

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Willard Elementary
301 Madre Street
Pasadena, California 91107

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Eight
Main Address	301 Madre Street, Pasadena, California 91107
Site Developed	1925 Major Additions in 1947, 1998, and 2014
Site Area	6.5 acres (estimated)
Parking Spaces	65 total spaces all in open lots; 7 of which are accessible (Approximately half covered by recently installed solar panel arrays)
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 19, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic 562.682.7029
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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

Willard Elementary was first constructed in 1925, receiving major additions throughout the years, specifically 1947 with the building B hosting 2nd grade, and 2014 with a new kindergarten section known as building C. There are also five small single room buildings added at separate points, these containing a music room, cafeteria, library, and a couple classrooms. Due to the varying age of the buildings, construction age and assets greatly vary in style.

Architectural

The main building, built in 1925 contains many original-style single-pane wooden frame windows which have shown considerable age. Flooring consists of old wood flooring also showing signs of fatigue. The main building has a wood truss gable-style roof. An elevator and emergency staircase are an addition to the south end of the structure. For all the buildings, typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main building utilizes 23 hydronic air handlers to heat and cool the space. The heating is provided via two boilers in the basement and cooling is accomplished by a 140-ton cooling tower located on the rear of the building. The rest of the buildings on site use either roof-top or wall mounted units for conditioned air. There is a common PA system incorporated throughout all buildings. Half of the buildings contain indoor plumbing. All buildings are equipped with fire alarms and fire extinguishers. All buildings do not have fire sprinklers except the main building. Drinking fountains are located on various building exteriors throughout the campus.

Site

Parking lot contains three new solar panel arrays which double as shade structures for both vehicles and participants on the playground. Asphalt paving still has a few years of useful life, however there is some alligator cracking in minor areas and long cracks throughout. A small playground and a swing set both sit on appropriate soft play surfaces. One of the basketball backboard/rims is currently out of the ground and its mounting hole has not yet been filed in or repaired.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Willard Elementary / Building A (1922)	\$425	55,000	\$23,375,000	0.0%	4.6%	5.7%	20.2%
Willard Elementary / Building B (2005)	\$425	9,000	\$3,825,000	0.0%	5.8%	8.7%	17.0%
Willard Elementary / Building C (2005)	\$425	9,500	\$4,037,500	0.0%	1.1%	2.6%	13.5%
Willard Elementary / Building D (1960)	\$425	1,050	\$446,250	0.0%	0.0%	2.8%	30.9%
Willard Elementary / Building F (1997)	\$225	1,125	\$253,125	0.0%	4.0%	5.8%	23.7%
Willard Elementary / Cafeteria (2001)	\$225	2,000	\$450,000	0.0%	0.0%	11.0%	38.5%
Willard Elementary / Library (1950)	\$225	2,000	\$450,000	0.0%	0.0%	13.3%	27.0%
Willard Elementary / Music (2001)	\$225	2,000	\$450,000	0.0%	4.0%	6.2%	57.0%

Campus Level FCI:

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

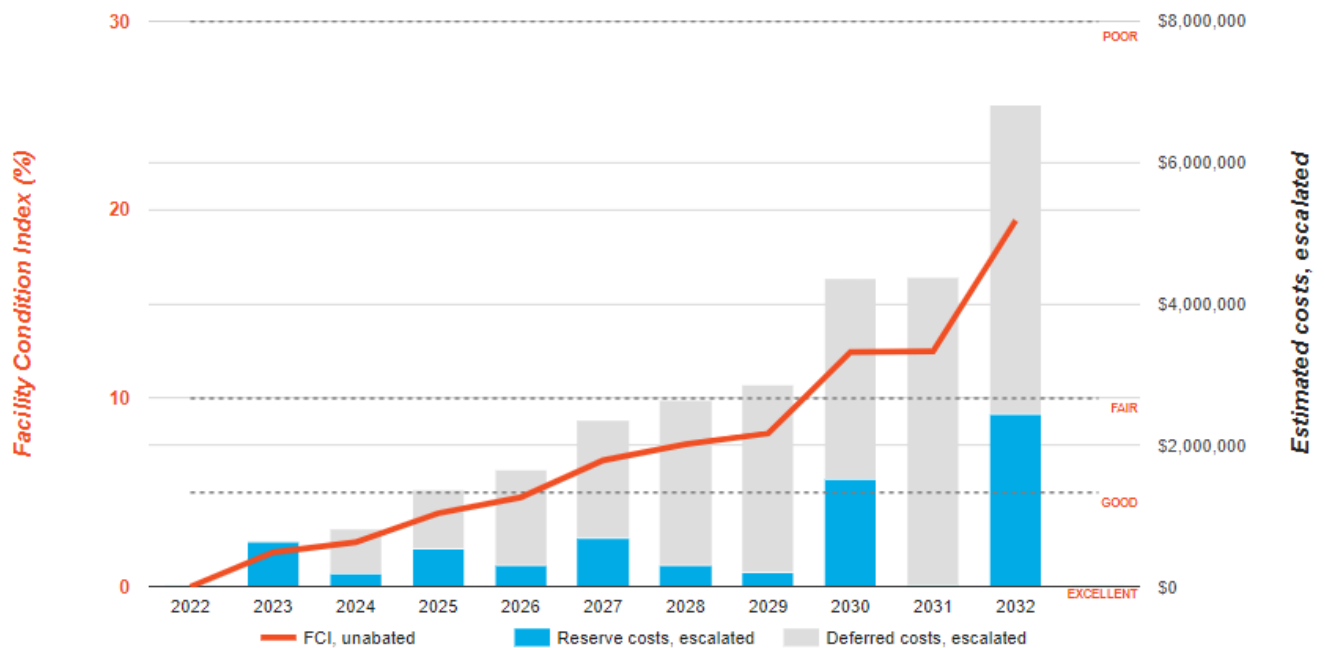
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Willard Elementary

Replacement Value: \$35,052,000

Inflation Rate: 3.0%

Average Needs per Year: \$618,900



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

Immediate Needs

No immediate needs observed or reported.

Key Findings



Roofing in Poor condition.

Modified Bitumen
Building B Willard Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

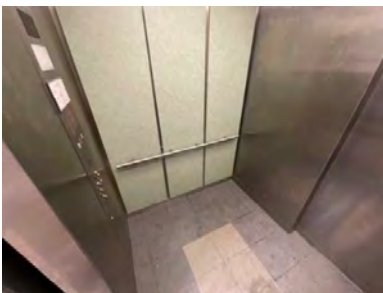
Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$106,600

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Several regular occupants reported minor leaks when raining. - AssetCALC ID: 3797395



Elevator Cab Finishes in Poor condition.

Economy
Building A Willard Elementary Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$

Damaged interior elevator finishes - AssetCALC ID: 3797288



Drinking Fountain in Poor condition.

Exterior/Site, Metal Pedestal
Building A Willard Elementary Building exterior

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

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Clogged drains - AssetCALC ID: 3797316



Fixed Seating in Poor condition.

Courtroom/Church, Wood Benches/Pews
Building A Willard Elementary Auditorium

Uniformat Code: E2010
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$236,600

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A small percentage of seats are broken/heavily worn - AssetCALC ID: 3797377

**Flooring in Poor condition.**

Wood, Strip
Building A Willard Elementary Throughout
building

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

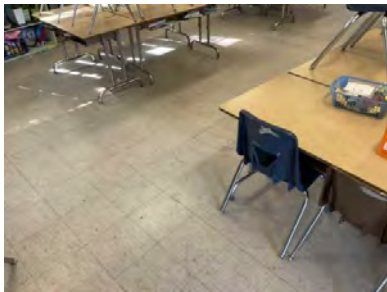
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$375,400

\$\$\$\$

Wood strip flooring is damaged and should be refinished. - AssetCALC ID: 3797211

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Building B Willard Elementary Throughout
building

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,800

\$\$\$\$

heavily worn flooring - AssetCALC ID: 3797359

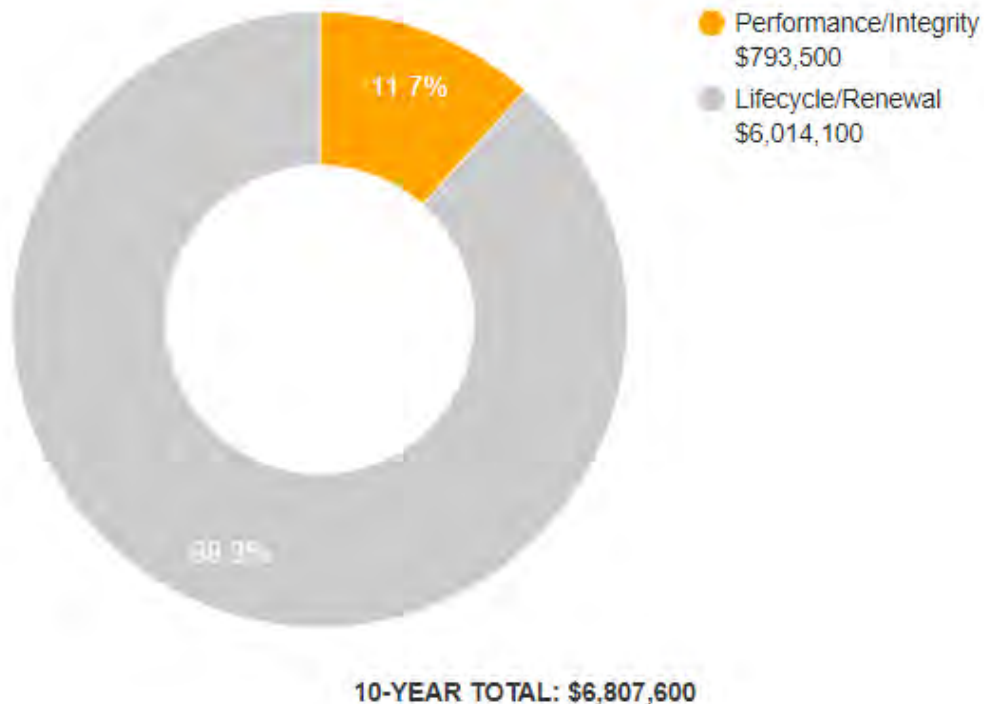
Plan Types

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

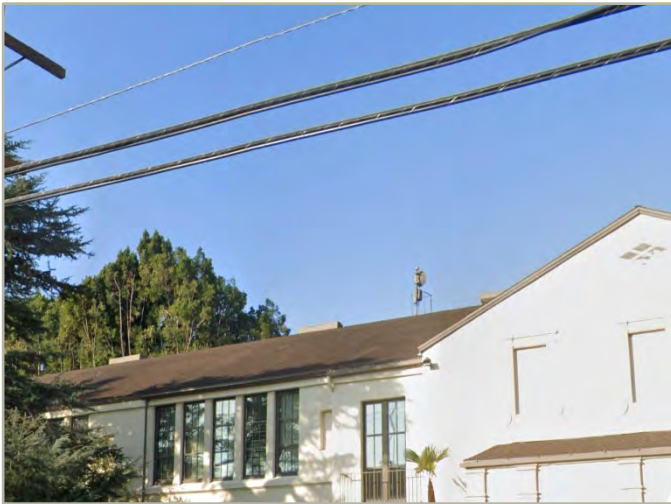
Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building A



Building A: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	1925	
Building Size	55,000 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	Description	Condition
Structure	Conventional wood frame structure over basement foundation	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Brick Windows: Wood	Fair
Roof	Gable with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, wood strip, coated concrete Ceilings: Painted gypsum board & ACT & Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers, air handlers, and cooling tower feeding fan coil terminal units Supplemental components: Separate small AC units	Fair

Building A: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED, linear fluorescent, CFL, halogen, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	PA Communication System	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Elevator furnishings are nearing end of lifecycle, no elevator access from the first floor, site pavement is showing signs of moderate cracking, wood flooring is severely worn, auditorium seating has several seats with broken hardware, excessive rodent droppings in the basement - pest extermination recommended, drinking fountains located on building exterior do not drain.	

