,900 SF	4	4796966
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	8	15	4788256
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,600 SF	18	4788269
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	130 SF	30	4788247
C2010	Throughout	Adequate	Wall Finishes, any surface, Prep & Paint	5,400 SF	4	4788274
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,900 SF	7	4788264
C2030	Restrooms	Good	Flooring, Ceramic Tile	140 SF	30	4788273
C2030	Library	Marginal	Flooring, Carpet, Commercial Standard	1,700 SF	3	4788249
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4788270
D2010	Throughout building	Adequate	Toilet, Residential Water Closet	3	20	4788258
D2010	Faculty room	Good	Water Heater, Electric, Instant Hot [C1-16/18]	1	11	4788254
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,700 SF	13	5082530
D2010	Classrooms	Adequate	Lavatory, Vitreous China	2	17	4788246
HVAC						
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	3,700 SF	15	4788260
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC C2 rooftop AC unit]	1	8	4788263
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC C3 rooftop AC unit]	1	8	4788272

Component Condition Report | Lyndale Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC C2 rooftop AC unit]	1	8	4788252
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,700 SF	5	4788248
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	8	4788265
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,700 SF	15	4788266
D5040	Throughout building	Marginal	Emergency & Exit Lighting, Exit Sign, LED	4	3	4788267
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,700 SF	17	4788255
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	3,700 SF	16	4788250
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,700 SF	6	4788262
D7050	Office	Marginal	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	3	4788253
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,700 SF	4	4788251
Equipment & Furnishings						
E2010	Office	Adequate	Casework, Cabinetry Economy	50 LF	10	4788268

Component Condition Report | Lyndale Elementary / Building K1 - K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	2,500 SF	40	4940631
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	6	4795658
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	30	1	4795636
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	20	4795671
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	2,600 SF	4	4797196
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	12	4795649
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	13	4795662
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	15	4795659
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	320 SF	30	4795656
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	4,000 SF	5	4795652
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	2,200 SF	4	4795666
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	300 SF	11	4795639

Component Condition Report | Lyndale Elementary / Building K1 - K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	200 SF	30	4795647
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	6	4795638
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4795654
D2010	Restrooms	Good	Toilet, Residential Water Closet	3	20	4795663
D2010	K1	Poor	Toilet, Residential Water Closet	1	0	4795651
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4795648
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	3	10	4795650
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,500 SF	13	5082531
HVAC						
D3030	K1	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-A1]	1	10	4795643
D3030	K2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-A2]	1	10	4795665
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Inaccessible]	2	13	4795670
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,500 SF	5	4795664
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	3	7	4795657
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,500 SF	15	4795655
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	10	4795642
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	2,500 SF	15	4795644
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,500 SF	10	4795653
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,500 SF	5	4795667
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,500 SF	4	4795646
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	120 LF	15	4795668
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	300 SF	0	4795661
G2050	Site	Adequate	Play Structure, Multipurpose, Small	1	8	4795637
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,000 SF	3	4795640
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,500 SF	4	4795645
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 3" Depth	2,200 SF	0	4795660

Component Condition Report | Lyndale Elementary / Building PD1-PD2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	2,350 SF	40	4940632
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	4797268
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	12	1	4797270
B2050	Building Exterior	Adequate	Exterior Door, Wood, Solid-Core	3	10	4797269
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	2,350 SF	6	4797275
Interiors						
C1030	Storage area	Adequate	Interior Folding Door	1	6	4797264
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	13	4797266
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,350 SF	20	4797267
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	4,600 SF	10	4797288
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	400 SF	30	4797261
C2030	Restrooms	Good	Flooring, Ceramic Tile	200 SF	30	4797280
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,500 SF	8	4797276
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	630 SF	8	4797265
Plumbing						
D2010	PD2	Good	Toilet, Child-Sized	2	20	4797271
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	4797273
D2010	PD2/PD1	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4797287
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,250 SF	13	5082532
HVAC						
D3030	PD2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-H1]	1	8	4797263
D3030	PD2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-H2]	1	8	4797286
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	2,350 SF	20	4797285
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,250 SF	5	4797272
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	5	4797277
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,250 SF	20	4797289
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,250 SF	10	4797274
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	3,250 SF	15	4797281

Component Condition Report | Lyndale Elementary / Building PD1-PD2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,250 SF	10	4797262
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,350 SF	5	4797279
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,350 SF	5	4797284
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	30 LF	10	4797260
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	30 LF	15	4797282

Component Condition Report | Lyndale Elementary / Classroom Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	8,100 SF	40	4940633
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	5	4795805
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	30	1	4795810
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	75	1	4795836
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	12	19	4795806
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,300 SF	4	4795813
Interiors						
C1070	Throughout building	Adequate	Ceilings, Acoustical Tile (ACT)	8,100 SF	10	4795822
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	12	4795831
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	9,200 SF	5	4795826
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	480 SF	30	4795834
C2010	Throughout building	Adequate	Wall Finishes, Acoustical Tile (ACT), Standard	2,000 SF	9	4795802
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	6,200 SF	3	4795800
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	1,500 SF	12	4795803
C2030	Restrooms	Good	Flooring, Ceramic Tile	350 SF	30	4795838
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	7	4795804
Plumbing						
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	5	15	4795835
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,300 SF	13	5082533
D2010	Restrooms	Good	Urinal, Standard	2	20	4795840
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	20	4795828
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	20	4795801

Component Condition Report | Lyndale Elementary / Classroom Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	B4	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D3]	1	8	4795815
D3030	B6	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D1]	1	8	4795829
D3030	B3	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D4]	1	8	4795825
D3030	B2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D5]	1	8	4795839
D3030	B1	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D6]	1	8	4795824
D3030	B5	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-D2]	1	8	4795827
D3030	Roof	Marginal	Split System Ductless, Single Zone [No tag/plate found]	1	2	4795809
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	8,100 SF	11	4795832
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan D2]	1	13	4795820
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan D1]	1	13	4795818
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,100 SF	5	4795811
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	7	8	4795837
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	10	4795817
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	10	4795819
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	8	4795812
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	8,300 SF	15	4795816
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,100 SF	6	4795808
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	8,300 SF	5	4795833
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,300 SF	3	4795814
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	90 LF	8	4795830
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	200 LF	10	4795821

Component Condition Report | Lyndale Elementary / Classroom Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	7,000 SF	40	4940634
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,900 SF	5	4796052
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	70	1	4796024

Component Condition Report | Lyndale Elementary / Classroom Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	30	1	4796026
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	12	4796049
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,000 SF	4	4796023
Interiors						
C1070	Throughout building	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	7,800 SF	5	4796050
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	10	4796040
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	9,200 SF	6	4796019
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	220 SF	30	4796021
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	750 SF	7	4796025
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	6,800 SF	3	4796020
C2030	Restrooms	Good	Flooring, Ceramic Tile	200 SF	30	4796045
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	4796028
Plumbing						
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,800 SF	13	5082534
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	3	0	4796039
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	4796041
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	3	0	4796031
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	20	4796029
D2010	Restrooms	Poor	Urinal, Standard	1	0	4796036
HVAC						
D3030	C4	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-E3]	1	8	4796033
D3030	C3	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-E4]	1	8	4796038
D3030	C2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-E5]	1	8	4796027
D3030	C1	Adequate	Heat Pump, Packaged & Wall-Mounted, 4 TON [HP-E6]	1	8	4796035
D3030	C6	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-E1]	1	8	4796018
D3030	C5	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-E2]	1	8	4796042
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	7,800 SF	11	4796047
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan E1]	1	13	4796053
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan E2]	1	13	4796032
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,800 SF	5	4796055
D4030	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	7	8	4796030
Electrical						

Component Condition Report | Lyndale Elementary / Classroom Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,800 SF	9	4796022
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,800 SF	14	4796034
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	7,800 SF	15	4796037
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,800 SF	5	4796043
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,800 SF	4	4796046
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	120 LF	7	4796048
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	200 LF	10	4796051

Component Condition Report | Lyndale Elementary / Classroom Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	6,700 SF	40	4940635
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	7	4797085
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	35	1	4797091
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	70	1	4797104
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	11	12	4797084
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	6,900 SF	4	4797090
Interiors						
C1070	Throughout building	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	6,200 SF	5	4797101
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	6	10	4797100
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,000 SF	6	4797095
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	30	4797083
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	750 SF	7	4797089
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	30	4797081
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	5,400 SF	3	4797099
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	6	4797119
Plumbing						
D2010	Utility closet	Adequate	Sink/Lavatory, Service Sink, Floor	1	8	4797102
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	20	4797115
D2010	Throughout building	Adequate	Sink/Lavatory, Wall-Hung, Enameled Steel	5	10	4797117

