



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
45 West Gude Drive, Suite 4000
Rockville, MD 20850



Lakewood Elementary School
2534 Lindley Terrace
Rockville, MD 20850

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BV PROJECT #:

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DATE OF REPORT:

April 13, 2026

ON SITE DATE:

November 17-18, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	2534 Lindley Terrace, Rockville, MD 20850
Site Developed	1968 / 2003
Outside Occupants / Leased Spaces	Gymnasium and Multi-Purpose Room leased by outside parties
Date(s) of Visit	November 17-18, 2025
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Marlene Chavez, Building Service Manager
Assessment & Report Prepared By	Allister Demas
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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

The Lakewood Elementary School was originally built in 1968 and demolished in 2002 to make way for the current building construction completed in 2003.

Architectural

The building is CMU construction with brick veneer, and steel construction with concrete floors on the second level with masonry load bearing walls in some areas. The foundation was not directly observed but is assumed to consist of slab on grade construction with integral footings. No evidence of building movement and potential foundation settlement was observed or reported. Roof sections are flat with a built-up finish. POC reports that there are constant roof leaks in the Multi-Purpose Room, with repair anticipated in the near term. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The systems and equipment are mostly original to the 2003 rebuild and are in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from these units. The chiller is currently not in service, and a temporary truck mounted chiller is providing cooling for most of the building. A gas-fired boiler system provides necessary heating. A four-pipe system allows for heating and cooling to be accomplished with each air handler. Air is supplied from air handlers and routed through a duct system to necessary spaces. The building is served by one hydraulic elevator.

In general, the plumbing systems are original to the 2003 rebuild and adequate to serve the entire building. The domestic hot water service is well maintained with no evidence of leaks observed. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated in the near term. No major issues were observed or reported.

The electrical service equipment and systems are well maintained and in good working order. The electrical systems were replaced or upgraded during the 2003 Interior lighting consists of mainly fluorescent lighting fixtures with LED replacement on an as-needed basis. No major issues were observed or reported.

Fire protection system consists of a hard-wired fire alarm system and fire extinguishers. The alarm system consists of an addressable alarm panel, strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. A building wide fire suppression (sprinkler) systems were observed within the building.

Site

The site primarily consists of flatwork, stairs, trees, lawns and shrubs within immediate proximity to the building's footprint with a playfield at the rear. There are two play areas complete with play structures that are in good overall condition. Some areas of the sidewalks and areas of the asphalt parking lots are cracked, and replacement is recommended in the near term. Concrete retaining walls are limited to the rear utility area and the gymnasium. There is on-site asphalt parking lot for 77 cars with ADA parking for 4 cars together with a bus loop parking lot. Site lighting is adequate for the building, and no issues were observed or reported.

Recommended Additional Studies

No additional studies recommended at this time.



Facility Characteristic Survey

The facility characteristics of school and associated buildings are shown below.

Indoor air quality including temperature and relative humidity level is monitored centrally. Most instructional spaces are equipped with IAQ sensors. Each general and specialty classroom has a heating, ventilation, and air conditioning (HVAC) system capable of maintaining a temperature between 68°F and 75°F and a relative humidity between 30% and 60% at full occupancy. Each general, science, and fine-arts classroom had an HVAC system that continuously moves air and is capable of maintaining a carbon dioxide level of not more than 1,200 parts per million. The temperature, relative humidity and air quality were measured at a work surface in the approximate center of the classroom.

The acoustics with the exception of physical-education spaces, each general and specialty classroom are maintainable at a sustained background sound level of less than 55 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Each general and specialty classroom had a lighting system capable of maintaining at least 50 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conversation.

Classroom spaces, including those for physical education, were sufficient for educational programs that are appropriate for the class-level needs. With the exception of physical-education spaces, each general and specialty classroom contained a work surface and seat for each student in the classroom. The work surface and seat were appropriate for the normal activity of the class conducted in the room.

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

The school was constructed with sustainable design practices. The schools use durable, timeless, low-maintenance exterior materials. The school's materials (particularly shell) should withstand time as well as potential impacts related to structural, site and climate changes.

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCl will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values. A School Facility with full estimated life of all systems (a brand new school) would have a 0 FCI. The FCIs cannot exceed 1.

The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and maintain a specific level of physical condition. Lower scores are better, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The FCI Depleted Value of this school is 0.623619.

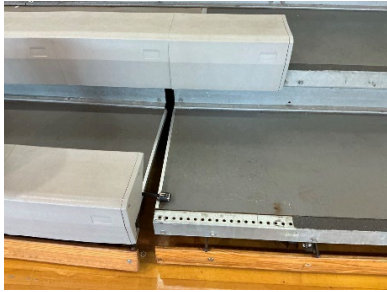
Immediate Needs

Facility/Building	Total Items	Total Cost
Lakewood Elementary School / Main Building	3	\$309,300
Total	3	\$309,300

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10027451	Roof	D3030	Split System, Condensing Unit, 16 to 20 TON, Replace	Failed	Performance/Integrity	\$37,800
10023090	Site Utility Areas	D3030	Chiller, Air-Cooled, Replace	Failed	Performance/Integrity	\$240,000
10023132	Gymnasium	E2010	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	Failed	Safety	\$31,500
Total (3 items)						\$309,300

Key Findings



Bleachers in Failed condition.

Telescoping Manual, up to 15 Tier (per Seat)
Main Building Lakewood Elementary School
Gymnasium

Uniformat Code: E2010
Recommendation: **Replace in 2025**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$31,500

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Missing 3 seats and structure visible - AssetCALC ID: 10023132



Chiller in Failed condition.

Air-Cooled
Main Building Lakewood Elementary School
Site Utility Areas

Uniformat Code: D3030
Recommendation: **Replace in 2025**

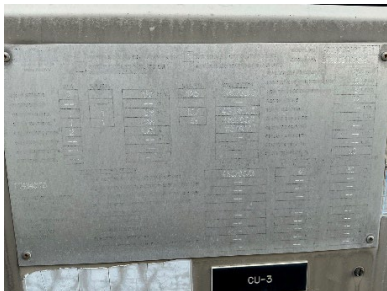
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$240,000

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Chiller not working. Temporary truck mounted chiller operational - AssetCALC ID: 10023090



Chiller in Poor condition.

Air-Cooled
Main Building Lakewood Elementary School
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,300

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Blades rusted - AssetCALC ID: 10027468



Chiller in Poor condition.

Air-Cooled
Main Building Lakewood Elementary School
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,300

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Blades rusted throughout and insulation frayed and falling off - AssetCALC ID: 10027441



Parking Lots in Poor condition.