Building A: Systems 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	-	-	-	-	\$949,238	\$949,238
Facade	-	-	-	-	\$28,296	\$28,296
Roofing	-	-	-	\$146,645	-	\$146,645
Interiors	-	\$386,620	\$631,703	\$204,596	\$1,510,413	\$2,733,332
Conveying	-	\$3,361	\$6,306	\$90,939	\$33,334	\$133,940
Plumbing	-	\$3,361	\$36,787	\$1,005,918	\$40,918	\$1,086,984
HVAC	-	-	\$6,431	\$914,057	\$60,713	\$981,201
Fire Protection	-	-	\$3,305	-	\$4,442	\$7,747
Electrical	-	-	-	\$566,580	\$303,165	\$869,745
Fire Alarm & Electronic Systems	-	-	-	\$142,547	\$279,686	\$422,233
Equipment & Furnishings	-	\$243,739	\$3,566	\$68,204	\$5,556	\$321,065
TOTALS (3% inflation)	-	\$637,100	\$688,100	\$3,139,500	\$3,215,800	\$7,680,500

3. Building B



Building B: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	1947	
Building Size	9,800 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Wood	Poor
Roof	Gable with modified bitumen	Poor
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged rooftop units	Fair

Building B: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED, linear fluorescent, CFL, Emergency Power: None	Fair
Fire Alarm	Smoke Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaks when it rains in several spots, utility/mechanical closet is full of storage items blocking access to electrical panels and other mechanical equipment, flooring is severely worn	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$34,953	-	\$195,459	\$230,412
Roofing	-	\$113,117	-	\$4,675	-	\$117,792
Interiors	-	\$72,370	\$44,205	-	\$178,186	\$294,761
Plumbing	-	-	\$2,974	\$182,822	\$16,352	\$202,148
HVAC	-	-	-	-	\$109,089	\$109,089
Fire Protection	-	-	\$1,323	-	\$1,779	\$3,102
Electrical	-	-	-	\$58,559	\$10,170	\$68,729
Fire Alarm & Electronic Systems	-	-	-	\$28,657	-	\$28,657
Equipment & Furnishings	-	-	\$62,273	-	\$13,554	\$75,827
TOTALS (3% inflation)	-	\$185,500	\$145,800	\$274,800	\$524,600	\$1,130,700

4. Building C



Building C: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	2014	
Building Size	9,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Gable with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, and Ceramic tile Ceilings: lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste Hot Water: Gas water heaters tankless Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged rooftop units	Fair

Building C: Systems Summary		
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$46,366	-	\$123,812	\$170,178
Roofing	-	-	-	-	\$84,474	\$84,474
Interiors	-	-	\$50,451	\$8,773	\$174,626	\$233,850
Plumbing	-	-	\$6,937	\$155,135	\$65,710	\$227,782
HVAC	-	-	-	\$62,020	\$13,264	\$75,284
Electrical	-	-	-	\$58,920	-	\$58,920
Fire Alarm & Electronic Systems	-	-	-	-	\$48,309	\$48,309
Equipment & Furnishings	-	-	-	\$112,387	-	\$112,387
Site Development	-	-	-	\$22,564	-	\$22,564
TOTALS (3% inflation)	-	-	\$103,800	\$419,800	\$510,200	\$1,033,800

5. Building D



Building D: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	1960	
Building Size	1,050 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat with modified bitumen	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste Hot Water: None Fixtures: Sinks in classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Building D: Systems Summary		
Fire Suppression	Fire extinguishers only	Poor
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

Building D: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$5,142	\$40,940	\$12,925	\$59,007
Roofing	-	-	-	\$14,471	-	\$14,471
Interiors	-	-	\$6,621	\$9,720	\$10,316	\$26,657
Plumbing	-	-	-	\$18,640	-	\$18,640
HVAC	-	-	-	\$24,808	-	\$24,808
Electrical	-	-	-	\$6,907	-	\$6,907
Fire Alarm & Electronic Systems	-	-	\$566	\$3,069	\$883	\$4,518
Equipment & Furnishings	-	-	\$315	\$1,170	\$491	\$1,976
TOTALS (3% inflation)	-	-	\$12,700	\$119,800	\$24,700	\$157,200

6. Building F



Building F: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	1998	
Building Size	1,125 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat with modified bitumen	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Poor

Building F: Systems Summary

Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,775	\$21,932	\$12,224	\$38,931
Interiors	-	-	\$10,031	\$10,774	\$13,481	\$34,286
HVAC	-	-	-	\$12,404	-	\$12,404
Electrical	-	-	-	-	\$7,624	\$7,624
Fire Alarm & Electronic Systems	-	-	-	-	\$5,720	\$5,720
TOTALS (3% inflation)	-	-	\$14,900	\$45,200	\$39,100	\$99,200

7. Cafeteria



Cafeteria: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	2001	
Building Size	2,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat with modified bitumen	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged rooftop units	Fair

Cafeteria: Systems Summary		
Fire Suppression	Fire extinguishers only	Poor
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

Cafeteria: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$10,836	-	\$387,327	\$398,163
Roofing	-	-	\$22,703	-	\$1,716	\$24,419
Interiors	-	-	\$12,245	-	\$150,387	\$162,632
Plumbing	-	-	-	\$32,167	\$2,542	\$34,709
HVAC	-	-	\$3,782	\$35,833	-	\$39,615
Electrical	-	-	-	\$21,837	-	\$21,837
Fire Alarm & Electronic Systems	-	-	-	\$5,848	-	\$5,848
Equipment & Furnishings	-	-	-	\$18,710	-	\$18,710
TOTALS (3% inflation)	-	-	\$49,600	\$114,400	\$542,000	\$706,000

8. Library



Library: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	1950	
Building Size	2,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat with modified bitumen	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged rooftop units	Fair
Fire Suppression	Fire extinguishers only	Poor

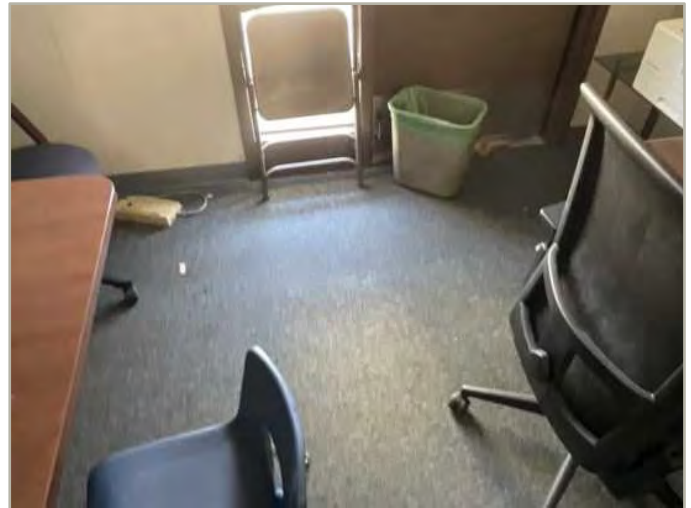
Library: Systems Summary

Electrical	Source and Distribution: Main switchboard Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

Library: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$11,161	-	\$37,401	\$48,562
Roofing	-	-	\$22,703	-	\$1,767	\$24,470
Interiors	-	-	\$24,026	-	\$44,511	\$68,537
HVAC	-	-	-	\$41,346	-	\$41,346
Electrical	-	-	-	\$9,795	\$15,255	\$25,050
Fire Alarm & Electronic Systems	-	-	-	-	\$10,170	\$10,170
Equipment & Furnishings	-	-	\$1,891	\$10,537	\$2,947	\$15,375
TOTALS (3% inflation)	-	-	\$59,800	\$61,700	\$112,100	\$233,600

9. Music



Music: Systems Summary

Address	301 Madre Street, Pasadena, California 91107	
Constructed/Renovated	2001	
Building Size	2,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste Hot Water: None Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Wall mounted heat pumps	Fair

Music: Systems Summary

Fire Suppression	Fire extinguishers only	Poor
Electrical	Source and Distribution: Main panel Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

Music: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$10,286	-	\$13,823	\$24,109
Roofing	-	-	-	\$11,111	-	\$11,111
Interiors	-	-	\$17,833	\$9,647	\$36,187	\$63,667
Plumbing	-	-	-	\$32,167	\$3,728	\$35,895
HVAC	-	-	-	\$12,404	-	\$12,404
Electrical	-	-	-	\$22,199	-	\$22,199
Fire Alarm & Electronic Systems	-	-	-	\$8,773	-	\$8,773
Equipment & Furnishings	-	-	-	\$122,318	-	\$122,318
TOTALS (3% inflation)	-	-	\$28,200	\$218,700	\$53,800	\$300,700

10. 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 stairs	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles Drinking fountains on several building exteriors	Poor
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Flat Topography throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Moderate alligator cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$8,314	\$11,173	\$19,487
Electrical	-	-	-	-	\$217,134	\$217,134
Site Development	-	\$1,500	\$18,350	\$54,628	\$8,985	\$83,463
Site Pavement	-	-	\$406,135	-	-	\$406,135
TOTALS (3% inflation)	-	\$1,500	\$424,500	\$63,000	\$237,300	\$726,300

11. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

12. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1925. The campus was originally constructed in 1925 and substantially renovated in 1947 and some accessibility improvements appear to have been implemented at that time, in addition to new 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	1925	No	No
Building A (Main)	1925	No	No
Building B	1947	No	No
Building C	2014	No	No
Miscellaneous Buildings (D, F - Single Classrooms, Library, Music, Cafeteria)	1998	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

13. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

14. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Willard Elementary, 301 Madre Street, Pasadena, California 91107, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Jesse Azaret
Project Manager

Reviewed by:



Aren Hofland,
Technical Report Reviewer for
Anselmo Martinez, RA
Program Manager
anselmo.martinez@bureauveritas.com

16. Appendices

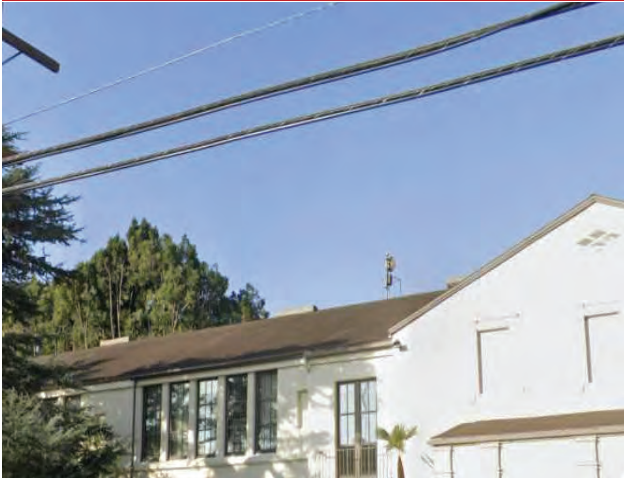
- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record