Component Condition Report | Lyndale Elementary / Classroom Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	4797110
D2010	Restrooms	Adequate	Urinal, Standard	2	15	4797112
D2010	Utility closet	Adequate	Water Heater, Electric, Residential [No tag/plate found]	1	11	4797103
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,700 SF	13	5082535
HVAC						
D3030	D3	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-F3]	1	8	4797109
D3030	D1	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-F5]	1	8	4797098
D3030	D5	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-F1]	1	8	4797092
D3030	D2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-F4]	1	8	4797120
D3030	D4	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-F2]	1	8	4797114
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	6,700 SF	15	4797088
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan F3]	1	13	4797094
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan F1]	1	13	4797106
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan F2]	1	13	4797105
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,700 SF	5	4797116
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	7	7	4797082
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,700 SF	12	4797107
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,700 SF	10	4797111
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	6,700 SF	17	4797087
D6060	Throughout building	Marginal	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,700 SF	3	4797108
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,700 SF	5	4797097
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,700 SF	4	4797086
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	160 LF	10	4797118
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	100 LF	7	4797093

Component Condition Report | Lyndale Elementary / Classroom Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,300 SF	40	4940636
Facade						

Component Condition Report | Lyndale Elementary / Classroom Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	16	1	4797234
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	16	1	4797216
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	10	12	4797229
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	4,300 SF	4	4797202
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	12	4797217
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	10	4797219
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	120 SF	30	4797228
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	3,400 SF	5	4797212
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	3,400 SF	6	4797208
C2030	Restrooms	Good	Flooring, Ceramic Tile	100 SF	30	4797222
C2030	E4	Good	Flooring, Carpet, Commercial Standard	1,200 SF	7	4797207
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	2,200 SF	3	4797230
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	600 SF	12	4797215
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	11	4797205
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	4797225
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,300 SF	13	5082536
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	20	4797200
D2010	Restrooms	Adequate	Urinal, Standard	1	15	4797235
HVAC						
D3030	E3	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-G2]	1	8	4797204
D3030	E4	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-G1]	1	8	4797209
D3030	E2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-G3]	1	8	4797236
D3030	Roof	Marginal	Split System Ductless, Single Zone [No tag/plate found]	1	3	4797210
D3030	E1	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-G4]	1	8	4797221
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,300 SF	15	4797232
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan G2]	1	13	4797233
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [Exhaust fan G1]	1	13	4797201
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,300 SF	5	4797203
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	5	4797218
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	8	4797237

Component Condition Report | Lyndale Elementary / Classroom Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,300 SF	12	4797231
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,300 SF	10	4797220
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,300 SF	17	4797211
D6060	Throughout building	Marginal	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,300 SF	4	4797227
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,300 SF	5	4797224
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,300 SF	4	4797213
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	60 LF	6	4797206
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	120 LF	13	4797223

Component Condition Report | Lyndale Elementary / Multi-Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,300 SF	40	4940638
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,350 SF	5	4795523
B2020	Building Exterior	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	4795485
B2020	Building Exterior	Adequate	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	10	4795532
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	9	6	4795510
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	4,500 SF	4	4797199
B3060	Roof	Adequate	Roof Hatch, Metal	1	15	4795514
B3060	Roof	Marginal	Roof Hatch, Metal	1	5	4795522
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	7	12	4795500
C1070	Cafeteria	Adequate	Ceilings, Acoustical Tile (ACT)	4,000 SF	7	4795509
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	1,200 SF	12	4795506
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	120 SF	30	4795483
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,000 SF	5	4795511
C2030	Cafeteria	Good	Flooring, Vinyl Tile (VCT)	3,000 SF	11	4795496
C2030	Kitchen	Poor	Flooring, Vinyl Tile (VCT)	1,000 SF	1	4795504
C2030	Stage	Adequate	Flooring, Wood, Strip, Refinish	300 SF	5	4795489

Component Condition Report | Lyndale Elementary / Multi-Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	50 SF	30	4795505
Conveying						
D1010	Stage	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate [04750]	1	9	4795502
Plumbing						
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,300 SF	13	5082537
D2010	Rear of multipurpose bldg	Marginal	Water Heater, Gas, Residential, 50 GAL	1	2	4795513
D2010	Kitchen	Adequate	Sink/Lavatory, Service Sink, Floor	1	15	4795494
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	1	15	4795507
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	12	4795521
D2010	Throughout building	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4795533
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4795534
HVAC						
D3030	Roof	Adequate	Split System Ductless, Single Zone [Condensing unit B2]	1	6	4795492
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC B1]	1	8	4795526
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	4,300 SF	15	4795491
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC B2]	1	8	4795518
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 16" Damper [EF-A1&A2]	1	13	4795499
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,300 SF	5	4795516
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	5	8	4795520
Electrical						
D5020	Building exterior	Marginal	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	4795530
D5020	Electrical room	NA	Switchboard, 120/208 V	1	0	4795484
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,300 SF	10	4795524
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,300 SF	17	4795508
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	16	4795493
D5040	Throughout building	Marginal	Emergency & Exit Lighting, Exit Sign, LED	8	3	4795490
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	18	4795498
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,300 SF	16	4795529
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,300 SF	10	4795515
D7030	Utility closet	Adequate	Security/Surveillance System, Full System Upgrade, Average Density [0432242046404]	4,300 SF	5	4795503
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,300 SF	3	4795487
Equipment & Furnishings						

Component Condition Report | Lyndale Elementary / Multi-Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial [04745]	1	1	4795517
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001355]	1	6	4795488
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [8907000 0010584]	1	7	4795497
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1001218]	1	9	4795527
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [04742]	1	6	4795528
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [00016917]	1	6	4795486
E1030	Kitchen	Marginal	Foodservice Equipment, Freezer, 2-Door Reach-In [1001353]	1	3	4795512
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001354]	1	6	4795519
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In [00015556]	1	9	4795535
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [1001356]	1	7	4795501
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00017028]	1	6	4795531

Component Condition Report | Lyndale Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	By Admin	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	20	4797436
D2010	By K1 K2	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	25	4797445
D2010	By H	Excellent	Backflow Preventer, Domestic Water	2	29	4797425
D2010	Near K1 K2	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	25	4797441
Electrical						
D5020	Rear of multipurpose bldg	Adequate	Switchboard, 120/208 V [MDP-1]	1	15	4797444
D5020	Rear of multipurpose bldg	Good	Switchboard, 277/480 V [13901 Nordyke Ave]	1	28	4797435
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Site paving, Asphalt, Repair	100 SF	0	4797443
G2020	Site	Marginal	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,000 SF	2	4797426
G2030	Site	Good	Sidewalk, Concrete, Large Areas	4,500 SF	39	4797433
Athletic, Recreational & Playfield Areas						
G2050	Site	Marginal	Playfield Surfaces, Chips Wood, 3" Depth	2,500 SF	2	4797434
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	9	4797440
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	20	4797442
Sitework						
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	7	4797431
G2060	Site	Good	Bollard, Concrete or Metal	5	25	4797437
G2060	Site	Good	Flagpole, Metal	1	25	4797429

Component Condition Report | Lyndale Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	5	20	4797427
G2060	Site	Good	Picnic Table, Metal Powder-Coated	15	17	4797428
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	3,200 LF	29	4797424
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Manual	6	20	4797432
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	16	4797438
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4797430

Appendix E:

Replacement Reserves

Replacement Reserves Report



2/14/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Lyndale Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lyndale Elementary / Administration Building	\$0	\$58,213	\$0	\$38,605	\$80,833	\$37,194	\$17,718	\$14,418	\$35,875	\$0	\$14,511	\$854	\$0	\$98,455	\$15,119	\$71,422	\$10,990	\$40,078	\$58,928	\$0	\$22,733	\$615,947
Lyndale Elementary / Building K1 - K2	\$5,985	\$64,822	\$1,571	\$5,394	\$86,458	\$38,088	\$13,556	\$683	\$18,446	\$3,542	\$49,213	\$2,562	\$11,260	\$74,027	\$30,798	\$109,969	\$13,861	\$3,365	\$8,403	\$0	\$34,824	\$576,827
Lyndale Elementary / Building PD1-PD2	\$0	\$25,929	\$0	\$0	\$0	\$53,484	\$36,394	\$0	\$39,705	\$0	\$60,013	\$0	\$0	\$72,396	\$0	\$39,075	\$0	\$0	\$23,634	\$0	\$88,453	\$439,085
Lyndale Elementary / Classroom Building B	\$0	\$169,681	\$6,284	\$96,278	\$115,277	\$137,726	\$19,693	\$1,062	\$118,646	\$25,761	\$230,434	\$55,344	\$21,113	\$254,791	\$0	\$89,878	\$0	\$11,218	\$2,206	\$15,580	\$102,466	\$1,473,438
Lyndale Elementary / Classroom Building C	\$11,723	\$162,691	\$0	\$68,770	\$143,610	\$174,054	\$20,334	\$14,797	\$54,868	\$31,397	\$103,235	\$53,294	\$9,501	\$252,979	\$65,515	\$51,716	\$27,327	\$0	\$4,412	\$0	\$18,721	\$1,268,944
Lyndale Elementary / Classroom Building D	\$0	\$173,494	\$0	\$69,518	\$123,749	\$141,159	\$19,155	\$35,362	\$44,238	\$0	\$151,163	\$1,110	\$41,082	\$214,561	\$0	\$47,294	\$25,743	\$50,175	\$0	\$0	\$65,915	\$1,203,717
Lyndale Elementary / Classroom Building E	\$0	\$56,942	\$0	\$28,721	\$87,492	\$59,117	\$16,945	\$13,659	\$35,563	\$0	\$35,821	\$8,199	\$59,379	\$185,929	\$0	\$46,429	\$0	\$31,512	\$11,659	\$0	\$46,525	\$723,893
Lyndale Elementary / Head Start Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lyndale Elementary / Modular Building (H2-H6)	\$24,063	\$0	\$53,675	\$38,525	\$38,194	\$44,204	\$13,630	\$0	\$3,908	\$62,874	\$32,339	\$0	\$0	\$99,307	\$37,704	\$24,032	\$1,485	\$0	\$29,359	\$123,771	\$83,578	\$710,646
Lyndale Elementary / Multi-Use/Cafeteria Building	\$55,530	\$33,682	\$2,029	\$26,645	\$62,500	\$132,540	\$47,445	\$53,422	\$44,160	\$39,125	\$46,311	\$62,347	\$49,791	\$93,254	\$0	\$69,500	\$44,812	\$42,628	\$12,878	\$0	\$19,167	\$937,766
Lyndale Elementary / Portable Building K3	\$0	\$0	\$0	\$2,023	\$0	\$32,044	\$7,736	\$3,035	\$782	\$0	\$14,096	\$0	\$0	\$15,947	\$0	\$28,838	\$10,396	\$0	\$5,882	\$0	\$40,786	\$161,565
Lyndale Elementary / Site	\$10,452	\$0	\$20,946	\$0	\$0	\$3,576	\$0	\$58,430	\$3,908	\$32,202	\$0	\$4,270	\$23,752	\$0	\$4,666	\$153,803	\$63,367	\$54,050	\$0	\$0	\$132,944	\$566,366
Grand Total	\$107,753	\$745,453	\$84,506	\$374,478	\$738,112	\$853,187	\$212,606	\$194,868	\$400,100	\$194,901	\$737,135	\$187,981	\$215,877	\$1,361,647	\$153,803	\$731,956	\$197,981	\$233,026	\$157,361	\$139,350	\$656,114	\$8,678,194

Lyndale Elementary

Lyndale Elementary / Administration Building

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	4788259	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2500	SF	\$3.70	\$9,255							\$9,255										\$9,255							\$18,510	
B2020	4788261	Window, Steel, up to 15 SF, Replace	30	29	1	20	EA	\$1,357.40	\$27,148		\$27,148																						\$27,148	
B2020	4788244	Window, Steel, 16-25 SF, Replace	30	29	1	14	EA	\$2,097.80	\$29,369		\$29,369																						\$29,369	
B2050	4788271	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$740.40	\$4,442																						\$4,442		\$4,442	
B3010	4796966	Roofing, Modified Bitumen, Replace	20	16	4	3900	SF	\$12.34	\$48,126						\$48,126																		\$48,126	
C1030	4788256	Interior Door, Wood, Solid-Core, Replace	40	25	15	8	EA	\$863.80	\$6,910																		\$6,910						\$6,910	
C1070	4788269	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	3600	SF	\$4.32	\$15,548																				\$15,548				\$15,548	
C2010	4788274	Wall Finishes, any surface, Prep & Paint	10	6	4	5400	SF	\$1.85	\$9,995						\$9,995											\$9,995							\$19,991	
C2030	4788264	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1900	SF	\$6.17	\$11,723									\$11,723															\$11,723	
C2030	4788249	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1700	SF	\$9.26	\$15,734					\$15,734											\$15,734								\$31,467	
D2010	4788254	Water Heater, Electric, Instant Hot, Replace	15	4	11	1	EA	\$617.00	\$617														\$617										\$617	
D2010	5082530	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	3700	SF	\$13.57	\$50,224																\$50,224								\$50,224	
D2010	4788246	Lavatory, Vitreous China, Replace	30	13	17	2	EA	\$1,851.00	\$3,702																				\$3,702				\$3,702	
D2010	4788270	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	3	EA	\$1,851.00	\$5,553																						\$5,553		\$5,553	
D2010	4788258	Toilet, Residential Water Closet, Replace	30	10	20	3	EA	\$863.80	\$2,591																						\$2,591		\$2,591	
D3050	4788263	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,255.00	\$9,255											\$9,255													\$9,255	
D3050	4788272	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,255.00	\$9,255											\$9,255													\$9,255	
D3050	4788252	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,255.00	\$9,255											\$9,255													\$9,255	
D3050	4788260	HVAC System, Ductwork, Medium Density, Replace	30	15	15	3700	SF	\$4.94	\$18,263																	\$18,263							\$18,263	
D4010	4788248	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	3700	SF	\$6.17	\$22,829							\$22,829																	\$22,829	
D4030	4788265	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	3	EA	\$185.10	\$555											\$555										\$555			\$1,111	
D5030	4788266	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	3700	SF	\$3.09	\$11,415																	\$11,415							\$11,415	
D5040	4788267	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	4	EA	\$271.48	\$1,086					\$1,086											\$1,086								\$2,172	
D5040	4788255	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	3700	SF	\$5.55	\$20,546																				\$20,546				\$20,546	
D6020	4788250	Low Voltage System, Phone & Data Lines, Replace	20	4	16	3700	SF	\$1.85	\$6,849																			\$6,849					\$6,849	
D7010	4788262	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	9	6	3700	SF	\$4.01	\$14,839								\$14,839																\$14,839	
D7050	4788253	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$18,510.00	\$18,510					\$18,510															\$18,510				\$37,020	
D7050	4788251	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	3700	SF	\$3.70	\$13,697						\$13,697																		\$13,697	
E2010	4788268	Casework, Cabinetry Economy, Replace	20	10	10	50	LF	\$215.95	\$10,798													\$10,798											\$10,798	
Totals, Unescalated											\$0	\$56,517	\$0	\$35,329	\$71,819	\$32,084	\$14,839	\$11,723	\$28,320	\$0	\$10,798	\$617	\$0	\$67,043	\$9,995	\$45,843	\$6,849	\$24,248	\$34,614	\$0	\$12,587			\$463,225

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$58,213	\$0	\$38,605	\$80,833	\$37,194	\$17,718	\$14,418	\$35,875	\$0	\$14,511	\$854	\$0	\$98,455	\$15,119	\$71,422	\$10,990	\$40,078	\$58,928	\$0	\$22,733	\$615,947