Pavement, Concrete
Site Lakewood Elementary School Utility Areas

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,000

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Cracks throughout - AssetCALC ID: 10027520



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lakewood Elementary School Front
Parking Lot

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,500

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Several large cracks throughout - AssetCALC ID: 10023257



Parking Lots in Poor condition.

Pavement, Asphalt
Site Lakewood Elementary School Bus Loop

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,200

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Large cracks throughout - AssetCALC ID: 10023274



Parking Lots in Poor condition.

Pavement, Concrete
Site Lakewood Elementary School Gymnasium
Patio

Uniformat Code: G2020
Recommendation: **Replace in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,700

\$\$\$\$

Concrete patio at rear of gym has excessive settlement, is heaving and has gap of 2 inches from gym wall -
AssetCALC ID: 10023259



Parking Lots in Poor condition.

Pavement, Concrete
 Site Lakewood Elementary School Front Walkways

Uniformat Code: G2020
 Recommendation: **Replace in 2027**

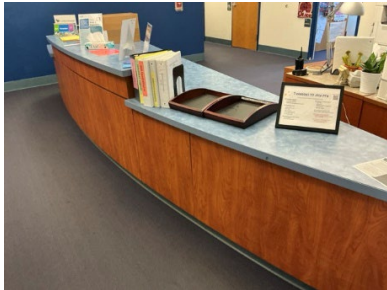
Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$81,000

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Cracks and missing pieces of concrete throughout - AssetCALC ID: 10027518



Casework in Poor condition.

Cabinetry, High-End or Laboratory
 Main Building Lakewood Elementary School Reception

Uniformat Code: E2010
 Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$15,000

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Broken and loose laminate at face and sides of reception desk - AssetCALC ID: 10023129



Split System in Failed condition.

Condensing Unit, 16 to 20 TON
 Main Building Lakewood Elementary School Roof

Uniformat Code: D3030
 Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$37,800

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Rust damaged throughout and refrigeration pipe insulation frayed and missing. Uses outdated R22 refrigerant. - AssetCALC ID: 10027451



Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
 Main Building Lakewood Elementary School Roof

Uniformat Code: E1030
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$6,300

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Insulation frayed and missing - AssetCALC ID: 10027463



Split System in Poor condition.

Interior & Exterior Component Pairing
Main Building Lakewood Elementary School
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,500

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Unit has exceeded EUL and rusted damaged. System uses outdated R22 refrigerant. - AssetCALC ID: 10027449



Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
Main Building Lakewood Elementary School
Roof

Uniformat Code: E1030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,300

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Piping insulation frayed and missing - AssetCALC ID: 10027457



Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Lakewood Elementary School
Stage

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

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Broken tiles along first step to stage - AssetCALC ID: 10023128



Stair Treads in Poor condition.

Raised Rubber Tile
Main Building Lakewood Elementary School
Stage

Uniformat Code: B1080
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

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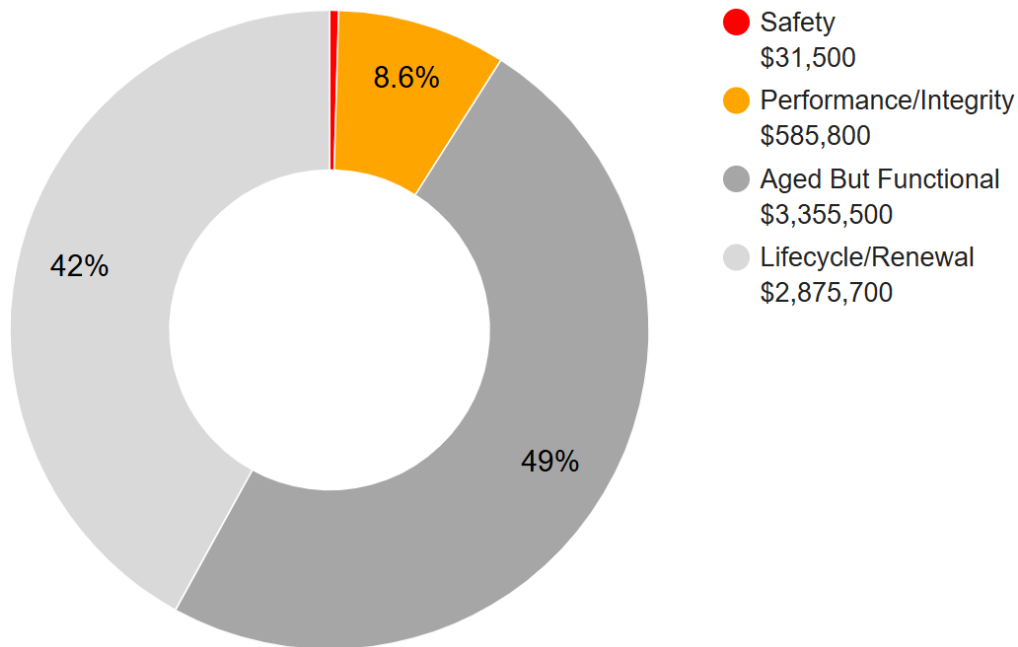
Rubbers risers at steps broken and separating. - AssetCALC ID: 10023125

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 and highest on the list below.

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: \$6,848,500



2. Building Information



Main Building: Systems Summary		
Address	2534 Lindley Terrace, Rockville, MD 20850	
GPS Coordinates	39.0874964, -77.1936388	
Constructed/Renovated	1968 / 2003 /2022	
Building Area	77,526 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation Masonry bearing walls with metal roof deck supported open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system	Fair
Interiors	Walls: Painted and glazed CMU, painted gypsum board Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, sealed concrete. Ceilings: ACT and painted gypsum board, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Gas boilers, chillers, air handlers feeding cabinet terminal units Non-Central System: Packaged units. Split-system heat pumps Supplemental components: Ductless split-systems. Split-system heat pumps. Suspended unit heaters. Energy recovery units.	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring. Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	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 the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Gymnasium roof: lack of ladder or other means of access. 	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$1,000	-	-	\$1,800	\$2,800
Facade	-	-	-	\$365,400	\$277,200	\$642,600
Roofing	-	-	\$817,200	\$6,600	\$15,300	\$839,100
Interiors	-	\$1,000	\$1,002,100	\$32,000	\$1,466,700	\$2,501,800
Conveying	-	\$3,200	-	\$69,700	\$4,300	\$77,100
Plumbing	-	\$9,500	-	\$150,600	\$706,700	\$866,800
HVAC	\$277,800	\$71,700	\$330,800	\$533,600	\$1,312,300	\$2,526,200
Fire Protection	-	-	-	\$8,400	\$659,900	\$668,300
Electrical	-	-	\$581,300	\$95,300	\$1,085,600	\$1,762,200
Fire Alarm & Electronic Systems	-	\$8,000	\$1,125,300	-	\$1,113,800	\$2,247,100
Equipment & Furnishings	\$31,500	\$50,800	\$356,700	\$3,200	\$230,900	\$673,000
Site Development	-	-	-	-	-	-
TOTALS (3% inflation)	\$309,300	\$145,300	\$4,213,200	\$1,264,700	\$6,874,400	\$12,806,900