Photographic Overview



1 - EAST SIDE



2 - SOUTH SIDE



3 - WEST SIDE



4 - NORTH SIDE



5 - ROOFING OF LIBRARY



6 - OVERVIEW OF ACCESSIBLE PARKING AREA

Photographic Overview



7 - ACCESSIBLE ENTRANCE



8 - SOLAR POWER SHADED STRUCTURE



9 - SPORTS APPARATUS



10 - PLAY STRUCTURE KINDERGARTEN



11 - SIX SWING SET



12 - PRIMARY PLAY STRUCTURE

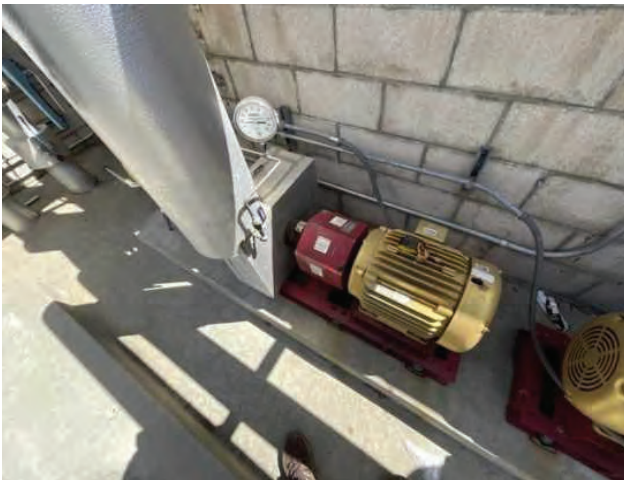
Photographic Overview



13 - DINING AREA AWNING



14 - COOLING TOWER



15 - COOLING TOWER SYSTEM PUMP



16 - PACKAGED UNIT FOR 2ND GRADE



17 - AIR HANDLER AH-18



18 - AUDITORIUM WOODEN FIXED SEATING

Photographic Overview



19 - WOODEN TRUSS ROOF STRUCTURE



20 - RESTROOM SINKS



21 - URINALS



22 - ADA TOILET STALL



23 - HVAC HYDRONIC PIPING SYSTEM



24 - PLUMBING SYSTEM

Photographic Overview



25 - HVAC BOILERS



26 - TEACHER'S LOUNGE KITCHENETTE



27 - VCT FLOORING



28 - POLISHED CONCRETE FLOORING



29 - CARPET FLOORING



30 - WOOD PANEL FLOORING

Photographic Overview



31 - INTERIOR LIGHTING SYSTEM



32 - EMERGENCY EXIT AND LIGHTING



33 - ECONOMY CABINETRY



34 - PASSENGER ELEVATOR FINISHES



35 - IN-CAB CONTROLS/EMERGENCY CALL
PANEL

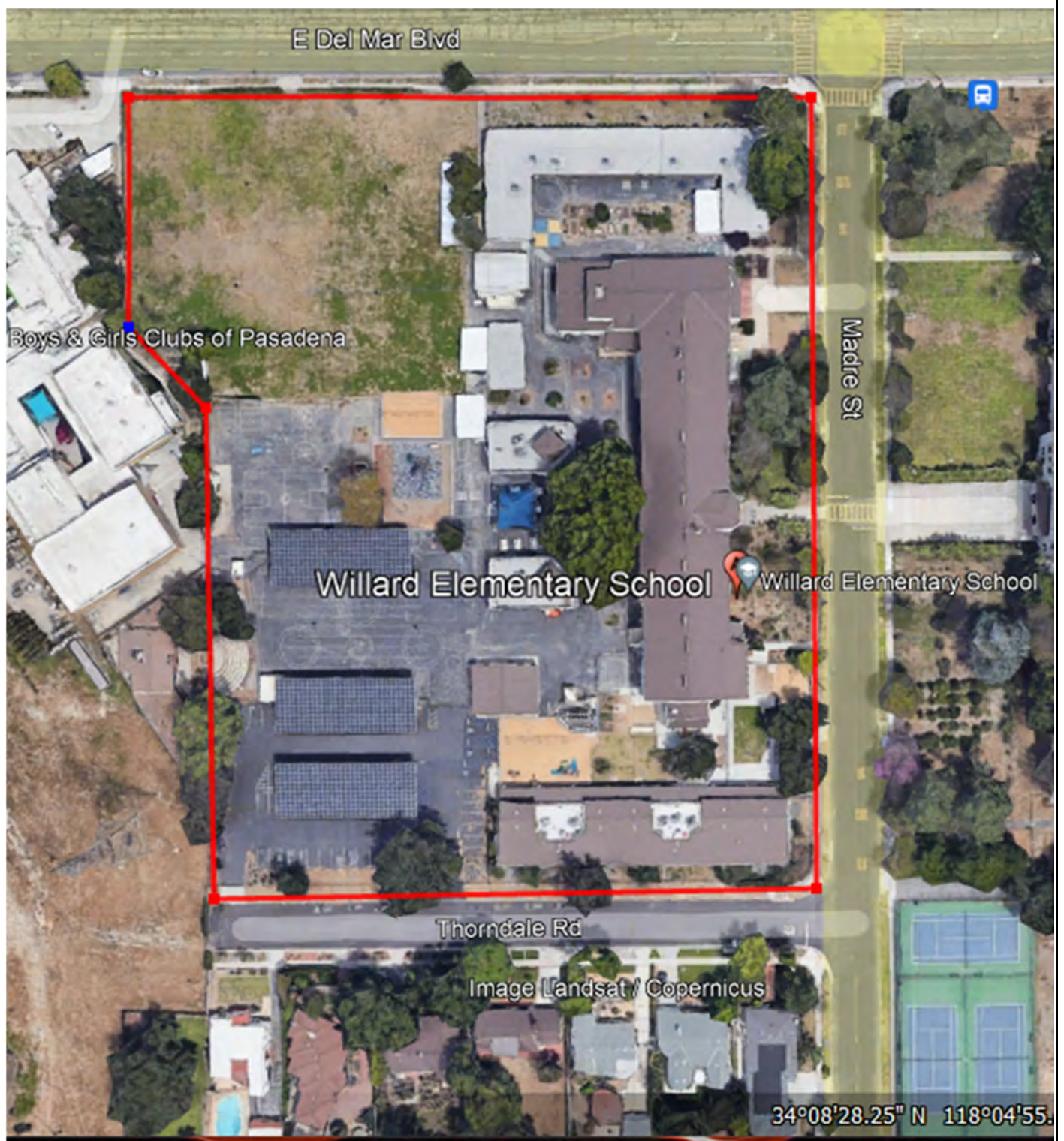


36 - ELEVATOR 1ST FLOOR NO TUMBLER

Appendix B:

Site and Floor Plans

Aerial Site Plan



34°08'28.25" N 118°04'55."



**BUREAU
VERITAS**

Project Number

154554.22R000-013.354

Project Name

Willard Elementary

Source

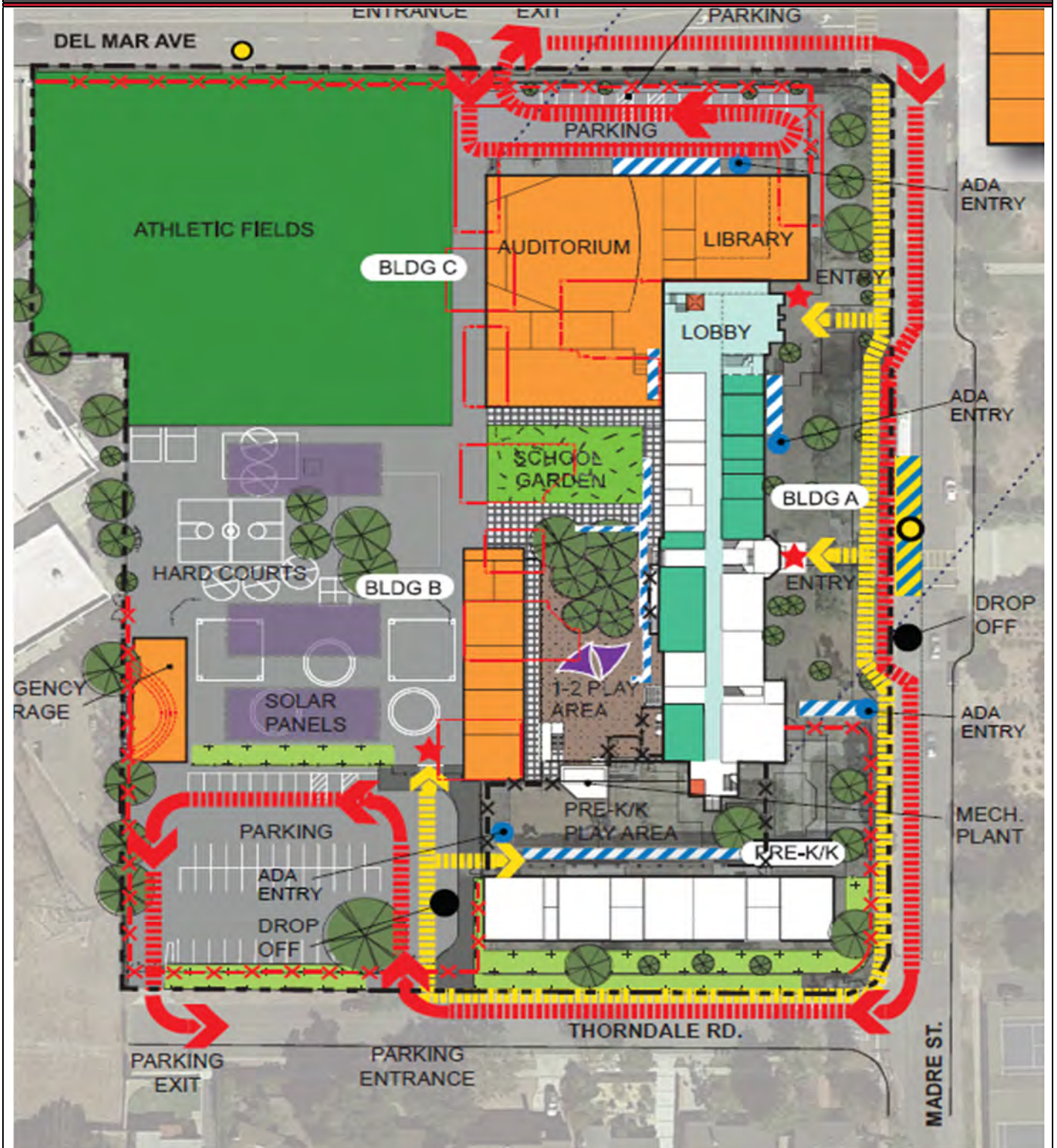
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On-Site Date

April 19, 2022



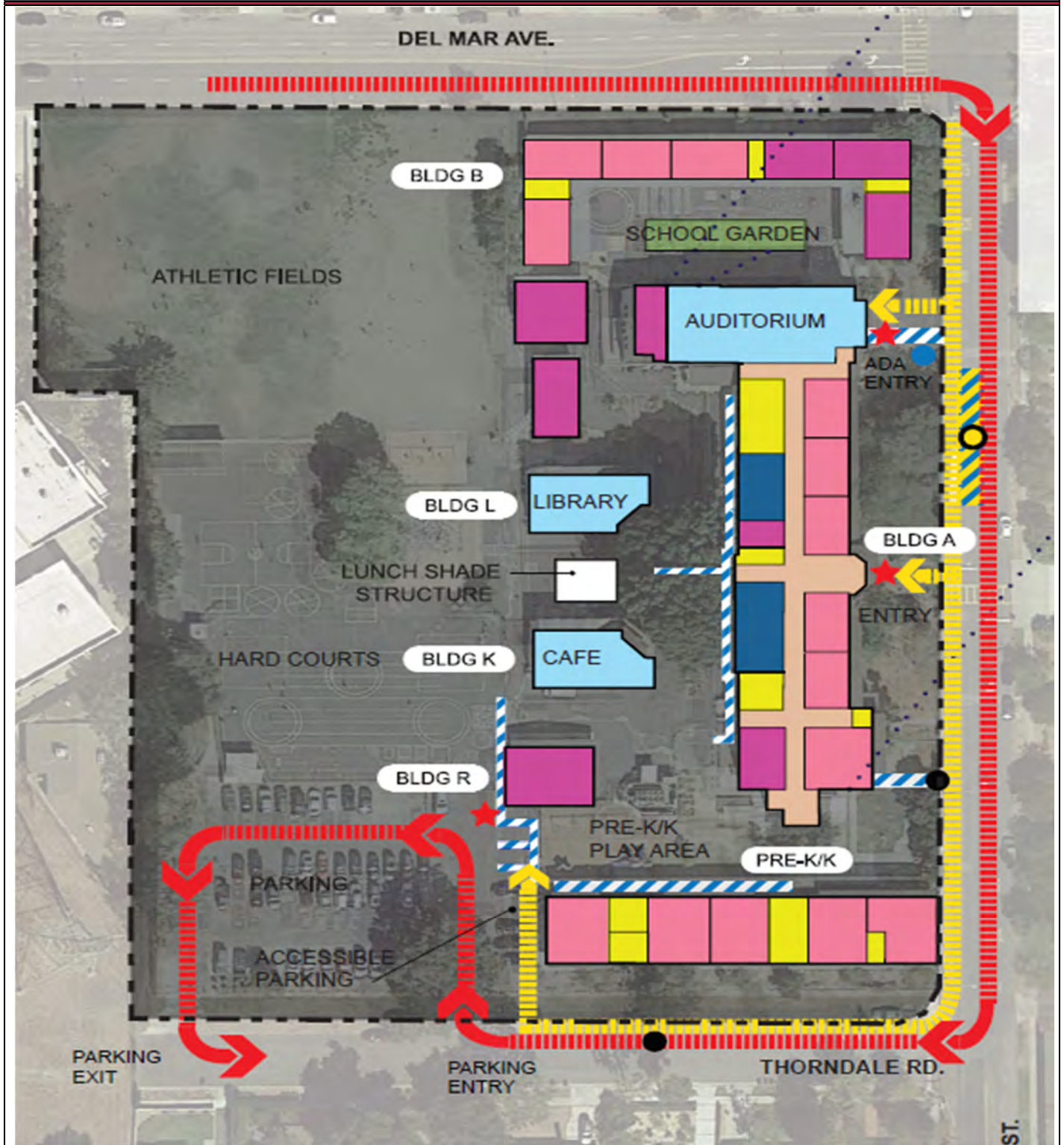
Site Plan



 BUREAU VERITAS	Project Number	Project Name
	154554.22R000-013.354	Willard Elementary
	Source	On-Site Date
	Client Supplied	April 19, 2022