Lyndale Elementary / Building K1 - K2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4795658	Exterior Walls, any painted surface, Prep & Paint	10	4	6	2200	SF		\$3.70	\$8,144							\$8,144										\$8,144					\$16,289
B2020	4795636	Window, Steel, 16-25 SF, Replace	30	29	1	30	EA		\$2,097.80	\$62,934		\$62,934																				\$62,934
B2050	4795671	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA		\$740.40	\$2,962																				\$2,962		\$2,962
B3010	4797196	Roofing, Modified Bitumen, Replace	20	16	4	2600	SF		\$12.34	\$32,084					\$32,084																	\$32,084
C1030	4795649	Interior Door, Wood, Solid-Core, Replace	40	28	12	6	EA		\$863.80	\$5,183													\$5,183									\$5,183
C1070	4795662	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	2500	SF		\$4.32	\$10,798														\$10,798								\$10,798
C1090	4795659	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA		\$925.50	\$3,702																\$3,702						\$3,702
C2010	4795652	Wall Finishes, any surface, Prep & Paint	10	5	5	4000	SF		\$1.85	\$7,404						\$7,404										\$7,404						\$14,808
C2030	4795639	Flooring, Vinyl Tile (VCT), Replace	15	4	11	300	SF		\$6.17	\$1,851												\$1,851										\$1,851
C2030	4795666	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2200	SF		\$9.26	\$20,361					\$20,361										\$20,361							\$40,722
C2050	4795638	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	200	SF		\$2.47	\$494						\$494											\$494					\$987
D2010	5082531	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	2500	SF		\$13.57	\$33,935													\$33,935									\$33,935
D2010	4795651	Toilet, Residential Water Closet, Replace	30	30	0	1	EA		\$863.80	\$864	\$864																					\$864
D2010	4795648	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA		\$1,480.80	\$1,481			\$1,481															\$1,481				\$2,962
D2010	4795650	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	3	EA		\$1,357.40	\$4,072											\$4,072											\$4,072
D2010	4795654	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	2	EA		\$1,851.00	\$3,702																				\$3,702		\$3,702
D2010	4795663	Toilet, Residential Water Closet, Replace	30	10	20	3	EA		\$863.80	\$2,591																				\$2,591		\$2,591
D3030	4795643	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA		\$6,787.00	\$6,787											\$6,787											\$6,787
D3030	4795665	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA		\$6,787.00	\$6,787																						\$6,787
D3060	4795670	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	2	EA		\$1,727.60	\$3,455														\$3,455								\$3,455
D4010	4795664	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	2500	SF		\$6.17	\$15,425						\$15,425																\$15,425
D4030	4795657	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	3	EA		\$185.10	\$555								\$555										\$555				\$1,111
D5030	4795655	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	2500	SF		\$3.09	\$7,713																\$7,713						\$7,713
D5040	4795642	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2500	SF		\$5.55	\$13,883											\$13,883											\$13,883
D6020	4795644	Low Voltage System, Phone & Data Lines, Replace	20	5	15	2500	SF		\$1.85	\$4,628																\$4,628						\$4,628
D6060	4795653	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	2500	SF		\$2.04	\$5,090											\$5,090											\$5,090
D7010	4795667	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	2500	SF		\$4.01	\$10,026						\$10,026														\$10,026		\$20,053
D7050	4795646	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	2500	SF		\$3.70	\$9,255					\$9,255																	\$9,255
E2010	4795668	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	120	LF		\$370.20	\$44,424																\$44,424						\$44,424
G2050	4795661	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	25	0	300	SF		\$8.02	\$2,406	\$2,406																					\$2,406
G2050	4795640	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	4000	SF		\$0.56	\$2,221				\$2,221					\$2,221					\$2,221					\$2,221			\$8,885
G2050	4795645	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	21	4	3500	SF		\$4.32	\$15,117					\$15,117																	\$15,117
G2050	4795660	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	3	0	2200	SF		\$1.23	\$2,715	\$2,715			\$2,715			\$2,715			\$2,715			\$2,715			\$2,715			\$2,715			\$19,004
G2050	4795637	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA		\$12,340.00	\$12,340								\$12,340														\$12,340
Totals, Unescalated											\$5,985	\$62,934	\$1,481	\$4,936	\$76,817	\$32,855	\$11,353	\$555	\$14,561	\$2,715	\$36,619	\$1,851	\$7,898	\$50,409	\$20,361	\$70,585	\$8,638	\$2,036	\$4,936	\$0	\$19,281	\$436,805
Totals, Escalated (3.0% inflation, compounded annually)											\$5,985	\$64,822	\$1,571	\$5,394	\$86,458	\$38,088	\$13,556	\$683	\$18,446	\$3,542	\$49,213	\$2,562	\$11,260	\$74,027	\$30,798	\$109,969	\$13,861	\$3,365	\$8,403	\$0	\$34,824	\$576,827

Lyndale Elementary / Building PD1-PD2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4797268	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2000	SF		\$3.70	\$7,404						\$7,404										\$7,404						\$14,808
B2020	4797270	Window, Steel, 16-25 SF, Replace	30	29	1	12	EA		\$2,097.80	\$25,174		\$25,174																				\$25,174
B2050	4797269	Exterior Door, Wood, Solid-Core, Replace	25	15	10	3	EA		\$863.80	\$2,591											\$2,591											\$2,591
B3010	4797275	Roofing, Modified Bitumen, Replace	20	14	6	2350	SF		\$12.34	\$28,999						\$28,999																\$28,999
C1030	4797266	Interior Door, Wood, Solid-Core, Replace	40	27	13	6	EA		\$863.80	\$5,183														\$5,183								\$5,183
C1030	4797264	Interior Folding Door, , Replace	20	14	6	1	EA		\$1,480.80	\$1,481						\$1,481																\$1,481
C1070	4797267	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	2350	SF		\$4.32	\$10,150																				\$10,150		\$10,150

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	4796046	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	7800	SF	\$3.70	\$28,876					\$28,876																	\$28,876
E2010	4796048	Casework, Countertop, Plastic Laminate, Replace	15	8	7	120	LF	\$61.70	\$7,404								\$7,404														\$7,404
E2010	4796051	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	200	LF	\$370.20	\$74,040											\$74,040											\$74,040
Totals, Unescalated										\$11,723	\$157,952	\$0	\$62,934	\$127,596	\$150,141	\$17,029	\$12,032	\$43,313	\$24,063	\$76,817	\$38,501	\$6,664	\$172,266	\$43,313	\$33,195	\$17,029	\$0	\$2,591	\$0	\$10,366	\$1,007,524
Totals, Escalated (3.0% inflation, compounded annually)										\$11,723	\$162,691	\$0	\$68,770	\$143,610	\$174,054	\$20,334	\$14,797	\$54,868	\$31,397	\$103,235	\$53,294	\$9,501	\$252,979	\$65,515	\$51,716	\$27,327	\$0	\$4,412	\$0	\$18,721	\$1,268,944

Lyndale Elementary / Classroom Building D

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4797085	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4500	SF	\$3.70	\$16,659								\$16,659									\$16,659					\$33,318
B2020	4797091	Window, Steel, 16-25 SF, Replace	30	29	1	35	EA	\$2,097.80	\$73,423		\$73,423																				\$73,423
B2020	4797104	Window, Steel, up to 15 SF, Replace	30	29	1	70	EA	\$1,357.40	\$95,018		\$95,018																				\$95,018
B2050	4797084	Exterior Door, Steel, Standard, Replace	40	28	12	11	EA	\$740.40	\$8,144													\$8,144									\$8,144
B3010	4797090	Roofing, Modified Bitumen, Replace	20	16	4	6900	SF	\$12.34	\$85,146					\$85,146																	\$85,146
C1070	4797101	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	6200	SF	\$8.64	\$53,556						\$53,556																\$53,556
C1090	4797100	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	6	EA	\$925.50	\$5,553											\$5,553											\$5,553
C2010	4797095	Wall Finishes, any surface, Prep & Paint	10	4	6	8000	SF	\$1.85	\$14,808						\$14,808										\$14,808						\$29,616
C2030	4797089	Flooring, Vinyl Tile (VCT), Replace	15	8	7	750	SF	\$6.17	\$4,628								\$4,628														\$4,628
C2030	4797099	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5400	SF	\$9.26	\$49,977				\$49,977									\$49,977									\$99,954
C2050	4797119	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	500	SF	\$2.47	\$1,234						\$1,234										\$1,234						\$2,468
D2010	4797103	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$802.10	\$802												\$802										\$802
D2010	5082535	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	6700	SF	\$13.57	\$90,946													\$90,946									\$90,946
D2010	4797102	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	1	EA	\$987.20	\$987									\$987													\$987
D2010	4797117	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	5	EA	\$2,097.80	\$10,489											\$10,489											\$10,489
D2010	4797110	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	6	EA	\$1,851.00	\$11,106															\$11,106							\$11,106
D2010	4797112	Urinal, Standard, Replace	30	15	15	2	EA	\$1,357.40	\$2,715															\$2,715							\$2,715
D2010	4797115	Toilet, Commercial Water Closet, Replace	30	10	20	6	EA	\$1,604.20	\$9,625																			\$9,625			\$9,625
D3030	4797109	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787
D3030	4797098	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787
D3030	4797092	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787
D3030	4797120	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787
D3030	4797114	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787
D3050	4797088	HVAC System, Ductwork, Low Density, Replace	30	15	15	6700	SF	\$2.47	\$16,536															\$16,536							\$16,536
D3060	4797094	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727.60	\$1,728													\$1,728									\$1,728
D3060	4797106	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727.60	\$1,728													\$1,728									\$1,728
D3060	4797105	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727.60	\$1,728													\$1,728									\$1,728
D4010	4797116	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	6700	SF	\$6.17	\$41,339						\$41,339																\$41,339
D4030	4797082	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	7	EA	\$185.10	\$1,296								\$1,296									\$1,296					\$2,591
D5030	4797107	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	6700	SF	\$3.09	\$20,670													\$20,670									\$20,670
D5040	4797111	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	6700	SF	\$5.55	\$37,205											\$37,205											\$37,205
D6020	4797087	Low Voltage System, Phone & Data Lines, Replace	20	3	17	6700	SF	\$1.85	\$12,402																	\$12,402					\$12,402
D6060	4797108	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6700	SF	\$2.04	\$13,642				\$13,642																		\$13,642
D7010	4797097	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	6700	SF	\$4.01	\$26,870						\$26,870														\$26,870		\$53,741
D7050	4797086	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	6700	SF	\$3.70	\$24,803					\$24,803																	\$24,803
E2010	4797093	Casework, Countertop, Plastic Laminate, Replace	15	8	7	100	LF	\$61.70	\$6,170								\$6,170														\$6,170
E2010	4797118	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	160	LF	\$370.20	\$59,232											\$59,232											\$59,232
Totals, Unescalated										\$0	\$168,441	\$0	\$63,619	\$109,949	\$121,765	\$16,042	\$28,752	\$34,922	\$0	\$112,479	\$802	\$28,814	\$146,106	\$0	\$30,356	\$16,042	\$30,356	\$0	\$0	\$36,496	\$944,942
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$173,494	\$0	\$69,518	\$123,749	\$141,159	\$19,155	\$35,362	\$44,238	\$0	\$151,163	\$1,110	\$41,082	\$214,561	\$0	\$47,294	\$25,743	\$50,175	\$0	\$0	\$65,915	\$1,203,717