3. Site Summary



Site Information		
Site Area	13.09 acres (estimated)	
Parking Spaces	77 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation is not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Two Storage sheds	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$2,000	-	\$14,700	\$16,700
Site Development	-	\$65,000	\$293,600	\$49,000	\$268,000	\$675,700
Site Utilities	-	\$17,200	\$17,600	-	-	\$34,700
Site Pavement	-	\$174,300	\$262,900	\$34,400	\$86,000	\$557,600
TOTALS (3% inflation)	-	\$256,600	\$576,000	\$83,400	\$368,700	\$1,284,700

4. 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 material 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 assessment. A full measured ADA survey would be required to identify more 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 included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The following table summarizes the accessibility conditions of the general site and each significant building or building group included in this report:

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1968 / 2003	No	No
Main Building 1	1968 / 2003	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



5. 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.

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian*. While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 or component 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.

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lakewood Elementary School, 2534 Lindley Terrace, Rockville, MD 20850, 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 with available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

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

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

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

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Reviewed by:

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8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- 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 - FRONT ELEVATION LEFT



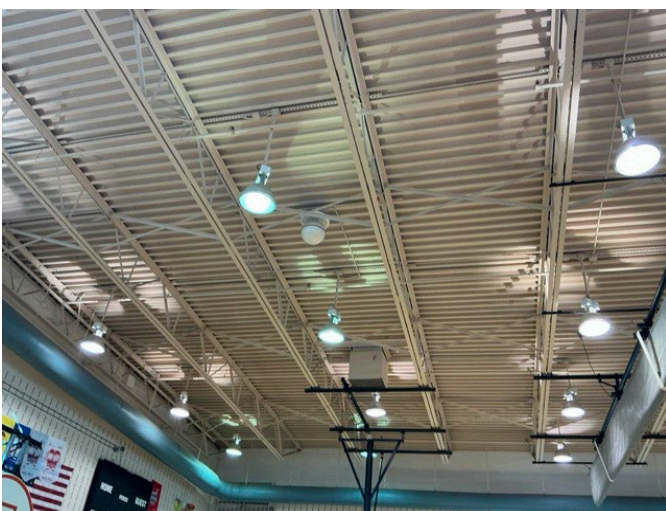
2 - RIGHT ELEVATION



3 - REAR ELEVATION LEFT



4 - LEFT ELEVATION RIGHT



5 - STRUCTURAL ELEMENTS



6 - PRIMARY ROOF

Photographic Overview



7 - RECEPTION



8 - LOBBY



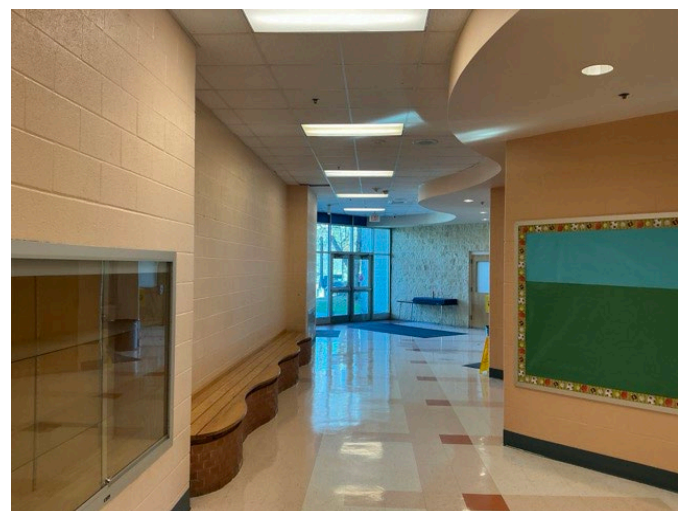
9 - ART CLASSROOM



10 - GYMNASIUM



11 - MEDIA CENTER



12 - GYMNASIUM HALLWAY



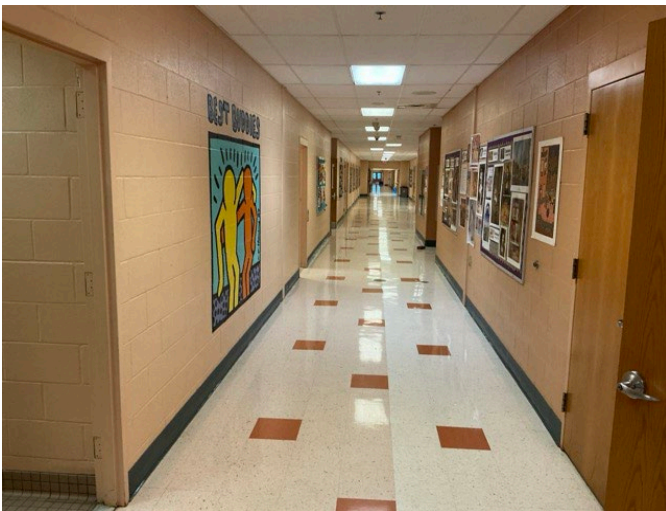
Photographic Overview