Floor Plan



	Project Number	Project Name	
	154554.22R000-013.354	Willard Elementary	
	Source	On-Site Date	
	Client Supplied	April 19, 2022	

Appendix C:

Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

L. McKinney

BV Facility Condition Assessment: Pre-Survey Questionnaire



WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		Good Condition 120/208 system
	Elevator	1	Needs modernization 3 stop elevator
	Fire & Life Safety		Needs upgrade to exit / combo signs Fire alarm panel in decent shape



BV Facility Condition Assessment: Pre-Survey Questionnaire

WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
---	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES



Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	semi-reliable needs attention ext. doors are weathered call button needs constant repair
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	

BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES



Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	no issues
Are there any problems or inadequacies with exterior lighting?	lighting recently improved

BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES



Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		



BV Facility Condition Assessment: Pre-Survey Questionnaire

WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		Auditorium: HVAC Systems
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire

WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
---	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES



Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

BV Facility Condition Assessment: Pre-Survey Questionnaire



WILLARD ES

Plumbing

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

BV Facility Condition Assessment: Pre-Survey Questionnaire



WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
--	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES



Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Teacher's Lounge restrooms always seem to clog up B-Bldg boys and girls rest rooms need to be remodeled A Bldg Remodel Restroom to have floor Fixtures



BV Facility Condition Assessment: Pre-Survey Questionnaire
WILLARD ES

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	

BV Facility Condition Assessment: Pre-Survey Questionnaire



WILLARD ES

Is site/parking drainage inadequate, with excessive ponding or other problems?	Need to have the gravel repitched for water run off during rain
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Willard Elementary

BV Project Number: 154554.22R000 - 013.354

Abbreviated Accessibility Checklist

Facility History & Interview

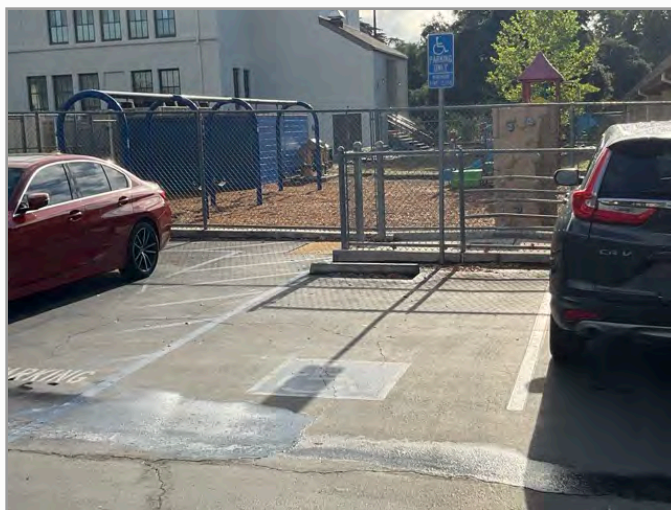
Question		Yes	No	Unk	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?			✗	
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			✗	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		✗		

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area

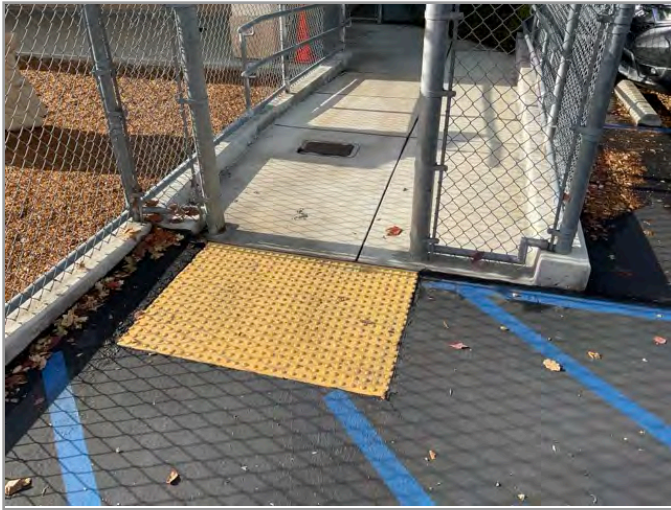


Close-up of stall or 2nd area of accessible parking

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 or path



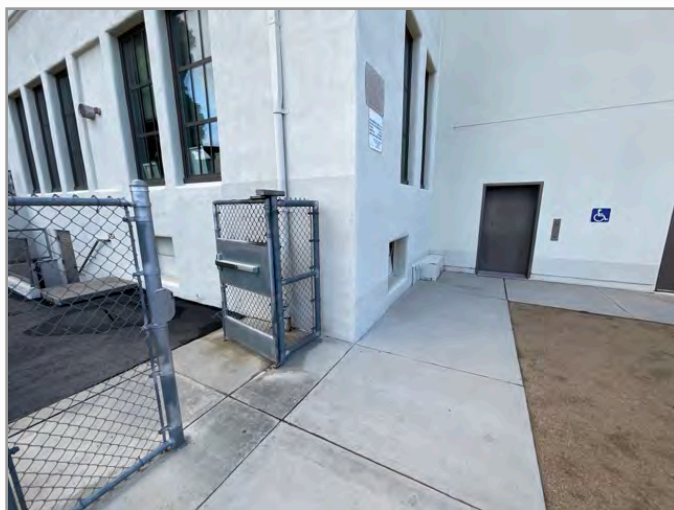
Curb cut or 2nd pathway

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Main/accessible entrance



Additional entrance or signage/hardware

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

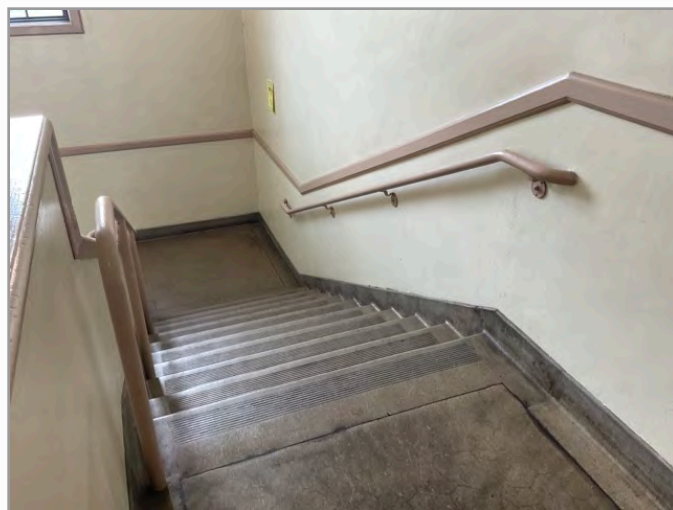
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area

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

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

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs (with doors open)



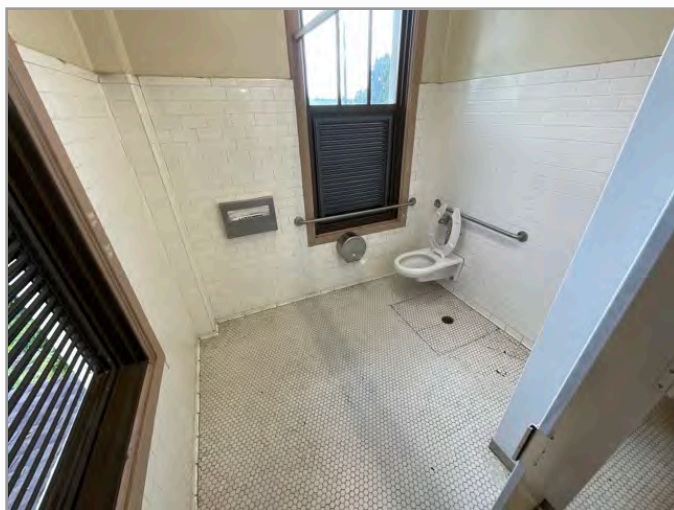
In-cab controls/emergency call panel

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

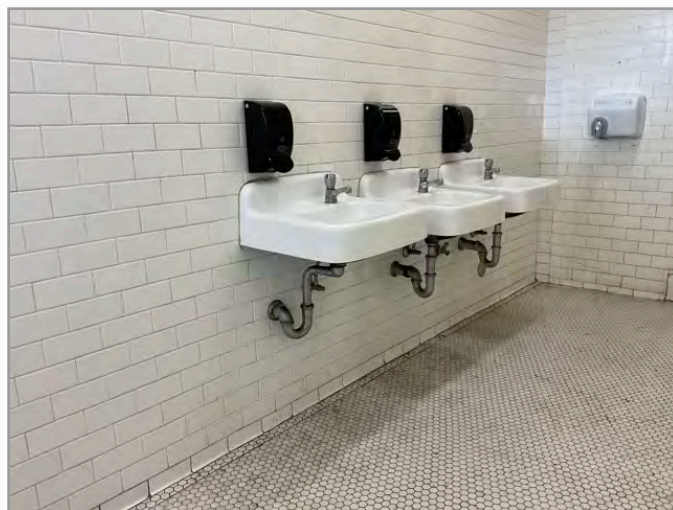
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink, faucet handles and/or 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

NA

NA

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

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

Playgrounds & Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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

Appendix E:

Component Condition Report

Component Condition Report | Willard Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Attic	Fair	Roof Structure, Pitched, Wood Trusses	28,000 SF	15	3797287
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	20	3797350
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	28,000 SF	8	3797200
Interiors						
C1010	Auditorium	Fair	Interior Wall Construction, Gypsum Board/Plaster	2,500 SF	26	3797264
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	29	15	3797396
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,125 SF	15	3797201
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	80,000 SF	4	3797208
C2030	Throughout building	Fair	Flooring, Wood, Strip	6,500 SF	7	3797253
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	5	3797190
C2030	Throughout building	Poor	Flooring, Wood, Strip	23,000 SF	1	3797211
C2030	Restrooms	Fair	Flooring, Quarry Tile	1,950 SF	10	3797304
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	30,000 SF	3	3797378
C2050	Auditorium	Fair	Ceiling Finishes, Wood Paneling	5,000 SF	15	3797273
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	30,000 SF	20	3797271
Conveying						
D1010	Elevator	Poor	Elevator Cab Finishes, Economy [No tag/plate found]	1	1	3797288
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate [No tag/plate found]	1	6	3797354
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	15	3797280
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [No tag/plate found]	1	5	3797374
Plumbing						
D2010	Building exterior	Poor	Drinking Fountain, Exterior/Site, Metal Pedestal	2	1	3797316
D2010	Restrooms	Fair	Urinal, Standard	7	15	3797364
D2010	Boiler room	Fair	Storage Tank, Domestic Water [No tag/plate found]	1	20	3797367
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	55,000 SF	10	3797392
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	15	3797228
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	22	8	3797241
D2010	Custodial	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3797348
D2010	Teachers lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	3797320
D2010	Restrooms	Fair	Toilet, Child-Sized	3	5	3797276
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	31	10	3797400
D2010	Cooling Tower Enclosure	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	10	3797368
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	19	5	3797217
D2010	Boiler room	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	5	3797380
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	9	3797226
D2030	Boiler room	Fair	Pump, Sump [No tag/plate found]	1	5	3797242

Component Condition Report Willard Elementary / Building A						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	10	3797403
D3020	Cooling Tower Enclosure	Fair	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	1	31	3797313
D3020	Boiler room	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	15	3797310
D3030	Cooling Tower Enclosure	Fair	Cooling Tower, (Typical) Open Circuit [No tag/plate found]	1	8	3797214
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-11]	1	8	3797191
D3050	Server room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	16	3797296
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-16]	1	8	3797353
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-18]	1	8	3797369
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-2]	1	8	3797394
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-6]	1	8	3797376
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-10]	1	8	3797341
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-21]	1	8	3797194
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-13]	1	8	3797232
D3050	Cooling Tower Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	10	3797385
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-4]	1	8	3797195
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-23]	1	8	3797363
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	55,000 SF	25	3797398
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-15]	1	8	3797285
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	55,000 SF	10	3797365
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-8]	1	8	3797366
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-7]	1	8	3797246
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-20]	1	8	3797397
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-9]	1	8	3797197
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-12]	1	8	3797207
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-22]	1	8	3797186
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-1]	1	8	3797235
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-3]	1	8	3797307
D3050	Cooling Tower Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	10	3797237
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-5]	1	8	3797187
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-14]	1	8	3797323
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-17]	1	8	3797243
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-19]	1	8	3797267
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	5	3797388
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	18	4	3797247
Electrical						
D5020	Cooling Tower Enclosure	Fair	Switchboard, 277/480 V [NMS]	1	15	3797218
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	13	3797404
D5020	Boiler room	Fair	Switchboard, 277/480 V [No tag/plate found]	1	15	3797272