Lyndale Elementary / Classroom Building E

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2020	4797234	Window, Steel, 16-25 SF, Replace	30	29	1	16	EA	\$2,097.80	\$33,565		\$33,565																				\$33,565	
B2020	4797216	Window, Steel, up to 15 SF, Replace	30	29	1	16	EA	\$1,357.40	\$21,718		\$21,718																				\$21,718	
B2050	4797229	Exterior Door, Steel, Standard, Replace	40	28	12	10	EA	\$740.40	\$7,404													\$7,404									\$7,404	
B3010	4797202	Roofing, Modified Bitumen, Replace	20	16	4	4300	SF	\$12.34	\$53,062					\$53,062																	\$53,062	
C1070	4797217	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	4000	SF	\$4.32	\$17,276													\$17,276									\$17,276	
C1090	4797219	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$925.50	\$2,777											\$2,777											\$2,777	
C2010	4797208	Wall Finishes, Vinyl, Replace	15	9	6	3400	SF	\$3.09	\$10,489						\$10,489																\$10,489	
C2010	4797212	Wall Finishes, any surface, Prep & Paint	10	5	5	3400	SF	\$1.85	\$6,293						\$6,293										\$6,293						\$6,293	
C2030	4797215	Flooring, Vinyl Tile (VCT), Replace	15	3	12	600	SF	\$6.17	\$3,702													\$3,702									\$3,702	
C2030	4797230	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2200	SF	\$9.26	\$20,361				\$20,361										\$20,361								\$20,361	
C2030	4797207	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1200	SF	\$9.26	\$11,106							\$11,106										\$11,106					\$11,106	
D2010	5082536	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	4300	SF	\$13.57	\$58,368														\$58,368								\$58,368	
D2010	4797205	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	4	EA	\$1,480.80	\$5,923													\$5,923									\$5,923	
D2010	4797235	Urinal, Standard, Replace	30	15	15	1	EA	\$1,357.40	\$1,357																\$1,357						\$1,357	
D2010	4797225	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	2	EA	\$1,851.00	\$3,702																				\$3,702		\$3,702	
D2010	4797200	Toilet, Commercial Water Closet, Replace	30	10	20	3	EA	\$1,604.20	\$4,813																					\$4,813	\$4,813	
D3030	4797210	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$5,923.20	\$5,923				\$5,923															\$5,923				\$11,846
D3030	4797204	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787	
D3030	4797209	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787	
D3030	4797236	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787	
D3030	4797221	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00	\$6,787									\$6,787													\$6,787	
D3050	4797232	HVAC System, Ductwork, Medium Density, Replace	30	15	15	4300	SF	\$4.94	\$21,225																\$21,225						\$21,225	
D3060	4797233	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727.60	\$1,728														\$1,728								\$1,728	
D3060	4797201	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,727.60	\$1,728														\$1,728								\$1,728	
D4010	4797203	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	4300	SF	\$6.17	\$26,531						\$26,531																\$26,531	
D4030	4797218	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$185.10	\$926						\$926										\$926						\$926	
D4030	4797237	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	5	EA	\$185.10	\$926									\$926									\$926				\$926	
D5030	4797231	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	4300	SF	\$3.09	\$13,266													\$13,266									\$13,266	
D5040	4797220	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	4300	SF	\$5.55	\$23,878											\$23,878											\$23,878	
D6020	4797211	Low Voltage System, Phone & Data Lines, Replace	20	3	17	4300	SF	\$1.85	\$7,959																		\$7,959				\$7,959	
D6060	4797227	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	4300	SF	\$2.04	\$8,755					\$8,755																	\$8,755	
D7010	4797224	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	4300	SF	\$4.01	\$17,245						\$17,245														\$17,245		\$17,245	
D7050	4797213	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4300	SF	\$3.70	\$15,919					\$15,919																	\$15,919	
E2010	4797206	Casework, Countertop, Plastic Laminate, Replace	15	9	6	60	LF	\$61.70	\$3,702						\$3,702																\$3,702	
E2010	4797223	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	120	LF	\$370.20	\$44,424														\$44,424								\$44,424	
Totals, Unescalated										\$0	\$55,283	\$0	\$26,284	\$77,736	\$50,995	\$14,191	\$11,106	\$28,074	\$0	\$26,654	\$5,923	\$41,648	\$126,608	\$0	\$29,801	\$0	\$19,065	\$6,849	\$0	\$25,760		\$545,977
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$56,942	\$0	\$28,721	\$87,492	\$59,117	\$16,945	\$13,659	\$35,563	\$0	\$35,821	\$8,199	\$59,379	\$185,929	\$0	\$46,429	\$0	\$31,512	\$11,659	\$0	\$46,525		\$723,893

Lyndale Elementary / Head Start Building

Lyndale Elementary / Modular Building (H2-H6)

[illegible]

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
D2010	5082529	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	4300	SF	\$13.57	\$58,368														\$58,368								\$58,368		
D2010	4797245	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	5	EA	\$1,480.80	\$7,404					\$7,404																	\$7,404		
D3050	4797242	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,118.80	\$10,119			\$10,119																			\$10,119		
D3050	4797256	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,118.80	\$10,119			\$10,119																			\$10,119		
D3050	4797238	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,118.80	\$10,119			\$10,119																			\$10,119		
D3050	4797250	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,118.80	\$10,119			\$10,119																			\$10,119		
D3050	4797243	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,118.80	\$10,119			\$10,119																			\$10,119		
D4010	4799443	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	4300	SF	\$6.17	\$26,531					\$26,531																	\$26,531		
D4030	4797251	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	\$185.10	\$926							\$926										\$926					\$1,851		
D5030	4799441	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	4300	SF	\$3.09	\$13,266														\$13,266								\$13,266		
D6020	4797257	Low Voltage System, Phone & Data Lines, Replace	20	6	14	4300	SF	\$1.85	\$7,959														\$7,959								\$7,959		
D6060	4797240	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	4300	SF	\$2.04	\$8,755				\$8,755																		\$8,755		
D7010	4797255	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	12	3	4300	SF	\$4.01	\$17,245				\$17,245															\$17,245			\$34,490		
D7050	4797253	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4300	SF	\$3.70	\$15,919					\$15,919																	\$15,919		
E2010	4799442	Casework, Countertop, Plastic Laminate, Replace	15	7	8	50	LF	\$61.70	\$3,085									\$3,085													\$3,085		
E2010	4797252	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	80	LF	\$370.20	\$29,616										\$29,616												\$29,616		
Totals, Unescalated										\$24,063	\$0	\$50,594	\$35,255	\$33,935	\$38,131	\$11,415	\$0	\$3,085	\$48,188	\$24,063	\$0	\$0	\$67,623	\$24,927	\$15,425	\$926	\$0	\$17,245	\$70,585	\$46,275	\$511,734		
Totals, Escalated (3.0% inflation, compounded annually)										\$24,063	\$0	\$53,675	\$38,525	\$38,194	\$44,204	\$13,630	\$0	\$3,908	\$62,874	\$32,339	\$0	\$0	\$99,307	\$37,704	\$24,032	\$1,485	\$0	\$29,359	\$123,771	\$83,578			\$710,646