13 - PARA EDUCATORS OFFICE



14 - UPPER HALLWAY



15 - TYPICAL HALLWAY



16 - MULTI-PURPOSE ROOM



17 - STAFF LOUNGE



18 - HEALTH SUITE



Photographic Overview



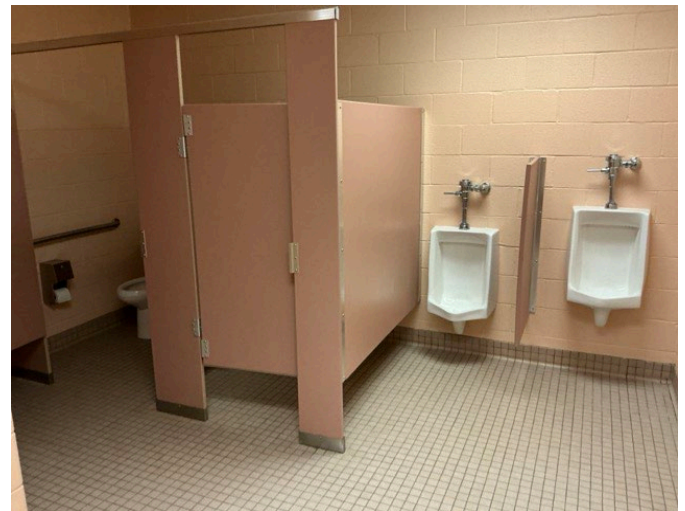
19 - MUSIC ROOM 134



20 - TYPICAL CLASSROOM



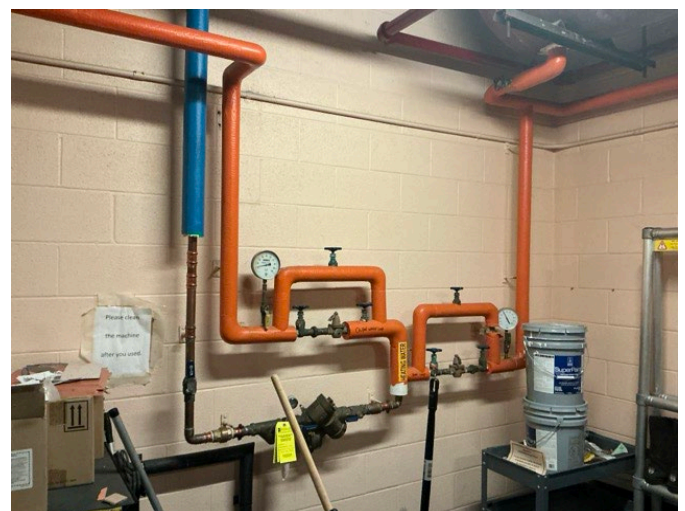
21 - CAFETERIA



22 - TYPICAL RESTROOM



23 - ELEVATOR MACHINERY



24 - DOMESTIC WATER SUPPLY

Photographic Overview



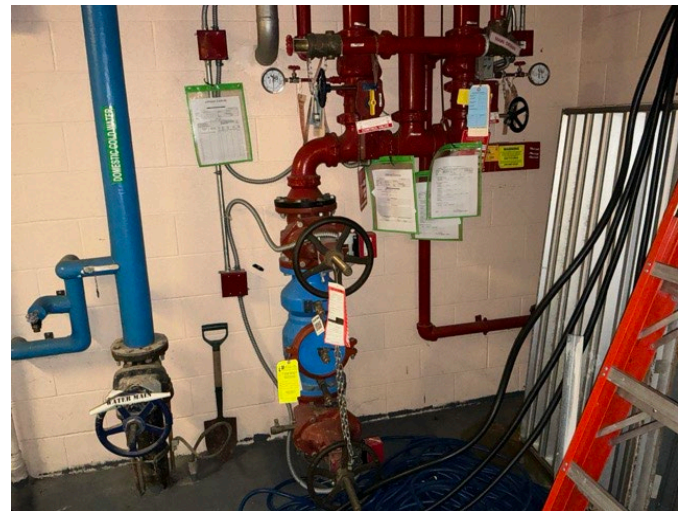
25 - MAIN MECHANICAL ROOM



26 - HVAC BOILER



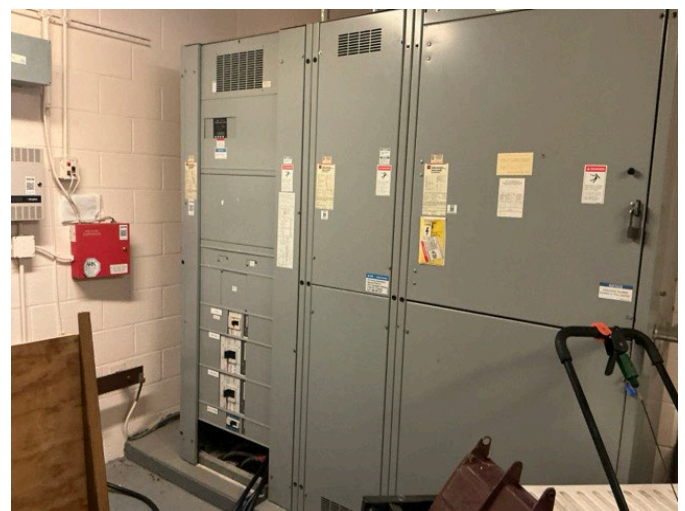
27 - AIR HANDLER



28 - SPRINKLER RISERS



29 - MAIN ELECTRICAL ROOM



30 - ELECTRICAL SWITCHBOARD

Photographic Overview



31 - FIRE ALARM PANEL



32 - FIRE SPRINKLER RISERS



33 - KILN



34 - PA SYSTEM



35 - ROOFTOP MECHANICAL EQUIPMENT



36 - CHILLER

Photographic Overview



37 - CHILLER



38 - GENERATOR



39 - TEMPORARY CHILLER



40 - PLAYGROUND



41 - STUDENT GARDEN





42 - SITE FURNISHINGS

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Site Name	
	172559.25R000-068.354	Lakewood Elementary School	
	Source	On-Site Date	
	Google	November 17, 2025	

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lakewood Elementary School

Name of person completing form: Marleme Chavez

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 3 years

Date Completed: 11/12/2025

Phone Number: (240) 740-5753

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.


Data Overview		Response		
1	Year(s) constructed	Constructed 1968	Renovated 2003	
2	Building size in SF	77,526 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Gym addition 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	POC indicates none planned		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leak above Multi-Purpose Room		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Multi-Purpose Roof leak since June 2025
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Leaking fixtures
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Gym and Multi-Purpose Room. Various groups



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lakewood Elementary School

BV Project Number: 172559.25R000-068.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			At construction in 2003
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



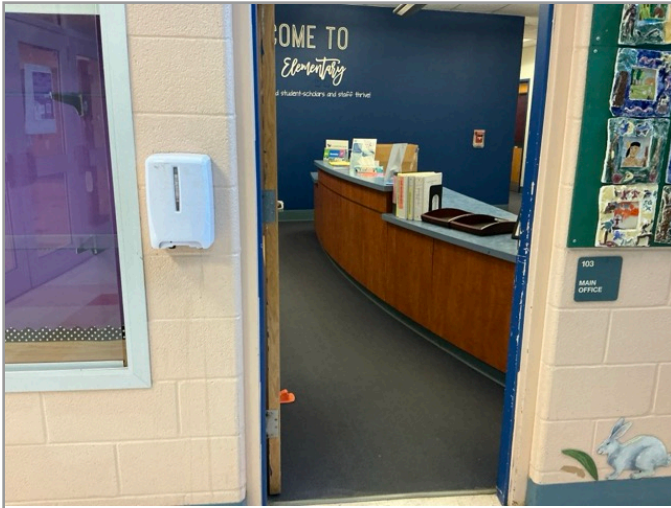
ACCESSIBLE ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
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 ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK APPROACH