Component Condition Report | Willard Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3797275
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown [Illegible]	1	10	3797262
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	55,000 SF	10	3978240
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	55,000 SF	8	3797230
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	6,500 SF	8	3797393
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	55,000 SF	6	3797279
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	55,000 SF	15	3978248
D7050	Server room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	10	3797234
Equipment & Furnishings						
E2010	Auditorium	Poor	Fixed Seating, Courtroom/Church, Wood Benches/Pews	725 LF	1	3797377
E2010	Throughout building	Fair	Casework, Cabinetry Economy	300 LF	6	3797209
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	60 LF	3	3797293

Component Condition Report | Willard Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,800 SF	3	3978525
B2020	Building exterior	Fair	Window, Wood, 16-25 SF	64	15	3797254
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	18	15	3797257
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	9,800 SF	2	3797395
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	6	3797183
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	15	3797322
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	4	3797355
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	3797339
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,400 SF	2	3797382
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	7,500 SF	2	3797359
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,800 SF	4	3797314
Plumbing						
D2010	Mechanical room	NA	Backflow Preventer, Domestic Water [Inaccessible]	1	30	3797184
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,800 SF	10	3978249
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	1	3	3797281
D2010	Restrooms	Fair	Urinal, Standard	4	15	3797370
D2010	Restrooms	Fair	Toilet, Residential Water Closet	7	12	3797344
D2010	H	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	7	3797245
D2010	H	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	5	3797351
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	7	3797282
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	3797255

Component Condition Report | Willard Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797202
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	14	3797229
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797269
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797256
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797325
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797356
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	16	3797216
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	5	3797336
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [Inaccessible]	1	15	3797375
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,800 SF	30	3978244
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,900 SF	10	3797343
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,800 SF	10	3797238
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	250 LF	4	3797349
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	70 LF	4	3797289
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	70 LF	5	3797401

Component Condition Report | Willard Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,000 SF	3	3978527
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	17	3797337
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	15	28	3797306
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,200 SF	15	3797192
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,500 SF	12	3797321
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,500 SF	15	3797274
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	10	3797248
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	25	3797358
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,300 SF	15	3797182
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	5	3797308
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,500 SF	10	3978250
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	15	3797326
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	5	3797266

Component Condition Report | Willard Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	18	3797223
D2010	Utility closet	Fair	Water Heater, Gas, Tankless [No tag/plate found]	1	10	3797213
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	15	3797189
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	8	3797391
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-5]	1	8	3797305
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	8	3797373
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4]	1	8	3797263
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	8	3797335
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-2]	1	16	3797361
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-2*]	1	16	3797185
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3797295
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3797402
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,500 SF	30	3978241
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,500 SF	8	3978255
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,500 SF	15	3978257
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	400 LF	10	3797265
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	150 LF	7	3797328
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	7	3797298
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	10	3797286
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	7	3797338

Component Condition Report | Willard Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	4	3978528
B2010	Building exterior	Fair	Exterior Walls, Wood Siding	1,300 SF	10	3797340
B2010	Building exterior	Fair	Exterior Walls, Wood Siding	1,500 SF	10	3797284
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	15	3797333
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	15	3797188
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,050 SF	8	3797236
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,050 SF	10	3797278
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,300 SF	7	3797381

Component Condition Report | Willard Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,050 SF	5	3797299
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	3797324
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,050 SF	10	3978251
HVAC						
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797205
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797384
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,050 SF	30	3978242
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,050 SF	10	3797270
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/Public Address Component, Speaker	1	5	3797292
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	1,050 SF	10	3797198
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	5 LF	5	3797318
E2010	Throughout building	Fair	Casework, Cabinetry Economy	5 LF	7	3797239

Component Condition Report | Willard Elementary / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	3978529
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,500 SF	10	3797311
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	18	3797277
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	1	20	3797258
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,125 SF	10	3797386
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,500 SF	7	3797330
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,125 SF	3	3797297
HVAC						
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797303
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,125 SF	30	3978243
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,125 SF	11	3797360
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,125 SF	15	3978258

Component Condition Report | Willard Elementary / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,950 SF	4	3978530

Component Condition Report | Willard Elementary / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	168	15	3797206
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	9	20	3797315
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,800 SF	5	3797222
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	300 SF	11	3797331
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	15	3797231
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,750 SF	12	3797347
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	4	3797294
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,000 SF	10	3978252
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	3797357
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [West]	1	8	3797259
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [East]	1	8	3797224
D3060	Cafeteria	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	5	3797244
D3060	Cafeteria	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	5	3797221
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3797193
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	30	3978245
D5040	Cafeteria	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	7	3797329
Fire Alarm & Electronic Systems						
D7050	Cafeteria	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,000 SF	10	3797249
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3797334
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3797383
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3797390
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	6	3797301
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3797240
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3797219

Component Condition Report | Willard Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,950 SF	5	3978531
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	20	3797327
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	30	3797352
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,800 SF	5	3797210
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	300 SF	12	3797204

Component Condition Report | Willard Elementary / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Library	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	16	3797371
C2010	Library	Fair	Wall Finishes, any surface, Prep & Paint	2,700 SF	5	3797345
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	3797302
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797332
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797317
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3797300
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	30	3978246
D5040	Library	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	15	3797268
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,000 SF	15	3978259
Equipment & Furnishings						
E2010	Library	Fair	Casework, Cabinetry Economy	45 LF	7	3797203
E2010	Library	Fair	Casework, Countertop, Plastic Laminate	30 LF	5	3797291

Component Condition Report | Willard Elementary / Music

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco	2,700 SF	35	3797362
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	4	3978532
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	25	3797261
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,000 SF	10	3797252
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	16	3797260
C2010	Throughout building	Fair	Wall Finishes, Vinyl	2,800 SF	8	3797199
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	3	3797389
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,000 SF	10	3978253
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	3797346
HVAC						
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3797283
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3797309
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	30	3978247
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	8	3978254
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,000 SF	10	3797227

Component Condition Report Willard Elementary / Music						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	25 LF	8	3797250
E2010	Throughout building	Fair	Casework, Cabinetry Economy	500 LF	8	3797399
Component Condition Report Willard Elementary / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Fabric, per SF of awning	800 SF	6	3797233
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Multi-Story Parking	3	13	3797212
D5010	Site	Good	Solar Power, Carport, Solar Cover at Multi-Story Parking	3	13	3797215
D5010	Site	Good	Solar Power, Carport, Solar Cover at Multi-Story Parking	3	13	3797196
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	92,000 SF	5	3797312
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	1,300 SF	2	3797379
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	800 SF	8	3797225
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	5	3797251
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	3797220
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	5	3797290
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	12	10	3797372
Component Condition Report Willard Elementary						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	81,675 SF	2	4164727

Appendix F:

Replacement Reserves



Replacement Reserves Report

9/8/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Willard Elementary	\$0	\$0	\$235,685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367,190	\$0	\$0	\$0	\$602,875
Willard Elementary / Building A	\$0	\$637,084	\$0	\$431,566	\$150,253	\$106,289	\$266,321	\$130,465	\$1,078,546	\$11,925	\$1,652,265	\$4,518	\$0	\$607,151	\$201,927	\$1,854,405	\$11,523	\$0	\$5,557	\$0	\$530,701	\$7,680,495
Willard Elementary / Building B	\$0	\$0	\$185,489	\$35,785	\$102,067	\$7,883	\$4,677	\$12,043	\$0	\$0	\$258,002	\$0	\$7,601	\$46,974	\$74,221	\$176,796	\$94,280	\$67,436	\$1,297	\$6,677	\$49,323	\$1,130,551
Willard Elementary / Building C	\$0	\$0	\$0	\$46,367	\$0	\$57,389	\$0	\$25,290	\$120,941	\$0	\$273,574	\$0	\$55,999	\$62,313	\$0	\$207,222	\$13,269	\$61,502	\$31,303	\$0	\$78,602	\$1,033,771
Willard Elementary / Building D	\$0	\$0	\$0	\$0	\$5,143	\$7,505	\$0	\$5,520	\$39,280	\$0	\$74,937	\$0	\$0	\$6,912	\$6,017	\$0	\$0	\$0	\$0	\$0	\$11,692	\$157,006
Willard Elementary / Building F	\$0	\$0	\$0	\$10,031	\$4,776	\$0	\$0	\$5,018	\$12,404	\$0	\$27,690	\$7,624	\$0	\$13,481	\$6,418	\$5,721	\$0	\$0	\$4,631	\$0	\$1,179	\$98,973
Willard Elementary / Cafeteria	\$0	\$0	\$0	\$0	\$23,083	\$26,487	\$3,508	\$12,043	\$38,177	\$0	\$60,681	\$1,717	\$119,445	\$0	\$14,564	\$370,372	\$0	\$0	\$0	\$19,078	\$16,801	\$705,956
Willard Elementary / Library	\$0	\$0	\$0	\$0	\$0	\$59,785	\$0	\$10,538	\$41,347	\$0	\$9,797	\$0	\$1,768	\$0	\$0	\$72,718	\$12,221	\$0	\$0	\$0	\$25,349	\$233,524
Willard Elementary / Music	\$0	\$0	\$0	\$17,833	\$10,286	\$0	\$0	\$0	\$156,775	\$0	\$61,850	\$0	\$0	\$23,966	\$13,824	\$3,729	\$12,221	\$0	\$0	\$0	\$0	\$300,486
Willard Elementary / Site	\$0	\$0	\$1,501	\$0	\$0	\$424,487	\$21,306	\$0	\$29,357	\$0	\$12,282	\$1,958	\$0	\$217,136	\$2,139	\$0	\$11,174	\$2,338	\$0	\$0	\$2,555	\$726,232
Grand Total	\$0	\$637,084	\$422,675	\$541,583	\$295,607	\$689,825	\$295,812	\$200,916	\$1,516,828	\$11,925	\$2,431,077	\$15,817	\$184,813	\$971,022	\$320,006	\$2,696,981	\$154,689	\$498,466	\$42,787	\$25,755	\$716,201	\$12,669,869

Willard Elementary

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate									
D8010	Willard Elementary	4164727		BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	81675	SF	\$2.72	\$222,156			\$222,156															\$222,156				\$444,312									
Totals, Unescalated												\$0	\$0	\$222,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222,156	\$0	\$0	\$0	\$444,312		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$235,685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$367,190	\$0	\$0	\$0	\$602,875