Lyndale Elementary / Multi-Use/Cafeteria Building

Uniformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost * Subtotal2023		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4795523	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4350	SF	\$3.70	\$16,104					\$16,104								\$16,104						\$32,207
B2020	4795485	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,480.80	\$1,481								\$1,481											\$1,481
B2020	4795532	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	10	10	1	EA	\$2,468.00	\$2,468								\$2,468											\$2,468
B2050	4795510	Exterior Door, Steel, Standard, Replace	40	34	6	9	EA	\$740.40	\$6,664				\$6,664															\$6,664
B3010	4797199	Roofing, Modified Bitumen, Replace	20	16	4	4500	SF	\$12.34	\$55,530				\$55,530															\$55,530
B3060	4795522	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,604.20	\$1,604				\$1,604															\$1,604
B3060	4795514	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,604.20	\$1,604												\$1,604							\$1,604
C1030	4795500	Interior Door, Wood, Solid-Core, Replace	40	28	12	7	EA	\$863.80	\$6,047										\$6,047									\$6,047
C1070	4795509	Ceilings, Acoustical Tile (ACT), Replace	25	18	7	4000	SF	\$8.64	\$34,552					\$34,552														\$34,552
C2010	4795506	Wall Finishes, Laminated Paneling (FRP), Replace	30	18	12	1200	SF	\$19.74	\$23,693										\$23,693									\$23,693
C2010	4795511	Wall Finishes, any surface, Prep & Paint	10	5	5	6000	SF	\$1.85	\$11,106				\$11,106									\$11,106						\$22,212
C2030	4795489	Flooring, Wood, Strip, Refinish	10	5	5	300	SF	\$4.94	\$1,481				\$1,481									\$1,481						\$2,962
C2030	4795504	Flooring, Vinyl Tile (VCT), Replace	15	14	1	1000	SF	\$6.17	\$6,170	\$6,170													\$6,170					\$12,340
C2030	4795496	Flooring, Vinyl Tile (VCT), Replace	15	4	11	3000	SF	\$6.17	\$18,510								\$18,510											\$18,510
D1010	4795502	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	16	9	1	EA	\$20,978.00	\$20,978							\$20,978												\$20,978
D2010	4795513	Water Heater, Gas, Residential, 50 GAL, Replace	15	13	2	1	EA	\$1,912.70	\$1,913		\$1,913												\$1,913					\$3,825
D2010	5082537	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	4300	SF	\$13.57	\$58,368											\$58,368								\$58,368
D2010	4795533	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,851.00	\$1,851				\$1,851															\$1,851
D2010	4795521	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	2	EA	\$2,591.40	\$5,183										\$5,183									\$5,183
D2010	4795494	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$987.20	\$987													\$987						\$987
D2010	4795507	Toilet, Residential Water Closet, Replace	30	15	15	1	EA	\$863.80	\$864													\$864						\$864
D2010	4795534	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,851.00	\$1,851													\$1,851						\$1,851
D3030	4795492	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$7,527.40	\$7,527				\$7,527															\$7,527
D3050	4795526	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$24,680.00	\$24,680						\$24,680													\$24,680
D3050	4795518	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,255.00	\$9,255						\$9,255													\$9,255
D3050	4795491	HVAC System, Ductwork, Low Density, Replace	30	15	15	4300	SF	\$2.47	\$10,612													\$10,612						\$10,612
D3060	4795499	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	\$2,961.60	\$2,962											\$2,962								\$2,962
D4010	4795516	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	4300	SF	\$6.17	\$26,531				\$26,531															\$26,531
D4030	4795520	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	5	EA	\$185.10	\$926							\$926									\$926			\$1,851

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D5020	4795484	Switchboard, 120/208 V, Replace	40		40	0	1	EA	\$55,530.00	\$55,530	\$55,530																						\$55,530
D5020	4795530	Secondary Transformer, Dry, Stepdown, Replace	30		25	5	1	EA	\$46,892.00	\$46,892						\$46,892																	\$46,892
D5030	4795524	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40		30	10	4300	SF	\$3.09	\$13,266											\$13,266												\$13,266
D5040	4795490	Emergency & Exit Lighting, Exit Sign, LED, Replace	10		7	3	8	EA	\$271.48	\$2,172				\$2,172										\$2,172									\$4,344
D5040	4795493	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		4	16	6	EA	\$345.52	\$2,073																	\$2,073						\$2,073
D5040	4795508	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20		3	17	4300	SF	\$5.55	\$23,878																		\$23,878					\$23,878
D5040	4795498	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		2	18	1	EA	\$345.52	\$346																				\$346			\$346
D6020	4795529	Low Voltage System, Phone & Data Lines, Replace	20		4	16	4300	SF	\$1.85	\$7,959																		\$7,959					\$7,959
D7010	4795515	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15		5	10	4300	SF	\$4.01	\$17,245											\$17,245												\$17,245
D7030	4795503	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15		10	5	4300	SF	\$2.47	\$10,612						\$10,612															\$10,612		\$21,225
D7050	4795487	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20		17	3	4300	SF	\$3.70	\$15,919				\$15,919																			\$15,919
E1030	4795517	Foodservice Equipment, Dishwasher Commercial, Replace	10		9	1	1	EA	\$26,531.00	\$26,531		\$26,531										\$26,531											\$53,062
E1030	4795512	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15		12	3	1	EA	\$6,293.40	\$6,293				\$6,293																\$6,293			\$12,587
E1030	4795488	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15		9	6	1	EA	\$2,097.80	\$2,098							\$2,098																\$2,098
E1030	4795528	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		9	6	1	EA	\$5,676.40	\$5,676							\$5,676																\$5,676
E1030	4795486	Foodservice Equipment, Convection Oven, Double, Replace	10		4	6	1	EA	\$11,723.00	\$11,723							\$11,723										\$11,723						\$23,446
E1030	4795519	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15		9	6	1	EA	\$2,097.80	\$2,098							\$2,098																\$2,098
E1030	4795531	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15		9	6	1	EA	\$2,097.80	\$2,098							\$2,098																\$2,098
E1030	4795497	Foodservice Equipment, Dairy Cooler/Wells, Replace	15		8	7	1	EA	\$4,442.40	\$4,442								\$4,442															\$4,442
E1030	4795501	Foodservice Equipment, Dairy Cooler/Wells, Replace	15		8	7	1	EA	\$4,442.40	\$4,442								\$4,442															\$4,442
E1030	4795527	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		6	9	1	EA	\$5,676.40	\$5,676										\$5,676													\$5,676
E1030	4795535	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15		6	9	1	EA	\$3,331.80	\$3,332											\$3,332												\$3,332
Totals, Unescalated											\$55,530	\$32,701	\$1,913	\$24,384	\$55,530	\$114,330	\$39,735	\$43,437	\$34,861	\$29,986	\$34,459	\$45,041	\$34,922	\$63,502	\$0	\$44,609	\$27,925	\$25,791	\$7,564	\$0	\$10,612	\$726,832	
Totals, Escalated (3.0% inflation, compounded annually)											\$55,530	\$33,682	\$2,029	\$26,645	\$62,500	\$132,540	\$47,445	\$53,422	\$44,160	\$39,125	\$46,311	\$62,347	\$49,791	\$93,254	\$0	\$69,500	\$44,812	\$42,628	\$12,878	\$0	\$19,167	\$937,766	

Lyndale Elementary / Portable Building K3

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	4797411	Exterior Walls, Plywood/OSB, Replace	20		17	3	200	SF	\$9.26	\$1,851				\$1,851																			\$1,851	
B2010	4797412	Exterior Walls, any painted surface, Prep & Paint	10		5	5	1200	SF	\$3.70	\$4,442						\$4,442										\$4,442								\$8,885
B2020	4797422	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30		20	10	2	EA	\$1,542.50	\$3,085											\$3,085													\$3,085
B3010	4797417	Roofing, Metal, Replace	40		20	20	1000	SF	\$16.04	\$16,042																						\$16,042		\$16,042
C1030	4797418	Interior Door, Wood, Solid-Core, Replace	40		20	20	1	EA	\$863.80	\$864																						\$864		\$864
C1070	4797420	Suspended Ceilings, Acoustical Tile (ACT), Replace	25		7	18	800	SF	\$4.32	\$3,455																						\$3,455		\$3,455
C2010	4797419	Wall Finishes, Vinyl, Replace	15		8	7	800	SF	\$3.09	\$2,468								\$2,468																\$2,468
C2030	4797404	Flooring, Vinyl Tile (VCT), Replace	15		7	8	100	SF	\$6.17	\$617									\$617															\$617
C2030	4797407	Flooring, Carpet, Commercial Standard, Replace	10		4	6	700	SF	\$9.26	\$6,479							\$6,479										\$6,479							\$12,957
D2010	5082538	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40		27	13	800	SF	\$13.57	\$10,859													\$10,859											\$10,859
D2010	4797415	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30		15	15	1	EA	\$1,851.00	\$1,851																\$1,851								\$1,851
D2010	4797421	Toilet, Residential Water Closet, Replace	30		15	15	1	EA	\$863.80	\$864																\$864								\$864
D2010	4797416	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30		15	15	1	EA	\$1,480.80	\$1,481																\$1,481								\$1,481
D3050	4797414	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20		15	5	1	EA	\$10,118.80	\$10,119						\$10,119																		\$10,119
D3050	4797406	HVAC System, Ductwork, Medium Density, Replace	30		15	15	800	SF	\$4.94	\$3,949																\$3,949								\$3,949
D4010	4797405	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40		35	5	800	SF	\$8.64	\$6,910						\$6,910																		\$6,910
D5030	4797403	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40		20	20	800	SF	\$3.09	\$2,468																						\$2,468		\$2,468
D5040	4797413	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20		5	15	800	SF	\$5.55	\$4,442																\$4,442								\$4,442
D6020	4797423	Low Voltage System, Phone & Data Lines, Replace	20		5	15	800	SF	\$1.85	\$1,481																\$1,481								\$1,481
D7010	4797402	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15		10	5	800	SF	\$4.01	\$3,208						\$3,208																\$3,208		\$6,417
D7050	4797410	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20		15	5	800	SF	\$3.70	\$2,962						\$2,962																		\$2,962
E2010	4797409	Casework, Cabinetry, Hardwood Standard, Replace	20		10	10	20	LF	\$370.20	\$7,404												\$7,404												\$7,404
Totals, Unescalated											\$0	\$0	\$0	\$1,851	\$0	\$27,642	\$6,479	\$2,468	\$617	\$0	\$10,489	\$0	\$0	\$10,859	\$0	\$18,510	\$6,479	\$0	\$3,455	\$0	\$22,582	\$111,430		