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 ?	✗			Side approach only
4	Is there an accessible sink space of proper width and height ?	✗			Side approach only
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	Plumbing in cabinet below

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,430 LF	53	10023150
B1010	Building Exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	77,526 SF	53	10023048
B1080	Stage	Poor	Stair Treads, Raised Rubber Tile	100 SF	1	10023125
Facade						
B2010	Roof	Fair	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	2,300 SF	18	10023058
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	32,585 SF	10	10023065
B2020	Building Exterior	Fair	Glazing, any type by SF	3,750 SF	8	10023069
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	35	18	10023055
B2050	Trash Room 20	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	8	10023035
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	8	10023018
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	53,265 SF	3	10023104
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	4	10023120
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	100 LF	18	10023040
B3060	Roof	Fair	Roof Hatch, Metal	4	8	10023012
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	200 SF	3	10023045
Interiors						
C1010	Gymnasium	Good	Movable Partition, Gym Divider, Deluxe/Operable	1,600 SF	22	10023089
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	180	18	10023143
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	5	18	10023036
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	34	18	10023062
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	66,426 SF	3	10023100

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Para Educators Room 151	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	5 LF	5	10023140
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	4	10023031
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	5	10023011
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	155,052 SF	4	10023075
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	240 SF	12	10023014
C2030	Restrooms / Closets	Fair	Flooring, Ceramic Tile	3,000 SF	18	10023076
C2030	Stage	Poor	Flooring, Vinyl Tile (VCT)	200 SF	1	10023128
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	5,200 SF	7	10023013
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,500 SF	5	10023019
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	6,800 SF	3	10023072
C2030	Multi-Purpose Room	Fair	Flooring, Rubber Tile	300 SF	4	10023028
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Tile	800 SF	3	10023130
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	60,066 SF	4	10023103
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	3	10023051
C2030	Kitchen	Good	Flooring, Quarry Tile	1,100 SF	28	10023038
C2050	Throughout Building	Good	Ceiling Finishes, Gypsum Board/Plaster	800 SF	47	10023023
C2050	Gymnasium / Utility Rooms	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,300 SF	5	10023127
Conveying						
D1010	Elevator Machine Room 161	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	8	10023008
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	2	10023015
Plumbing						
D2010	Janitorial Closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	13	10023024
D2010	Building Services Office 115	Fair	Shower, Ceramic Tile	1	8	10023099
D2010	Boiler Room 128	Fair	Backflow Preventer, Domestic Water, 1.25 IN	1	8	10023102

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	14	8	10023107
D2010	Kitchen	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	8	10023050
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	77,526 SF	18	10023060
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	2	10023095
D2010	Gymnasium Office G107	Good	Shower, Ceramic Tile	1	27	10023145
D2010	Restrooms	Fair	Urinal, Standard	8	8	10023064
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	32	8	10023116
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	8	10023061
D2010	Boiler Room 128	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	12	10023138
HVAC						
D3020	Trash Room 20	Fair	Unit Heater, Electric, 5 kW	1	4	10023110
D3020	Main Electrical Room 23	Fair	Unit Heater, Electric, 5 kW	1	5	10023026
D3020	Gym Mechanical G109	Fair	Duct Furnace, Gas, 300 MBH	1	4	10398300
D3020	Storage G114	Fair	Unit Heater, Electric, 3 kW	1	5	10023007
D3020	Boiler Room 128	Fair	Boiler Supplemental Components, Expansion Tank, 165 GAL	1	17	10027452
D3020	Gymnasium Mechanical G109	Fair	Duct Furnace, Gas, 300 MBH	1	5	10023047
D3020	Boiler Room 128	Fair	Boiler Supplemental Components, Expansion Tank, 300 GAL	1	18	10027444
D3020	Gymnasium Storage G110	Fair	Unit Heater, Electric, 3.3 kW	1	4	10023016
D3020	Gymnasium Storage G105	Fair	Unit Heater, Electric, 5 kW	1	4	10023083
D3020	Boiler Room 128	Fair	Unit Heater, Hydronic, 30 MBH	1	4	10023118
D3020	Boiler Room 128	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL	1	2	10027446
D3020	Boiler Room 128	Good	Boiler, Gas, HVAC, 1000 MBH [B-3]	1	24	10023152
D3020	Gym Community Storage G111	Good	Unit Heater, Electric, 3.3 kW	1	17	10027454
D3020	Gymnasium Mechanical G108	Fair	Unit Heater, Electric, 3.3 kW	1	4	10023134

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Trash Room 20	Fair	Unit Heater, Electric, 5 kW	1	5	10023034
D3020	Boiler Room 128	Fair	Boiler, Gas, HVAC, 1000 MBH [B-2]	1	7	10023043
D3020	Boiler Room 128	Fair	Boiler, Gas, HVAC, 1000 MBH [B-1]	1	8	10023074
D3030	Data Room 146	Fair	Split System Ductless, Single Zone, 2 TON	1	6	10027453
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON [CU-4]	1	4	10027465
D3030	Roof	Failed	Split System, Condensing Unit, 16 to 20 TON, 16 TON	1	0	10027451
D3030	Site Utility Areas	Failed	Chiller, Air-Cooled, 171 TON [ACCH-1]	1	0	10023090
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing, 4 TON [CU-5]	1	1	10027449
D3030	Roof	Poor	Chiller, Air-Cooled, 10 TON [CU-2]	1	2	10027441
D3030	Data Room 166	Good	Split System Ductless, Single Zone, 1 TON	1	15	10023126
D3030	Gym Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	12	10027458
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	4	10027443
D3030	Roof	Poor	Chiller, Air-Cooled, 20 TON [CU-3]	1	2	10027468
D3050	Mechanical Room 211	Fair	Air Handler, Exterior AHU, 3380 CFM [AHU-3]	1	5	10023046
D3050	Library Mech Room 154	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM, 1000 CFM	1	3	10023032
D3050	Mechanical Room 211	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6050 CFM [AHU-4]	1	8	10023057
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	77,526 SF	18	10023093
D3050	Mechanical Room 150	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM	1	15	10023092
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	77,526 SF	8	10023088
D3050	Mechanical Room 150	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [AHU-2]	1	15	10023078
D3050	Boiler Room 128	Fair	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM, 2000 CFM [AHU-6]	1	4	10023039
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), No dataplate [ERU-2]	1	5	10027466
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 876 CFM [EF-43]	1	3	10027438
D3060	Gym Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 876 CFM [EF-53]	1	22	10027459