Willard Elementary / Building A

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B1020	Attic	3797287	Roof Structure, Pitched, Wood Trusses, Replace	75	60	15	28000	SF	\$21.76	\$609,280																\$609,280					\$609,280	
B2050	Building Exterior	3797350	Exterior Door, Steel, Standard, Replace	40	20	20	24	EA	\$652.80	\$15,667																				\$15,667	\$15,667	
B3010	Roof	3797200	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	12	8	28000	SF	\$4.13	\$115,763									\$115,763												\$115,763	
C1090	Restrooms	3797396	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	29	EA	\$816.00	\$23,664																\$23,664					\$23,664	
C2010	Restrooms	3797201	Wall Finishes, Ceramic Tile, Replace	40	25	15	1125	SF	\$19.58	\$22,032																\$22,032					\$22,032	
C2010	Throughout building	3797208	Wall Finishes, any surface, Prep & Paint	10	6	4	80000	SF	\$1.63	\$130,560					\$130,560										\$130,560						\$130,560	
C2030	Throughout building	3797378	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	30000	SF	\$13.06	\$391,680				\$391,680										\$391,680							\$391,680	
C2030	Restrooms	3797304	Flooring, Quarry Tile, Replace	50	40	10	1950	SF	\$28.29	\$55,162											\$55,162										\$55,162	
C2030	Throughout building	3797211	Flooring, Wood, Strip, Replace	30	29	1	23000	SF	\$16.32	\$375,360		\$375,360																			\$375,360	
C2030	Throughout building	3797253	Flooring, Wood, Strip, Replace	30	23	7	6500	SF	\$16.32	\$106,080							\$106,080														\$106,080	
C2030	Throughout building	3797190	Flooring, Carpet, Commercial Standard, Replace	10	5	5	6000	SF	\$8.16	\$48,960						\$48,960									\$48,960						\$48,960	
C2050	Throughout building	3797271	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	30	20	30000	SF	\$8.70	\$261,120																				\$261,120	\$261,120	
C2050	Auditorium	3797273	Ceiling Finishes, Wood Paneling, Replace	30	15	15	5000	SF	\$15.23	\$76,160																\$76,160						\$76,160
D1010	Elevator	3797288	Elevator Cab Finishes, Economy, Replace	10	9	1	1	EA	\$3,264.00	\$3,264		\$3,264									\$3,264										\$3,264	
D1010	Elevator	3797374	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440
D1010	Elevator	3797354	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	24	6	1	EA	\$76,160.00	\$76,160							\$76,160															\$76,160
D1010	Auditorium	3797280	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$18,496.00	\$18,496																\$18,496						\$18,496
D2010	Boiler room	3797367	Storage Tank, Domestic Water, Replace	30	10	20	1	EA	\$5,440.00	\$5,440																				\$5,440	\$5,440	
D2010	Boiler room	3797380	Water Heater, Gas, Residential, Replace	15	10	5	1	EA	\$1,414.40	\$1,414						\$1,414														\$1,414	\$1,414	
D2010	Throughout building	3797392	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	55000	SF	\$11.97	\$658,240											\$658,240										\$658,240	
D2010	Cooling Tower Enclosure	3797368	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$1,523.20	\$1,523											\$1,523										\$1,523	
D2010	Boiler room	3797228	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$1,196.80	\$1,197																\$1,197					\$1,197	
D2010	Building exterior	3797316	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	14	1	2	EA	\$1,632.00	\$3,264		\$3,264																		\$3,264	\$3,264	
D2010	Restrooms	3797276	Toilet, Child-Sized, Replace	30	25	5	3	EA	\$979.20	\$2,938						\$2,938																\$2,938
D2010	Throughout building	3797217	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	19	EA	\$1,196.80	\$22,739						\$22,739																\$22,739
D2010	Restrooms	3797241	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	22	EA	\$1,632.00	\$35,904									\$35,904													\$35,904
D2010	Throughout building	3797226	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	7	EA	\$1,305.60	\$9,139										\$9,139												\$9,139
D2010	Custodial	3797348	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$870.40	\$870											\$870											\$870
D2010	Teachers lounge	3797320	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,305.60	\$1,306											\$1,306											\$1,306
D2010	Restrooms	3797400	Toilet, Commercial Water Closet, Replace	30	20	10	31	EA	\$1,414.40	\$43,846											\$43,846											\$43,846
D2010	Restrooms	3797364	Urinal, Standard, Replace	30	15	15	7	EA	\$1,196.80	\$8,378																\$8,378						\$8,378
D2030	Boiler room	3797242	Pump, Sump, Replace	15	10	5	1	EA	\$4,645.76	\$4,646						\$4,646														\$4,646	\$9,292	
D3020	Boiler room	3797403	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$28,505.60	\$28,506											\$28,506											\$28,506
D3020	Boiler room	3797310	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	\$28,505.60	\$28,506																\$28,506						\$28,506
D3030	Cooling Tower Enclosure	3797214	Cooling Tower, (Typical) Open Circuit, Replace	25	17	8	1	EA	\$50,809.60	\$50,810									\$50,810													\$50,810
D3050	Boiler room	3797388	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	\$5,548.80	\$5,549						\$5,549														\$5,549	\$11,098	
D3050	Cooling Tower Enclosure	3797385	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$8,268.80	\$8,269										\$8,269												\$8,269

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D3050	Cooling Tower Enclosure	3797237	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$8,268.80	\$8,269											\$8,269											\$8,269
D3050	Attic	3797191	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797353	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797369	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797394	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$10,009.60	\$10,010									\$10,010													\$10,010
D3050	Attic	3797376	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797341	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797194	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797232	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797195	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797363	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797285	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797366	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797246	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797397	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797197	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797207	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797186	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797235	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797307	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797187	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797323	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797243	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Attic	3797267	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$16,320.00	\$16,320									\$16,320													\$16,320
D3050	Throughout building	3797365	HVAC System, Ductwork, Medium Density, Replace	30	20	10	55000	SF	\$4.35	\$239,360											\$239,360											\$239,360
D3050	Server room	3797296	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	9	16	1	EA	\$3,916.80	\$3,917																	\$3,917					\$3,917
D4030	Throughout building	3797247	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	18	EA	\$163.20	\$2,938					\$2,938										\$2,938							\$5,875
D5020	Boiler room	3797275	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,880.00	\$10,880											\$10,880											\$10,880
D5020	Boiler room	3797262	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290											\$7,290											\$7,290
D5020	Boiler room	3797404	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$21,760.00	\$21,760														\$21,760								\$21,760
D5020	Cooling Tower Enclosure	3797218	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$130,560.00	\$130,560																\$130,560						\$130,560
D5020	Boiler room	3797272	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$43,520.00	\$43,520																\$43,520						\$43,520
D5030	Throughout building	3978240	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	55000	SF	\$2.72	\$149,600											\$149,600											\$149,600
D5040	Throughout building	3797230	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	55000	SF	\$4.90	\$269,280									\$269,280													\$269,280
D6030	Auditorium	3797393	Sound System, Theater/Auditorium/Church, Replace	20	12	8	6500	SF	\$1.63	\$10,608									\$10,608													\$10,608
D6060	Throughout building	3797279	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	55000	SF	\$1.63	\$89,760							\$89,760															\$89,760
D7050	Server room	3797234	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320
D7050	Throughout building	3978248	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	55000	SF	\$3.26	\$179,520															\$179,520							\$179,520
E2010	Throughout building	3797293	Casework, Countertop, Plastic Laminate, Replace	15	12	3	60	LF	\$54.40	\$3,264				\$3,264															\$3,264			\$6,528
E2010	Throughout building	3797209	Casework, Cabinetry Economy, Replace	20	14	6	300	LF	\$190.40	\$57,120							\$57,120															\$57,120
E2010	Auditorium	3797377	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	29	1	725	LF	\$326.40	\$236,640		\$236,640																				\$236,640
Totals, Unescalated											\$0	\$618,528	\$0	\$394,944	\$133,498	\$91,686	\$223,040	\$106,080	\$851,414	\$9,139	\$1,229,440	\$3,264	\$0	\$413,440	\$133,498	\$1,190,272	\$7,181	\$0	\$3,264	\$0	\$293,836	\$5,702,524
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$637,084	\$0	\$431,566	\$150,253	\$106,289	\$266,321	\$130,465	\$1,078,546	\$11,925	\$1,652,265	\$4,518	\$0	\$607,151	\$201,927	\$1,854,405	\$11,523	\$0	\$5,557	\$0	\$530,701	\$7,680,495

Willard Elementary / Building B																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	3978525	Exterior Walls, any painted surface, Prep & Paint	10	7	3	9800	SF	\$3.26	\$31,987				\$31,987										\$31,987								\$63,974
B2020	Building exterior	3797254	Window, Wood, 16-25 SF, Replace	30	15	15	64	EA	\$1,305.60	\$83,558															\$83,558							\$83,558
B2050	Building exterior	3797257	Exterior Door, Steel, Standard, Replace	40	25	15	18	EA	\$652.80	\$11,750															\$11,750							\$11,750
B3010	Roof	3797395	Roofing, Modified Bitumen, Replace	20	18	2	9800	SF	\$10.88	\$106,624			\$106,624																			\$106,624
B3020	Roof	3797183	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	400	LF	\$9.79	\$3,917							\$3,917															\$3,917
C1090	Restrooms	3797322	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	7	EA	\$816.00	\$5,712															\$5,712							\$5,712
C2010	Restrooms	3797339	Wall Finishes, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.58	\$23,501																			\$23,501			\$23,501
C2010	Throughout building	3797355	Wall Finishes, any surface, Prep & Paint	10	6	4	11000	SF	\$1.63	\$17,952					\$17,952									\$17,952								\$35,904
C2030	Restrooms	3797382	Flooring, Ceramic Tile, Replace	40	38	2	1400	SF	\$19.58	\$27,418			\$27,418																			\$27,418
C2030	Throughout building	3797359	Flooring, Vinyl Tile (VCT), Replace	15	13	2	7500	SF	\$5.44	\$40,800			\$40,800															\$40,800				\$81,600

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Restrooms	3797255	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,632.00	\$9,792											\$9,792											\$9,792
D2010	Restrooms	3797344	Toilet, Residential Water Closet, Replace	30	18	12	7	EA	\$761.60	\$5,331												\$5,331										\$5,331
D2010	Restrooms	3797370	Urinal, Standard, Replace	30	15	15	4	EA	\$1,196.80	\$4,787																\$4,787						\$4,787
D3050	Roof	3797229	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$9,792.00	\$9,792															\$9,792							\$9,792
D3050	Roof	3797202	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D3050	Roof	3797269	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D3050	Roof	3797256	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D3050	Roof	3797325	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D3050	Roof	3797356	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D3050	Roof	3797216	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																	\$9,792					\$9,792
D4030	Throughout building	3797336	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$163.20	\$1,142						\$1,142										\$1,142						\$1,142
D5020	Mechanical room	3797375	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,528.00	\$6,528																\$6,528						\$6,528
D5040	Throughout building	3797343	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8900	SF	\$4.90	\$43,574											\$43,574											\$43,574
D7050	Throughout building	3797238	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	9800	SF	\$2.18	\$21,325											\$21,325											\$21,325
E2010	Throughout building	3797349	Casework, Cabinetry Economy, Replace	20	16	4	250	LF	\$190.40	\$47,600					\$47,600																	\$47,600
E2010	Throughout building	3797289	Casework, Countertop, Plastic Laminate, Replace	15	11	4	70	LF	\$54.40	\$3,808					\$3,808															\$3,808		\$3,808
E2010	Throughout building	3797401	Casework, Countertop, Plastic Laminate, Replace	15	10	5	70	LF	\$54.40	\$3,808						\$3,808															\$3,808	\$3,808
Totals, Unescalated											\$0	\$0	\$174,842	\$32,749	\$90,685	\$6,800	\$3,917	\$9,792	\$0	\$0	\$191,978	\$0	\$5,331	\$31,987	\$49,069	\$113,478	\$58,752	\$40,800	\$762	\$3,808	\$27,309	\$842,058
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$185,489	\$35,785	\$102,067	\$7,883	\$4,677	\$12,043	\$0	\$0	\$258,002	\$0	\$7,601	\$46,974	\$74,221	\$176,796	\$94,280	\$67,436	\$1,297	\$6,677	\$49,323	\$1,130,551