Replacement Reserves Report



2/14/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$2,023	\$0	\$32,044	\$7,736	\$3,035	\$782	\$0	\$14,096	\$0	\$0	\$15,947	\$0	\$28,838	\$10,396	\$0	\$5,882	\$0	\$40,786	\$161,565

Lyndale Elementary / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	4797436	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA		\$6,416.80	\$6,417																					\$6,417	\$6,417
D5020	4797444	Switchboard, 120/208 V, Replace	40	25	15	1	EA		\$98,720.00	\$98,720															\$98,720							\$98,720
G2010	4797443	Site paving, Asphalt, Repair	0	0	0	100	SF		\$11.97	\$1,197	\$1,197																					\$1,197
G2020	4797426	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	30000	SF		\$0.56	\$16,659			\$16,659				\$16,659					\$16,659					\$16,659					\$16,659
G2050	4797442	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	4	EA		\$11,723.00	\$46,892																				\$46,892		\$46,892
G2050	4797434	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	2500	SF		\$1.23	\$3,085			\$3,085		\$3,085			\$3,085			\$3,085			\$3,085			\$3,085		\$3,085		\$3,085	\$21,595
G2050	4797440	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA		\$24,680.00	\$24,680										\$24,680												\$24,680
G2060	4797428	Picnic Table, Metal Powder-Coated, Replace	20	3	17	15	EA		\$863.80	\$12,957																	\$12,957					\$12,957
G2060	4797427	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	5	20	5	EA		\$925.50	\$4,628																				\$4,628		\$4,628
G2060	4797432	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	5	20	6	EA		\$2,097.80	\$12,587																				\$12,587		\$12,587
G2060	4797431	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	13	7	1	EA		\$30,850.00	\$30,850							\$30,850															\$30,850
G4050	4797438	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	4	16	8	EA		\$4,936.00	\$39,488																\$39,488						\$39,488
Y1090	4797430	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA		\$9,255.00	\$9,255	\$9,255																					\$9,255
Totals, Unescalated											\$10,452	\$0	\$19,744	\$0	\$0	\$3,085	\$0	\$47,509	\$3,085	\$24,680	\$0	\$3,085	\$16,659	\$0	\$3,085	\$98,720	\$39,488	\$32,701	\$0	\$0	\$73,608	\$375,901
Totals, Escalated (3.0% inflation, compounded annually)											\$10,452	\$0	\$20,946	\$0	\$0	\$3,576	\$0	\$58,430	\$3,908	\$32,202	\$0	\$4,270	\$23,752	\$0	\$4,666	\$153,803	\$63,367	\$54,050	\$0	\$0	\$132,944	\$566,366

Appendix F:

Equipment Inventory List



Clipboard copy successful!													
D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4795502	D1010	Vertical Lift [04750]	Wheelchair, 5' Rise		Lyndale Elementary / Multi-Use/Cafeteria Building	Stage	Porch-Lift	No tag/plate found	No tag/plate found		19041902	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4795513	D2010	Water Heater	Gas, Residential, 50 GAL		Lyndale Elementary / Multi-Use/Cafeteria Building	Rear of multipurpose bldg	Inaccessible	Inaccessible	Inaccessible		19041886	
2	4788254	D2010	Water Heater [C1-16/18]	Electric, Instant Hot		Lyndale Elementary / Administration Building	Faculty room	Chronomite	2K 20L/206	756275	2018	19042157	
3	4797103	D2010	Water Heater	Electric, Residential	20 GAL	Lyndale Elementary / Classroom Building D	Utility closet	A. O. Smith	DEL-20 102	1815110006913	2018	19041901	
4	4797425	D2010	Backflow Preventer	Domestic Water	2 IN	Lyndale Elementary / Site	By H	Zurn	No tag/plate found	No tag/plate found			2
5	4797436	D2010	Backflow Preventer	Domestic Water	2 IN	Lyndale Elementary / Site	By Admin	Zurn Wilkins	No tag/plate found	No tag/plate found		19041923	
6	4797445	D2010	Backflow Preventer	Domestic Water	2 IN	Lyndale Elementary / Site	By K1 K2	Zurn	77084	No tag/plate found		19042128	
7	4797441	D2010	Backflow Preventer	Domestic Water	2 IN	Lyndale Elementary / Site	Near K1 K2	Zurn	77084	No tag/plate found		19042127	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4795643	D3030	Heat Pump [HP-A1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Building K1 - K2	K1	Airedale	CHH4/2-460/410	729399S110500355111710-5415		19041906	
2	4795665	D3030	Heat Pump [HP-A2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Building K1 - K2	K2	Airedale	CHH4/2-460/410	729399S110500355111710-5422		19042116	
3	4795829	D3030	Heat Pump [HP-D1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B6	Airedale	CHH4/2-460/410	729399S110500355111710-5436	2010	19042122	
4	4795827	D3030	Heat Pump [HP-D2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B5	Airedale	CHH4/2-460/410	729399S110500355111710-5482	2010	19042152	
5	4795815	D3030	Heat Pump [HP-D3]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B4	Airedale	CHH4/2-460/410	729399S110500355111710-5423	2010	19041876	
6	4795825	D3030	Heat Pump [HP-D4]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B3	Airedale	CHH4/2-460/410	729399S110500355111710-5437	2010	19041919	
7	4795839	D3030	Heat Pump [HP-D5]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B2	Airedale	CHH4/2-460/410	729399S110500355111710-5427	2010	19041874	
8	4795824	D3030	Heat Pump [HP-D6]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building B	B1	Airedale	CHH4/2-460/410	729399S110500355111710-5430	2010	19041875	
9	4796018	D3030	Heat Pump [HP-E1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building C	C6	Airedale	CHH4/2-460/410	729399S110500355111710-5419	2010	19041914	
10	4796042	D3030	Heat Pump [HP-E2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building C	C5	Airedale	CHH4/2-460/410	729399S110500355111710-5432	2010	19042153	
11	4796033	D3030	Heat Pump [HP-E3]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building C	C4	Airedale	CHH4/2-460/410	729399S110500355111710-5438	2010	19041916	
12	4796038	D3030	Heat Pump [HP-E4]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building C	C3	Airedale	CHH4/2-460/410	729399S110500355111710-5434	2010	19042119	
13	4796027	D3030	Heat Pump [HP-E5]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building C	C2	Airedale	CHH4/2-460/410	729399S110500355111710-5424	2010	19041915	
14	4796035	D3030	Heat Pump [HP-E6]	Packaged & Wall-Mounted, 4 TON	4	Lyndale Elementary / Classroom Building C	C1	Airedale	CHH4/2-460/410	729399S110500355111710-5435	2010	19042118	
15	4797092	D3030	Heat Pump [HP-F1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building D	D5	Airedale	CHH4/2-460/410	729399S110500355111710-5426	2010	19003981	
16	4797114	D3030	Heat Pump [HP-F2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building D	D4	Airedale	CHH4/2-460/410	729399S110500355111710-5418	2010	19041905	