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [EF-A]	1	3	10027447
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2034 CFM [EF-1]	1	3	10027440
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-1]	1	5	10027445
D3060	Gymnasium Mechanical G108	Fair	Air Trap, Energy Recovery Unit (ERU), 8712 CFM [HV-1]	1	4	10398306
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1624 CFM [EF-42]	1	3	10027448
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2601 CFM [EF-49]	1	3	10027467
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1400 CFM [EF-A3]	1	3	10027456
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1646 CFM [EF-26]	1	3	10027462
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1646 CFM [EF-27]	1	3	10027442
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	77,526 SF	18	10023119
D4010	Boiler Room 128	Fair	Backflow Preventer, Fire Suppression, 4 INCH	1	8	10023139
Electrical						
D5010	Site Utility Areas	Fair	Generator, Diesel, 35 KW	1	3	10023087
D5010	Main Electrical Room 23	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	3	10023109
D5020	Main Electrical Room 23	Fair	Switchboard, 277/480 V, 800 AMP	1	18	10023056
D5020	Gymnasium Mechanical G108	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	7	10023115
D5020	Electrical Room 136	Fair	Distribution Panel, 120/208 V, 400 AMP [L1C (SEC. 2)]	1	7	10023077
D5020	Main Electrical Room 23	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	7	10023101
D5020	Main Electrical Room 23	Fair	Switchboard, 120/208 V, 400 AMP [MAIN ELECTRIC CUTOFF]	1	17	10023091
D5020	Main Electrical Room 23	Fair	Switchboard, 277/480 V, 2000 AMP	1	17	10023027
D5020	Electric Room 166	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	7	10023097
D5020	Electrical Room 136	Fair	Distribution Panel, 277/480 V, 400 AMP [H1C]	1	7	10023135
D5020	Main Electrical Room 23	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	7	10023105

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room 236	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	7	10023022
D5020	Main Electrical Room 23	Fair	Switchboard, 277/480 V, 800 AMP	1	18	10023029
D5020	Electrical Room 262	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	7	10027460
D5020	Main Electrical Room 23	Fair	Switchboard, 277/480 V, 2000 AMP	1	17	10023113
D5020	Main Electrical Room 23	Fair	Switchboard, 277/480 V, 2000 AMP	1	17	10023010
D5020	Electrical Room 136	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	7	10023021
D5020	Main Electrical Room 23	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	7	10023067
D5030	Mechanical Room 211	Fair	Variable Frequency Drive, VFD, by HP of Motor, 3 HP, Replace/Install	1	4	10023073
D5030	Boiler Room 128	Fair	Motor, AHU or Pump, 15 HP [P-3]	1	4	10023133
D5030	Boiler Room 128	Fair	Motor, AHU or Pump, 15 HP [P-4]	1	4	10023009
D5030	Mechanical Room 150	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install	1	4	10023017
D5030	Library Mech Room 154	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	4	10023053
D5030	Boiler Room 128	Fair	Motor, AHU or Pump, 20 HP [P-2]	1	4	10023025
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	77,526 SF	18	10023151
D5030	Boiler Room 128	Fair	Motor, AHU or Pump, 20 HP [P-1]	1	4	10023044
D5040	Stage	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	32	4	10023144
D5040	Gymnasium	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	25	17	10023071
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	77,526 SF	4	10023079
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	35	4	10023070
D5040	Library	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	22	5	10023131
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	77,526 SF	5	10023112
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	5,200 SF	4	10023148
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	5,000 SF	2	10023081

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	77,526 SF	3	10023098
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	77,526 SF	4	10023094
D7050	Main Electrical Room 23	Fair	Fire Alarm Panel, Fully Addressable	1	4	10023033
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	77,526 SF	4	10023086
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	77,526 SF	4	10023049
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	4	10023108
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10023037
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10023137
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10023059
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	8	10023068
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10023123
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	4	10023141
E1030	Roof	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	1	10027457
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	4	10023117
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10023124
E1030	Roof	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	1	10027463
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	10023111
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10023041
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	4	10023054
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	4	10023096
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10023122
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	16 LF	4	10023084
E1030	Workroom 114	Fair	Foodservice Equipment, Ice maker, Freestanding	1	2	10023142

Component Condition Report | Lakewood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10023006
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	10023106
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	3	10023114
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	2	10023020
E1040	Art Classroom	Fair	Ceramics Equipment, Kiln [KILN-1]	1	5	10027464
E1040	Art Classroom	Fair	Ceramics Equipment, Kiln [KILN-2]	1	5	10027439
E1070	Gymnasium	Good	Gym Scoreboard, Electronic Standard	1	27	10023136
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	2	10023146
E1090	Trash Room 20	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1	3	10023052
E2010	Music 134	Fair	Casework, Cabinetry, High-End or Laboratory	50 LF	4	10023085
E2010	Reception	Fair	Casework, Countertop, Plastic Laminate	20 LF	2	10023149
E2010	Library	Fair	Casework, Countertop, Plastic Laminate	30 LF	4	10023066
E2010	Reception	Poor	Casework, Cabinetry, High-End or Laboratory	30 LF	1	10023129
E2010	Gymnasium	Failed	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	105	0	10023132
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	450 LF	4	10023080
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	350 LF	4	10023030
E2010	Library	Fair	Casework, Cabinetry, High-End or Laboratory	40 LF	4	10023082

Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Good	Sports Apparatus, Basketball Backboard, Building-Mounted	6	22	10023063
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Component Condition Report | Lakewood Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Parking Areas	Fair	Shed, Composite-Framed, Standard	36 SF	3	10023273
F1020	Front Playground	Fair	Ancillary Building, CMU, Standard	100 SF	13	10023270

Component Condition Report | Lakewood Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Bus Loop	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	31,650 SF	1	10023274
G2020	Front Walkways	Poor	Parking Lots, Pavement, Concrete	9,000 SF	2	10027518
G2020	Front Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,300 SF	1	10023257
G2020	Gymnasium Patio	Poor	Parking Lots, Pavement, Concrete	1,300 SF	2	10023259
G2020	Bus Loop	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,650 SF	3	10023239
G2020	Right End Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,800 SF	3	10027515
G2020	Utility Areas	Poor	Parking Lots, Pavement, Concrete	5,000 SF	1	10027520
G2020	Site Utility Areas	Good	Parking Lots, Pavement, Concrete	850 SF	28	10027516
G2020	Front Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,300 SF	3	10023271
Athletic, Recreational & Playfield Areas						
G2050	Front Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,500 SF	3	10023240
G2050	Rear Playground	Fair	Play Structure, Multipurpose, Small	1	5	10023243
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10023251
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	5	10023264
G2050	Front Playground	Fair	Play Structure, Multipurpose, Medium	1	4	10023250
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	3	10023272
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	10023238
G2050	Front Playground	Fair	Play Structure, Multipurpose, Small	1	4	10023265
G2050	Site Playground Areas	Fair	Playground Surfaces, Chips Rubber, 6" Depth	7,700 SF	2	10027521
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,440 SF	3	10023236
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10023247
G2050	Rear Playground	Fair	Playfield Surfaces, Rubber, Poured-in-Place	900 SF	4	10027517
G2050	Site Sports Fields	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	4	10023260
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,440 SF	2	10023244