Willard Elementary / Building C																																				
Uniformat Code	Location	Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate					
B2010	Building exterior	3978527	Exterior Walls, any painted surface, Prep & Paint	10	7	3	13000	SF	\$3.26	\$42,432													\$42,432								\$84,864					
B2020	Building exterior	3797337	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	13	17	36	EA	\$1,033.60	\$37,210																	\$37,210				\$37,210					
B3010	Roof	3797321	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	8	12	9500	SF	\$4.13	\$39,277												\$39,277									\$39,277					
B3010	Roof	3797192	Roofing, Built-Up, Replace	25	10	15	1200	SF	\$15.23	\$18,278															\$18,278						\$18,278					
C1070	Throughout building	3797274	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	9500	SF	\$3.81	\$36,176															\$36,176						\$36,176					
C1090	Restrooms	3797248	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	\$816.00	\$6,528											\$6,528										\$6,528					
C2030	Restrooms	3797182	Flooring, Ceramic Tile, Replace	40	25	15	1300	SF	\$19.58	\$25,459															\$25,459						\$25,459					
C2030	Throughout building	3797308	Flooring, Vinyl Tile (VCT), Replace	15	10	5	8000	SF	\$5.44	\$43,520					\$43,520														\$43,520		\$87,040					
D2010	Utility closet	3797213	Water Heater, Gas, Tankless, Replace	15	5	10	1	EA	\$1,740.80	\$1,741											\$1,741										\$1,741					
D2010	Throughout building	3978250	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	9500	SF	\$11.97	\$113,696											\$113,696										\$113,696					
D2010	Throughout building	3797266	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	5	EA	\$1,196.80	\$5,984						\$5,984															\$5,984					
D2010	Utility closet	3797326	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$870.40	\$870																\$870					\$870					
D2010	Restrooms	3797189	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	13	EA	\$1,632.00	\$21,216															\$21,216						\$21,216					
D2010	Restrooms	3797223	Toilet, Commercial Water Closet, Replace	30	12	18	13	EA	\$1,414.40	\$18,387																		\$18,387			\$18,387					
D3050	Roof	3797391	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792																					\$9,792					
D3050	Roof	3797305	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792																					\$9,792					
D3050	Roof	3797373	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792																					\$9,792					
D3050	Roof	3797263	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792																					\$9,792					
D3050	Roof	3797335	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792																					\$9,792					
D3060	Roof	3797361	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	\$2,611.20	\$2,611																	\$2,611				\$2,611					
D3060	Roof	3797185	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	\$2,611.20	\$2,611																	\$2,611				\$2,611					
D3060	Roof	3797295	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523				\$1,523					
D3060	Roof	3797402	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523				\$1,523					
D5040	Throughout building	3978255	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	9500	SF	\$4.90	\$46,512																					\$46,512					
D7050	Throughout building	3978257	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	9500	SF	\$3.26	\$31,008																\$31,008					\$31,008					
E2010	Throughout building	3797328	Casework, Countertop, Plastic Laminate, Replace	15	8	7	150	LF	\$54.40	\$8,160																					\$8,160					
E2010	Throughout building	3797265	Casework, Cabinetry Economy, Replace	20	10	10	400	LF	\$190.40	\$76,160																					\$76,160					
G2050	Site	3797298	Play Structure, Multipurpose, Small, Replace	20	13	7	1	EA	\$10,880.00	\$10,880																					\$10,880					
G2050	Site	3797286	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	2	EA	\$2,720.00	\$5,440																					\$5,440					
G2060	Site	3797338	Picnic Table, Metal Powder-Coated, Replace	20	13	7	2	EA	\$761.60	\$1,523																					\$1,523					
Totals, Unescalated											\$0	\$0	\$0	\$42,432	\$0	\$49,504	\$0	\$20,563	\$95,472	\$0	\$203,565	\$0	\$39,277	\$42,432	\$0	\$133,008	\$8,269	\$37,210	\$18,387	\$0	\$43,520	\$733,638				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$46,367	\$0	\$57,389	\$0	\$25,290	\$120,941	\$0	\$273,574	\$0	\$55,999	\$62,313	\$0	\$207,222	\$13,269	\$61,502	\$31,303	\$0	\$78,602	\$1,033,771				

Willard Elementary / Building D																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building exterior	3978528	Exterior Walls, any painted surface, Prep & Paint		10	6	4	1400	SF	\$3.26	\$4,570					\$4,570										\$4,570								\$9,139
B2010	Building exterior	3797340	Exterior Walls, Wood Siding, Replace		30	20	10	1300	SF	\$10.88	\$14,144											\$14,144												\$14,144
B2010	Building exterior	3797284	Exterior Walls, Wood Siding, Replace		30	20	10	1500	SF	\$10.88	\$16,320											\$16,320												\$16,320
B2020	Building Exterior	3797333	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	15	15	3	EA	\$1,033.60	\$3,101																\$3,101							\$3,101
B2050	Building Exterior	3797188	Exterior Door, Wood, Solid-Core, Replace		25	10	15	1	EA	\$761.60	\$762																\$762							\$762

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B3010	Roof	3797236	Roofing, Modified Bitumen, Replace	20	12	8	1050	SF	\$10.88	\$11,424									\$11,424													\$11,424
C1070	Throughout building	3797278	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1050	SF	\$3.81	\$3,998											\$3,998											\$3,998
C2010	Throughout building	3797381	Wall Finishes, Vinyl, Replace	15	8	7	1300	SF	\$2.72	\$3,536								\$3,536														\$3,536
C2030	Throughout building	3797299	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1050	SF	\$5.44	\$5,712						\$5,712															\$5,712	\$11,424
D2010	Throughout building	3978251	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	1050	SF	\$11.97	\$12,566											\$12,566											\$12,566
D2010	Throughout building	3797324	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,305.60	\$1,306											\$1,306											\$1,306
D3050	Building exterior	3797205	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792											\$9,792											\$9,792
D3050	Building exterior	3797384	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792											\$9,792											\$9,792
D5040	Throughout building	3797270	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1050	SF	\$4.90	\$5,141											\$5,141											\$5,141
D6060	Throughout building	3797292	Intercom/Public Address Component, Speaker, Replace	15	10	5	1	EA	\$489.60	\$490						\$490															\$490	\$979
D7050	Throughout building	3797198	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	1050	SF	\$2.18	\$2,285											\$2,285											\$2,285
E2010	Throughout building	3797318	Casework, Countertop, Plastic Laminate, Replace	15	10	5	5	LF	\$54.40	\$272						\$272															\$272	\$544
E2010	Throughout building	3797239	Casework, Cabinetry Economy, Replace	20	13	7	5	LF	\$190.40	\$952									\$952													\$952
Totals, Unescalated											\$0	\$0	\$0	\$0	\$4,570	\$6,474	\$0	\$4,488	\$31,008	\$0	\$55,760	\$0	\$0	\$0	\$4,570	\$3,862	\$0	\$0	\$0	\$0	\$6,474	\$117,205
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$5,143	\$7,505	\$0	\$5,520	\$39,280	\$0	\$74,937	\$0	\$0	\$0	\$6,912	\$6,017	\$0	\$0	\$0	\$0	\$11,692	\$157,006

Willard Elementary / Building F																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building exterior	3978529	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1300	SF	\$3.26	\$4,243					\$4,243										\$4,243							\$8,486	
B2010	Building Exterior	3797311	Exterior Walls, Wood Siding, Replace	30	20	10	1500	SF	\$10.88	\$16,320											\$16,320											\$16,320	
B2020	Building exterior	3797277	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	12	18	2	EA	\$1,360.00	\$2,720																			\$2,720			\$2,720	
B2050	Building exterior	3797258	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	\$652.80	\$653																					\$653	\$653	
C1070	Throughout building	3797386	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1125	SF	\$3.81	\$4,284											\$4,284											\$4,284	
C2010	Throughout building	3797330	Wall Finishes, Vinyl, Replace	15	8	7	1500	SF	\$2.72	\$4,080								\$4,080														\$4,080	
C2030	Throughout building	3797297	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1125	SF	\$8.16	\$9,180				\$9,180										\$9,180								\$18,360	
D3050	Building exterior	3797303	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792										\$9,792												\$9,792	
D5040	Throughout building	3797360	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	1125	SF	\$4.90	\$5,508												\$5,508										\$5,508	
D7050	Throughout building	3978258	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	1125	SF	\$3.26	\$3,672																\$3,672						\$3,672	
Totals, Unescalated											\$0	\$0	\$0	\$9,180	\$4,243	\$0	\$0	\$4,080	\$9,792	\$0	\$20,604	\$5,508	\$0	\$9,180	\$4,243	\$3,672	\$0	\$0	\$2,720	\$0	\$653	\$73,875	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$10,031	\$4,776	\$0	\$0	\$5,018	\$12,404	\$0	\$27,690	\$7,624	\$0	\$13,481	\$6,418	\$5,721	\$0	\$0	\$4,631	\$0	\$1,179	\$98,973	

Willard Elementary / Cafeteria																																					
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate					
B2010	Building exterior	3978530	Exterior Walls, any painted surface, Prep & Paint	10	6	4	2950	SF	\$3.26	\$9,629					\$9,629										\$9,629								\$19,258				
B2020	Building Exterior	3797206	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	168	EA	\$1,360.00	\$228,480																\$228,480							\$228,480				
B2020	Building exterior	3797315	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	9	EA	\$1,033.60	\$9,302																					\$9,302		\$9,302				
B3010	Roof	3797331	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	300	SF	\$4.13	\$1,240												\$1,240											\$1,240				
B3010	Roof	3797222	Roofing, Modified Bitumen, Replace	20	15	5	1800	SF	\$10.88	\$19,584						\$19,584																	\$19,584				
C1070	Throughout building	3797231	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	2000	SF	\$3.81	\$7,616																\$7,616							\$7,616				
C2010	Throughout building	3797347	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	18	12	2750	SF	\$30.46	\$83,776													\$83,776										\$83,776				
C2030	Throughout building	3797294	Flooring, Vinyl Tile (VCT), Replace	15	11	4	2000	SF	\$5.44	\$10,880					\$10,880															\$10,880			\$21,760				
D2010	Throughout building	3978252	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	2000	SF	\$11.97	\$23,936												\$23,936											\$23,936				
D2010	Kitchen	3797357	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,632.00	\$1,632																\$1,632							\$1,632				
D3050	Roof	3797259	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,968.00	\$11,968																							\$11,968				
D3050	Roof	3797224	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$16,320.00	\$16,320																							\$16,320				
D3060	Cafeteria	3797244	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,632.00	\$1,632						\$1,632																	\$1,632				
D3060	Cafeteria	3797221	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,632.00	\$1,632						\$1,632																	\$1,632				
D5020	Building exterior	3797193	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290													\$7,290										\$7,290				
D5040	Cafeteria	3797329	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	2000	SF	\$4.90	\$9,792								\$9,792															\$9,792				
D7050	Cafeteria	3797249	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	2000	SF	\$2.18	\$4,352													\$4,352										\$4,352				
E1030	Kitchen	3797301	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,937.60	\$2,938							\$2,938																\$2,938				
E1030	Kitchen	3797240	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,849.60	\$1,850																							\$1,850				
E1030	Kitchen	3797334	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,849.60	\$1,850																							\$1,850				
E1030	Kitchen	3797383	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,937.60	\$2,938													\$2,938										\$2,938				
E1030	Kitchen	3797390	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,849.60	\$1,850													\$1,850										\$1,850				
E1030	Kitchen	3797219	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,937.60	\$2,938													\$2,938										\$2,938				
Totals, Unescalated												\$0	\$0	\$0	\$0	\$20,509	\$22,848	\$2,938	\$9,792	\$30,138	\$0	\$45,152	\$1,240	\$83,776	\$0	\$9,629	\$237,728	\$0	\$0	\$0	\$10,880	\$9,302				\$483,595	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$23,083	\$26,487	\$3,508	\$12,043	\$38,177	\$0	\$60,681	\$1,717	\$119,445	\$0	\$14,564	\$370,372	\$0	\$0	\$0	\$19,078	\$16,801					\$705,500

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Building exterior	3797327	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	12	EA	\$1,033.60	\$12,403																					\$12,403	\$12,403
B3010	Roof	3797204	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	8	12	300	SF	\$4.13	\$1,240												\$1,240										\$1,240
B3010	Roof	3797210	Roofing, Modified Bitumen, Replace	20	15	5	1800	SF	\$10.88	\$19,584						\$19,584																\$19,584
C1070	Library	3797371	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	2000	SF	\$3.81	\$7,616																	\$7,616					\$7,616
C2010	Library	3797345	Wall Finishes, any surface, Prep & Paint	10	5	5	2700	SF	\$1.63	\$4,406						\$4,406										\$4,406						\$8,813
C2030	Library	3797302	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2000	SF	\$8.16	\$16,320						\$16,320										\$16,320						\$32,640
D3050	Roof	3797332	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$16,320.00	\$16,320																						\$16,320
D3050	Roof	3797317	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$16,320.00	\$16,320																						\$16,320
D5020	Building exterior	3797300	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290												\$7,290										\$7,290
D5040	Library	3797268	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	2000	SF	\$4.90	\$9,792																	\$9,792					\$9,792
D7050	Throughout building	3978259	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	2000	SF	\$3.26	\$6,528																	\$6,528					\$6,528
E2010	Library	3797291	Casework, Countertop, Plastic Laminate, Replace	15	10	5	30	LF	\$54.40	\$1,632						\$1,632															\$1,632	\$3,264
E2010	Library	3797203	Casework, Cabinetry Economy, Replace	20	13	7	45	LF	\$190.40	\$8,568								\$8,568														\$8,568
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$51,571	\$0	\$8,568	\$32,640	\$0	\$7,290	\$0	\$1,240	\$0	\$0	\$46,675	\$7,616	\$0	\$0	\$0	\$14,035	\$169,636
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$59,785	\$0	\$10,538	\$41,347	\$0	\$9,797	\$0	\$1,768	\$0	\$0	\$72,718	\$12,221	\$0	\$0	\$0	\$25,349	\$233,524