17	4797109	D3030	Heat Pump [HP-F3]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building D		Airedale	CHH4/2-460/410	729399S110500355111710-5421	2010	19041904
18	4797120	D3030	Heat Pump [HP-F4]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building D	D2	Airedale	CHH4/2-460/410	729399S110500355111710-5433	2010	19042117
19	4797098	D3030	Heat Pump [HP-F5]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building D	D1	Airedale	CHH4/2-460/410	729399S110500355111710-5431	2010	19041907
20	4797209	D3030	Heat Pump [HP-G1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building E	E4	Airedale	CHH4/2-460/410	729399S110500355111710-5429	2010	19041878
21	4797204	D3030	Heat Pump [HP-G2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building E	E3	Airedale	CHH4/2-460/410	729399S110500355111710-5417	2010	19042114
22	4797236	D3030	Heat Pump [HP-G3]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building E	E2	Airedale	CHH4/2-460/410	729399S110500355111710-5414	2010	19042276
23	4797221	D3030	Heat Pump [HP-G4]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Classroom Building E	E1	Airedale	CHH4/2-460/410	729399S110500355111710-5420	2010	19042235
24	4797263	D3030	Heat Pump [HP-H1]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Building PD1-PD2	PD2	Airedale	CHH4/2-460/410	729399S110500355111710-5416	2010	19041909
25	4797286	D3030	Heat Pump [HP-H2]	Packaged & Wall-Mounted	4 TON	Lyndale Elementary / Building PD1-PD2	PD2	Airedale	CHH4/2-460/410	729399S110500355111710-542t	2010	19042282
26	4795492	D3030	Split System Ductless [Condensing unit B2]	Single Zone	3 TON	Lyndale Elementary / Multi-Use/Cafeteria Building	Roof	Carrier	Illegible	Illegible		19042115
27	4797210	D3030	Split System Ductless	Single Zone	2 TON	Lyndale Elementary / Classroom Building E	Roof	Carrier	1789X98620	38QRR024	2010	19003889
28	4795809	D3030	Split System Ductless	Single Zone	2 TON	Lyndale Elementary / Classroom Building B	Roof	Carrier	38QRR024-3	1709X98621	2009	19041746
29	4795526	D3050	Packaged Unit [AC B1]	RTU, Pad or Roof-Mounted	8.5 TON	Lyndale Elementary / Multi-Use/Cafeteria Building	Roof	Carrier	YHC102E4RLA0LB5	1028118021	2010	19041741
30	4795518	D3050	Packaged Unit [AC B2]	RTU, Pad or Roof-Mounted	3 TON	Lyndale Elementary / Multi-Use/Cafeteria Building	Roof	Carrier	1PYHC036E4RLA04ML	S102810607L	2010	19041873
31	4788263	D3050	Packaged Unit [AC C2 rooftop AC unit]	RTU, Pad or Roof-Mounted	3 TON	Lyndale Elementary / Administration Building	Roof	Trane	1PYHC036E4RLA04ML	S102810595L	2010	19041897
32	4788252	D3050	Packaged Unit [AC C2 rooftop AC unit]	RTU, Pad or Roof-Mounted	3 TON	Lyndale Elementary / Administration Building	Roof	Trane	1PYHC036E4RLA04ML	S102810212L	2010	19041895
33	4788272	D3050	Packaged Unit [AC C3 rooftop AC unit]	RTU, Pad or Roof-Mounted	3 TON	Lyndale Elementary / Administration Building	Roof	Trane	1PYHC036E4RLA04ML	S102810619L	2010	19041911
34	4797242	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Modular Building (H2-H6)	H6	Bard	WH421LA08UX4XX	126B97166072-02	1997	19003965
35	4797256	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Modular Building (H2-H6)	H5	Bard	Illegible	Illegible	1997	19042211
36	4797238	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Modular Building (H2-H6)	H2	Bard	Illegible	Illegible	1997	19042206
37	4797414	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Portable Building K3	Building exterior	Bard	Illegible	Illegible		19041885
38	4797243	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Modular Building (H2-H6)	H3	Bard	Illegible	Illegible	1997	19042233
39	4797250	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Lyndale Elementary / Modular Building (H2-H6)	H4	Bard	Illegible	Illegible	1997	19042212
40	4795499	D3060	Exhaust Fan [EF-A1&A2]	Centrifugal, 16" Damper	1200 CFM	Lyndale Elementary / Multi-Use/Cafeteria Building	Roof	Greenheck	GB-081-6-X	12163115. 1007	2010	19041921
41	4795818	D3060	Exhaust Fan [Exhaust fan D1]	Centrifugal, 12" Damper	500 CFM	Lyndale Elementary / Classroom Building B	Roof	Greenheck	GB-101-4-X	12163120 1007	2010	19042278
42	4795820	D3060	Exhaust Fan [Exhaust fan D2]	Centrifugal, 12" Damper	675 CFM	Lyndale Elementary / Classroom Building B	Roof	Greenheck	GB-101-4-X	12163117 1007	2010	19041872

43	4796053	D3060	Exhaust Fan [Exhaust fan E1]	Centrifugal, 12" Damper	400 CFM	Lyndale Elementary / Classroom Building C	Roof	Greenheck	GB-101-4-X	12163122 1007	2010	19041759	Clipboard copy successful!
44	4796032	D3060	Exhaust Fan [Exhaust fan E2]	Centrifugal, 12" Damper	700 CFM	Lyndale Elementary / Classroom Building C	Roof	Greenheck	GB-101-4-X	12163116 1007	2010	19042240	
45	4797106	D3060	Exhaust Fan [Exhaust fan F1]	Centrifugal, 12" Damper	400 CFM	Lyndale Elementary / Classroom Building D	Roof	Greenheck	GB-101-4-X	12163123 1007	2010	19042222	
46	4797105	D3060	Exhaust Fan [Exhaust fan F2]	Centrifugal, 12" Damper	275 CFM	Lyndale Elementary / Classroom Building D	Roof	Greenheck	BB-081-6X	12219608 1008	2010	19003929	
47	4797094	D3060	Exhaust Fan [Exhaust fan F3]	Centrifugal, 12" Damper	175 CFM	Lyndale Elementary / Classroom Building D	Roof	Greenheck	GB-081-6-X	12163125 1007	2010	19041760	
48	4797201	D3060	Exhaust Fan [Exhaust fan G1]	Centrifugal, 12" Damper	200 CFM	Lyndale Elementary / Classroom Building E	Roof	Greenheck	GB-081-6-X	12163114 1007	2010	19003846	
49	4797233	D3060	Exhaust Fan [Exhaust fan G2]	Centrifugal, 12" Damper	275 CFM	Lyndale Elementary / Classroom Building E	Roof	Greenheck	GB-018-6-X	12163124 1007	2010	19042277	
50	4795670	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Lyndale Elementary / Building K1 - K2	Roof	Greenheck	Inaccessible	Inaccessible	2010	Inaccessible	2
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4797277	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Building PD1-PD2	Throughout building						3
2	4795837	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Classroom Building B	Throughout building						7
3	4795520	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Multi-Use/Cafeteria Building	Throughout building						5
4	4795657	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Building K1 - K2	Throughout building						3
5	4797218	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Classroom Building E	Throughout building						5
6	4797082	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Classroom Building D	Throughout building						7
7	4797251	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Modular Building (H2-H6)	Throughout building						5
8	4797237	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Classroom Building E	Throughout building						5
9	4788265	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lyndale Elementary / Administration Building	Throughout building						3
10	4796030	D4030	Fire Extinguisher	Wet Chemical/CO2		Lyndale Elementary / Classroom Building C	Throughout building						7
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4795530	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Lyndale Elementary / Multi-Use/Cafeteria Building	Building exterior	GE	9T40G0009	1M0171493	1997	19041922	
2	4795484	D5020	Switchboard	120/208 V	600 AMP	Lyndale Elementary / Multi-Use/Cafeteria Building	Electrical room						
3	4797435	D5020	Switchboard [13901 Nordyke Ave]	277/480 V	2000 AMP	Lyndale Elementary / Site	Rear of multipurpose bldg	General Electric	47727511-S	181-0003842	2010	19042166	
4	4797444	D5020	Switchboard [MDP-1]	120/208 V	1600 AMP	Lyndale Elementary / Site	Rear of multipurpose bldg	Square D	N3R	CTEML16CUR	1997	19041896	
5	4788267	D5040	Emergency & Exit Lighting	Exit Sign, LED		Lyndale Elementary / Administration Building	Throughout building						4
6	4795490	D5040	Emergency & Exit Lighting	Exit Sign, LED		Lyndale Elementary / Multi-Use/Cafeteria Building	Throughout building						8
7	4795819	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Lyndale Elementary / Classroom Building B	Building exterior						8

8	4795493	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Lyndale Elementary / Multi-Use/Cafeteria Building	Clipboard copy successful!						6
9	4795498	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Lyndale Elementary / Multi-Use/Cafeteria Building	Building exterior						
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4788253	D7050	Fire Alarm Panel	Fully Addressable		Lyndale Elementary / Administration Building	Office	Notifier	AFP-200		2000	19042158	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4795535	E1030	Foodservice Equipment [00015556]	Refrigerator, 1-Door Reach-In		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19041899	
2	4795486	E1030	Foodservice Equipment [00016917]	Convection Oven, Double		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Montague	No tag/plate found	No tag/plate found		19042155	
3	4795531	E1030	Foodservice Equipment [00017028]	Food Warmer, Proofing Cabinet on Wheels		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Royalton	SS2RRH-813-C4W	08R1465		19042123	
4	4795528	E1030	Foodservice Equipment [04742]	Refrigerator, 2-Door Reach-In		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19041917	
5	4795517	E1030	Foodservice Equipment [04745]	Dishwasher Commercial		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Stero	SC-20-1A	38814-3-83		19042126	
6	4795527	E1030	Foodservice Equipment [1001218]	Refrigerator, 2-Door Reach-In		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19042121	
7	4795512	E1030	Foodservice Equipment [1001353]	Freezer, 2-Door Reach-In		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19042120	
8	4795519	E1030	Foodservice Equipment [1001354]	Food Warmer, Proofing Cabinet on Wheels		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Cres Cor	H-135-UA-11	No tag/plate found		19041880	
9	4795488	E1030	Foodservice Equipment [1001355]	Food Warmer, Proofing Cabinet on Wheels		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Cres Cor	H-135-UA-11	No tag/plate found		19042156	
10	4795501	E1030	Foodservice Equipment [1001356]	Dairy Cooler/Wells		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	11407477		19041918	
11	4795497	E1030	Foodservice Equipment [8907000 0010584]	Dairy Cooler/Wells		Lyndale Elementary / Multi-Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	8907000		19041884	