Component Condition Report | Lakewood Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Front Playground	Fair	Play Structure, Multipurpose, Very Small	1	4	10023254
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	10023269
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	5	10023249
G2060	Gymnasium Patio	Good	Fences & Gates, Fence, Metal Tube 4'	75 LF	37	10023255
G2060	Site General	Fair	Bollard, Concrete or Metal	11	8	10023256
G2060	Site Front	Fair	Bike Rack, Fixed 6-10 Bikes	1	5	10027522
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	18	10027514
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	6	5	10023242
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	850 LF	18	10023262
G2060	Site Front	Fair	Bollard, Concrete or Metal	6	8	10027513
G2060	Site Playcourt	Fair	Fences & Gates, Fence, Chain Link 8'	600 LF	18	10023245
G2060	Site Parking Areas	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	3	10023248
G2060	Site Utility Areas	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	85 LF	18	10023253
G2060	Site Front	Fair	Flagpole, Metal	1	8	10023263
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 4'	500 LF	18	10023266
G4050	Site Front	Fair	Walkway Lighting, Bollard Style, Metal/Resin, Replace/Install	18	2	10023268
G4050	Site Parking Areas	Fair	Site Lighting, Floodlights, Replace/Install	13	4	10023246

Appendix F: Replacement Reserves

Replacement Reserves Report



3/4/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Lakewood Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lakewood Elementary School / Main Building	\$309,300	\$39,274	\$105,984	\$1,404,339	\$2,440,046	\$368,901	\$5,731	\$168,862	\$1,008,671	\$0	\$81,452	\$0	\$44,815	\$118,290	\$364,319	\$304,103	\$35,512	\$621,967	\$3,578,315	\$1,750,241	\$56,893		\$12,807,013
Lakewood Elementary School / Site	\$0	\$75,991	\$180,563	\$380,941	\$111,876	\$83,236	\$34,362	\$9,099	\$39,903	\$0	\$0	\$39,835	\$10,548	\$14,685	\$0	\$0	\$46,179	\$101,316	\$153,730	\$2,455	\$0		\$1,284,718
Grand Total	\$309,300	\$115,265	\$286,547	\$1,785,280	\$2,551,921	\$452,136	\$40,093	\$177,960	\$1,048,574	\$0	\$81,452	\$39,835	\$55,362	\$132,976	\$364,319	\$304,103	\$81,692	\$723,283	\$3,732,045	\$1,752,696	\$56,893		\$14,091,731

Lakewood Elementary School

Lakewood Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Stage	10023125	Stair Treads, Raised Rubber Tile, Replace	18	17	1	100	SF	\$10.00	\$1,000		\$1,000																			\$1,000	\$2,000
B2010	Building Exterior	10023065	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	32585	SF	\$1.86	\$60,608																\$60,608						\$60,608
B2010	Roof	10023058	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment, Replace	40	22	18	2300	SF	\$9.00	\$20,700																		\$20,700			\$20,700	
B2020	Building Exterior	10023069	Glazing, any type by SF, Replace	30	22	8	3750	SF	\$55.00	\$206,250															\$206,250						\$206,250	
B2050	Building Exterior	10023018	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	7	EA	\$1,300.00	\$9,100															\$9,100						\$9,100	
B2050	Building Exterior	10023055	Exterior Door, Steel, Commercial, Replace	40	22	18	35	EA	\$4,060.00	\$142,100																		\$142,100			\$142,100	
B2050	Trash Room 20	10023035	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	22	8	2	EA	\$4,400.00	\$8,800															\$8,800						\$8,800	
B3010	Roof	10023104	Roofing, Built-Up, Replace	25	22	3	53265	SF	\$14.00	\$745,710				\$745,710																		\$745,710
B3020	Roof	10023040	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	22	18	100	LF	\$90.00	\$9,000																		\$9,000			\$9,000	
B3020	Roof	10023120	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	120	LF	\$9.00	\$1,080				\$1,080																		\$1,080
B3060	Roof	10023012	Roof Hatch, Metal, Replace	30	22	8	4	EA	\$1,300.00	\$5,200															\$5,200							\$5,200
B3080	Building Exterior	10023045	Soffit/Fascia, Metal, Replace	25	22	3	200	SF	\$5.00	\$1,000				\$1,000																		\$1,000
C1030	Throughout Building	10023143	Interior Door, Wood, Solid-Core, Replace	40	22	18	180	EA	\$700.00	\$126,000																		\$126,000			\$126,000	
C1030	Throughout Building	10023036	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	22	18	5	EA	\$1,300.00	\$6,500																		\$6,500			\$6,500	
C1030	Throughout Building	10023062	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	22	18	34	EA	\$950.00	\$32,300																		\$32,300			\$32,300	
C1070	Throughout Building	10023100	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	66426	SF	\$3.50	\$232,491				\$232,491																		\$232,491
C1090	Restrooms	10023031	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	24	EA	\$750.00	\$18,000				\$18,000																		\$18,000
C1090	Para Educators Room 151	10023140	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	5	LF	\$625.00	\$3,125																						\$3,125
C1090	Kitchen	10023011	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	3	LF	\$500.00	\$1,500																						\$1,500
C2010	Gymnasium	10023014	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	3	12	240	SF	\$16.80	\$4,032																\$4,032						\$4,032
C2010	Throughout Building	10023075	Wall Finishes, any surface, Prep & Paint	10	6	4	155052	SF	\$1.50	\$232,578				\$232,578												\$232,578						\$465,156
C2030	Utility Rooms/Areas	10023019	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	4500	SF	\$1.50	\$6,750																		\$6,750				\$13,500
C2030	Restrooms / Closets	10023076	Flooring, Ceramic Tile, Replace	40	22	18	3000	SF	\$18.00	\$54,000																		\$54,000				\$54,000
C2030	Stage	10023128	Flooring, Vinyl Tile (VCT), Replace	15	14	1	200	SF	\$5.00	\$1,000		\$1,000																\$1,000				\$2,000
C2030	Multi-Purpose Room	10023028	Flooring, Rubber Tile, Replace	15	11	4	300	SF	\$9.00	\$2,700																				\$2,700		\$5,400
C2030	Throughout Building	10023103	Flooring, Vinyl Tile (VCT), Replace	15	11	4	60066	SF	\$5.00	\$300,330				\$300,330															\$300,330			\$600,660
C2030	Throughout Building	10023072	Flooring, Carpet, Commercial Standard, Replace	10	7	3	6800	SF	\$7.50	\$51,000				\$51,000											\$51,000							\$102,000
C2030	Classrooms General	10023130	Flooring, Carpet, Commercial Tile, Replace	10	7	3	800	SF	\$6.50	\$5,200				\$5,200											\$5,200							\$10,400
C2030	Library	10023051	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2500	SF	\$7.50	\$18,750				\$18,750											\$18,750							\$37,500
C2030	Gymnasium	10023013	Flooring, Wood, Sports, Refinish	10	3	7	5200	SF	\$5.00	\$26,000														\$26,000				\$26,000				\$52,000
C2050	Gymnasium / Utility Rooms	10023127	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	10300	SF	\$2.50	\$25,750																		\$25,750				\$51,500
D1010	Elevator	10023015	Elevator Cab Finishes, Economy, Replace	10	8	2	1	EA	\$3,000.00	\$3,000			\$3,000														\$3,000					\$6,000
D1010	Elevator Machine Room 161	10023008	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	22	8	1	EA	\$55,000.00	\$55,000															\$55,000							\$55,000
D2010	Boiler Room 128	10023138	Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	\$16,600.00	\$16,600																\$16,600						\$16,600
D2010	Boiler Room 128	10023102	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$3,200.00	\$3,200															\$3,200							\$3,200
D2010	Throughout Building	10023060	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	77526	SF	\$5.00	\$387,630																			\$387,630			\$387,630
D2010	Hallways & Common Areas	10023095	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	6	EA	\$1,500.00	\$9,000			\$9,000															\$9,000				\$18,000
D2010	Building Services Office 115	10023099	Shower, Ceramic Tile, Replace	30	22	8	1	EA	\$2,500.00	\$2,500															\$2,500							\$2,500
D2010	Throughout Building	10023107	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	14	EA	\$1,200.00	\$16,800															\$16,800							\$16,800
D2010	Kitchen	10023050	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	22	8	1	EA	\$2,000.00	\$2,000															\$2,000							\$2,000
D2010	Restrooms	10023064	Urinal, Standard, Replace	30	22	8	8	EA	\$1,100.00	\$8,800															\$8,800							\$8,800
D2010	Restrooms	10023116	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	22	8	32	EA	\$1,700.00	\$54,400															\$54,400							\$54,400
D2010	Restrooms	10023061	Toilet, Commercial Water Closet, Replace	30	22	8	24	EA	\$1,300.																							