Willard Elementary / Music

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	3978532	Exterior Walls, any painted surface, Prep & Paint	10	6	4	2800	SF	\$3.26	\$9,139						\$9,139									\$9,139							\$18,278
B3010	Roof	3797252	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	2000	SF	\$4.13	\$8,269												\$8,269										\$8,269
C1070	Throughout building	3797260	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	2000	SF	\$3.81	\$7,616																	\$7,616					\$7,616
C2010	Throughout building	3797199	Wall Finishes, Vinyl, Replace	15	7	8	2800	SF	\$2.72	\$7,616									\$7,616													\$7,616
C2030	Throughout building	3797389	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2000	SF	\$8.16	\$16,320					\$16,320									\$16,320								\$32,640
D2010	Throughout building	3978253	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	2000	SF	\$11.97	\$23,936												\$23,936										\$23,936
D2010	Throughout building	3797346	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	2	EA	\$1,196.80	\$2,394																\$2,394						\$2,394
D3050	Building exterior	3797283	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,792.00	\$9,792									\$9,792													\$9,792
D5020	Building exterior	3797309	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290												\$7,290										\$7,290
D5040	Throughout building	3978254	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2000	SF	\$4.90	\$9,792									\$9,792													\$9,792
D7050	Throughout building	3797227	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	2000	SF	\$3.26	\$6,528												\$6,528										\$6,528
E2010	Throughout building	3797250	Casework, Countertop, Plastic Laminate, Replace	15	7	8	25	LF	\$54.40	\$1,360																						\$1,360
E2010	Throughout building	3797399	Casework, Cabinetry Economy, Replace	20	12	8	500	LF	\$190.40	\$95,200																						\$95,200
Totals, Unescalated											\$0	\$0	\$0	\$16,320	\$9,139	\$0	\$0	\$0	\$123,760	\$0	\$46,022	\$0	\$0	\$16,320	\$9,139	\$2,394	\$7,616	\$0	\$0	\$0	\$0	\$230,710
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$17,833	\$10,286	\$0	\$0	\$0	\$156,775	\$0	\$61,850	\$0	\$0	\$23,966	\$13,824	\$3,729	\$12,221	\$0	\$0	\$0	\$0	\$300,486

Willard Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2080	Site	3797233	Awning, Fabric, per SF of awning, Replace	10	4	6	800	SF	\$8.70	\$6,963							\$6,963									\$6,963						\$13,926
D5010	Site	3797212	Solar Power, Carport, Solar Cover at Multi-Story Parking, Replace	15	2	13	3	EA	\$16,428.80	\$49,286													\$49,286									\$49,286
D5010	Site	3797215	Solar Power, Carport, Solar Cover at Multi-Story Parking, Replace	15	2	13	3	EA	\$16,428.80	\$49,286													\$49,286									\$49,286
D5010	Site	3797196	Solar Power, Carport, Solar Cover at Multi-Story Parking, Replace	15	2	13	3	EA	\$16,428.80	\$49,286													\$49,286									\$49,286
G2020	Site	3797312	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	92000	SF	\$3.81	\$350,336						\$350,336																\$350,336
G2050	Site	3797251	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	1	EA	\$10,336.00	\$10,336						\$10,336																\$10,336
G2050	Site	3797379	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	1300	SF	\$1.09	\$1,414			\$1,414			\$1,414			\$1,414			\$1,414		\$1,414			\$1,414			\$1,414		\$9,901
G2050	Site	3797290	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$4,080.00	\$4,080						\$4,080																\$4,080
G2050	Site	3797220	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	\$10,880.00	\$10,880						\$10,880																\$10,880
G2050	Site	3797225	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	7	8	800	SF	\$27.20	\$21,760								\$21,760														\$21,760
G2060	Site	3797372	Picnic Table, Metal Powder-Coated, Replace	20	10	10	12	EA	\$761.60	\$9,139												\$9,139										\$9,139
Totals, Unescalated											\$0	\$0	\$1,414	\$0	\$0	\$366,166	\$17,843	\$0	\$23,174	\$0	\$9,139	\$1,414	\$0	\$147,859	\$1,414	\$0	\$6,963	\$1,414	\$0	\$0	\$1,414	\$578,218
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$1,501	\$0	\$0	\$424,487	\$21,306	\$0	\$29,357	\$0	\$12,282	\$1,958	\$0	\$217,136	\$2,139	\$0	\$11,174	\$2,338	\$0	\$0	\$2,555	\$726,232

Appendix G:

Equipment Inventory List



D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3797374	D1010	Elevator Controls	Automatic, 1 Car	1500 LB	Willard Elementary / Building A	Elevator	Elevator Controls	H-800	8428		19032150	
2	3797354	D1010	Passenger Elevator	Hydraulic, 3 Floors		Willard Elementary / Building A	Elevator						
3	3797280	D1010	Vertical Lift	Wheelchair, 5' Rise		Willard Elementary / Building A	Auditorium	Porch-Lift	No tag/plate found	0202WLSB502115213LW		19032190	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3797367	D2010	Storage Tank	Domestic Water	300 GAL	Willard Elementary / Building A	Boiler room	No tag/plate found	1623.7891	438157		19032142	
2	3797245	D2010	Water Heater	Gas, Residential	12 GAL	Willard Elementary / Building B	H	Lochinvar	JRC012E	WK2173245		19034165	
3	3797380	D2010	Water Heater	Gas, Residential	30 GAL	Willard Elementary / Building A	Boiler room	Bradford White	MI30T6EN10	: YB0871267		19032148	
4	3797213	D2010	Water Heater	Gas, Tankless	4 GPM	Willard Elementary / Building C	Utility closet	Takagi	T-K4U-IN-N	1308E000172		19034176	
5	3797184	D2010	Backflow Preventer	Domestic Water	2 IN	Willard Elementary / Building B	Mechanical room	Inaccessible	Inaccessible	Inaccessible			
6	3797228	D2010	Backflow Preventer	Domestic Water	.75 IN	Willard Elementary / Building A	Boiler room	Wilkins	No tag/plate found	1420999		19032143	
7	3797368	D2010	Backflow Preventer	Domestic Water	1 IN	Willard Elementary / Building A	Cooling Tower Enclosure	Watts Regulator	909 QT	470986			
8	3797242	D2030	Pump	Sump	3 HP	Willard Elementary / Building A	Boiler room	No tag/plate found	No tag/plate found	No tag/plate found		19032169	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3797403	D3020	Boiler	Gas, HVAC	600 MBH	Willard Elementary / Building A	Boiler room	Raypak Inc.	H3-0902B	0911302515		19032079	
2	3797310	D3020	Boiler	Gas, HVAC	600 MBH	Willard Elementary / Building A	Boiler room	Raypak Inc.	H3-0902B	0911302224		19032159	
3	3797313	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Willard Elementary / Building A	Cooling Tower Enclosure	Bell & Gossett	D60V	266719	2013	19034132	
4	3797214	D3030	Cooling Tower	(Typical) Open Circuit	140 TON	Willard Elementary / Building A	Cooling Tower Enclosure	Trane	RTAC 1404 UY0H DAFN NIWY ITDE HET NITA N0EX N	U13G06880			
5	3797388	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Willard Elementary / Building A	Boiler room	Bell & Gossett	1510	CL9964-01 820		19032144	
6	3797385	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Willard Elementary / Building A	Cooling Tower Enclosure	Baldor Reliance	EM2333T-G	09J3592910G1		19034168	
7	3797237	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Willard Elementary / Building A	Cooling Tower Enclosure	Baldor Reliance	EM2333T-G	09J359Z910G1		19034135	
8	3797235	D3050	Air Handler [AH-1]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034195	
9	3797341	D3050	Air Handler [AH-10]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034200	
10	3797191	D3050	Air Handler [AH-11]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034189	
11	3797207	D3050	Air Handler [AH-12]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034146	
12	3797232	D3050	Air Handler [AH-13]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	Illegible		19034145	
13	3797323	D3050	Air Handler [AH-14]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034181	
14	3797285	D3050	Air Handler [AH-15]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034162	
15	3797353	D3050	Air Handler [AH-16]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03		19034151	
16	3797243	D3050	Air Handler [AH-17]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH Arr 3	AHU001215-03		19034188	
17	3797369	D3050	Air Handler [AH-18]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr 3	AHU001215-03		19034161	
18	3797267	D3050	Air Handler [AH-19]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH Arr_3	AHU001215-03		19034163	
19	3797394	D3050	Air Handler [AH-2]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	Illegible		19034193	

20	3797397	D3050	Air Handler [AH-20]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	Illegible	Illegible	19034157	
21	3797194	D3050	Air Handler [AH-21]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	Illegible	19034179	
22	3797186	D3050	Air Handler [AH-22]	Interior AHU, Easy/Moderate Access	1600 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034149	
23	3797363	D3050	Air Handler [AH-23]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH Arr_3	AHU001215-03	19034199	
24	3797307	D3050	Air Handler [AH-3]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034177	
25	3797195	D3050	Air Handler [AH-4]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034164	
26	3797187	D3050	Air Handler [AH-5]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034156	
27	3797376	D3050	Air Handler [AH-6]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	Illegible	Illegible	19034158	
28	3797246	D3050	Air Handler [AH-7]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034182	
29	3797366	D3050	Air Handler [AH-8]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH Arr 3	AHU001213-03	19034167	
30	3797197	D3050	Air Handler [AH-9]	Interior AHU, Easy/Moderate Access	2000 CFM	Willard Elementary / Building A	Attic	Enviro-Tec	HH_Arr_3	AHU001215-03	19034152	
31	3797296	D3050	Air Handler	Interior AHU, Easy/Moderate Access	300 CFM	Willard Elementary / Building A	Server room	Carrier	FB4CNF060	1113A87398	2013	19032158
32	3797391	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building C	Roof	Carrier	48HCLA06A2A6A0A0A0	0413C83278	19034142	
33	3797373	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building C	Roof	Carrier	48HCLA06A2A6A0A0A0	2213C84723	19034170	
34	3797335	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building C	Roof	Carrier	48 HCLA06A2A6AIA0A0	2413C75701	19034154	
35	3797263	D3050	Packaged Unit [AC-4]	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building C	Roof	Carrier	48HCLA06A2A6A0A0A0	0513C83827	19034186	
36	3797305	D3050	Packaged Unit [AC-5]	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building C	Roof	Carrier	48HCLA06A2A6A0A0A0	4612C89234	19034150	
37	3797224	D3050	Packaged Unit [East]	RTU, Pad or Roof-Mounted	7.5 TON	Willard Elementary / Cafeteria	Roof	Carrier	48TCDD08A2A6A0A0G0	0618P39758	19034190	
38	3797205	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building D	Building exterior	Bard Manufacturing Company	HG5S1-BNBUX4XXX	388H183561699-02	19034138	
39	3797202	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060--	2118C43958	19032189	
40	3797229	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48ESNA4809060--	0716C37279	19032184	
41	3797384	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building D	Building exterior	Bard Manufacturing Company	HG5S1-BNBUX4XXX	388H183559078-02	19034124	
42	3797332	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Willard Elementary / Library	Roof	Carrier	48TCDA07A2A6A0A0G0	0418C88617	19034143	
43	3797269	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060--.	2118C43961	19032050	
44	3797256	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060-.	0518C28535	19032187	
45	3797325	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060--	2118C43963	19032186	
46	3797356	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060--	2118C43957	19032185	
47	3797303	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building F	Building exterior	Bard Manufacturing Company	HG5S1-BNBUX4XXX	391 J173455872-02	19034197	
48	3797216	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Building B	Roof	Carrier	48VLNC4809060--	2118C43962	19032183	
49	3797317	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Willard Elementary / Library	Roof	Carrier	48TCDD12A2A6A0A0G0	2518P40510	19034126	
50	3797283	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Willard Elementary / Music	Building exterior	Bard Manufacturing Company	HG5S1-BNBUX4XXX	271F092622095-1	19034171	
51	3797259	D3050	Packaged Unit [West]	RTU, Pad or Roof-Mounted	5 TON	Willard Elementary / Cafeteria	Roof	Carrier	48KCLA06A2A6A0ADA0	1018C70607	19034148	
52	3797361	D3060	Exhaust Fan [EF-2]	Centrifugal, 16" Damper	100 - 1000 CFM	Willard Elementary / Building C	Roof	Cook	100 CPS	138SE70114-00	2013	19034183
53	3797185	D3060	Exhaust Fan	Centrifugal, 16" Damper	100 - 1000 CFM	Willard Elementary / Building C	Roof	Cook	100 CPS	138SE70114-00*	2013	19034136

