

Lakewood ES

	Building A	Building C	Building D	Main Building	Covered Play	Immediate	Short Term	Long Term	Building Condition Survey Notes
	1964	1961	1968	1958, 1997 & 2003	2003				
Foundations	90	90	90	90	90				
Slabs on Grade	90	90	90	90	90				
Water and Gas Mitigation	90	90	90	90					
Superstructure	62	90	90	90	90				
Exterior Vertical Enclosures	69	75	68	83			★		\$\$ - Single wythe masonry is uninsulated, \$\$ - Single-pane, aluminun frame windows are very inefficient, \$ - Door hardware is out of date and non-compliant
Exterior Horizontal Enclosures	90	90	90	62	90				
Interior Construction	90	68	75	90					
Interior Finishes	83	83	90	83	90	★			\$\$ - Flooring has reached end of serviceable life
Plumbing	51	51	51	81				★	\$\$\$ - The sewer gravity drains to a campus lift station. The gravity system has some corrosion and possible minor leaks
HVAC	61	51	51	90			★		\$\$ - The boiler has been replaced once already and is closing in on needing to be replaced again. The outside air intakes for the unit ventilators are small.
Fire Protection	90	90	90	90					
Electrical	51	51	51	51	90	★			\$\$ - Panels are well past their expected lifespan of 30 years
Communications	90	90	90	90	90				
Electronic Safety and Security	76	76	76	81	90		★		\$\$ - No Access Control system or lock-down functions
Integrated Automation	62	62	62	90			★		\$\$ - Obtaining parts to keep the controls system running is becoming difficult
Equipment				83	90				
Furnishings	90	90	90	90	90				
Overall Weighted ICOS Score	67.5	63.4	65.4	80.6	90.0				
Excellent (95-100)	100								
Good (85-94)	90								
Fair (62-84)	62								
Poor (30-61)	30								
Unsatisfactory (0-29)	15								

[illegible]