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3020	Gym Mechanical G109	10398300	Duct Furnace, Gas, Replace	20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000																	\$15,000
D3020	Gymnasium Mechanical G109	10023047	Duct Furnace, Gas, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000
D3020	Boiler Room 128	10023043	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	\$33,800.00	\$33,800								\$33,800														\$33,800
D3020	Boiler Room 128	10023074	Boiler, Gas, HVAC, Replace	30	22	8	1	EA	\$33,800.00	\$33,800									\$33,800													\$33,800
D3020	Trash Room 20	10023110	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																	\$1,800
D3020	Gymnasium Storage G110	10023016	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																	\$1,800
D3020	Gymnasium Storage G105	10023083	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																	\$1,800
D3020	Boiler Room 128	10023118	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$1,700.00	\$1,700					\$1,700																	\$1,700
D3020	Gymnasium Mechanical G108	10023134	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																	\$1,800
D3020	Main Electrical Room 23	10023026	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,800.00	\$1,800						\$1,800																\$1,800
D3020	Storage G114	10023007	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,800.00	\$1,800						\$1,800																\$1,800
D3020	Trash Room 20	10023034	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,800.00	\$1,800						\$1,800																\$1,800
D3020	Gym Community Storage G111	10027454	Unit Heater, Electric, Replace	20	3	17	1	EA	\$1,800.00	\$1,800																		\$1,800				\$1,800
D3020	Boiler Room 128	10027446	Boiler Supplemental Components, Expansion Tank, Replace	40	38	2	1	EA	\$2,700.00	\$2,700			\$2,700																			\$2,700
D3020	Boiler Room 128	10027452	Boiler Supplemental Components, Expansion Tank, Replace	40	23	17	1	EA	\$4,400.00	\$4,400																		\$4,400				\$4,400
D3020	Boiler Room 128	10027444	Boiler Supplemental Components, Expansion Tank, Replace	40	22	18	1	EA	\$13,000.00	\$13,000																		\$13,000				\$13,000
D3030	Site Utility Areas	10023090	Chiller, Air-Cooled, Replace	25	25	0	1	EA	\$240,000.00	\$240,000	\$240,000																					\$240,000
D3030	Roof	10027441	Chiller, Air-Cooled, Replace	25	23	2	1	EA	\$28,300.00	\$28,300			\$28,300																			\$28,300
D3030	Roof	10027468	Chiller, Air-Cooled, Replace	25	23	2	1	EA	\$28,300.00	\$28,300			\$28,300																			\$28,300
D3030	Roof	10027451	Split System, Condensing Unit, 16 to 20 TON, Replace	15	20	0	1	EA	\$37,800.00	\$37,800	\$37,800															\$37,800						\$37,800
D3030	Roof	10027449	Split System, Interior & Exterior Component Pairing, Replace	15	14	1	1	EA	\$8,530.00	\$8,530		\$8,530															\$8,530					\$8,530
D3030	Roof	10027465	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$12,800.00	\$12,800					\$12,800														\$12,800			\$12,800
D3030	Roof	10027443	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500														\$3,500			\$3,500
D3030	Data Room 146	10027453	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$4,800.00	\$4,800							\$4,800															\$4,800
D3030	Gym Roof	10027458	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	\$4,800.00	\$4,800												\$4,800										\$4,800
D3030	Data Room 166	10023126	Split System Ductless, Single Zone, Replace	15	0	15	1	EA	\$3,500.00	\$3,500																\$3,500						\$3,500
D3050	Throughout Building	10023093	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	22	18	77526	SF	\$8.00	\$620,208																		\$620,208				\$620,208
D3050	Library Mech Room 154	10023032	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace	20	17	3	1	EA	\$12,100.00	\$12,100				\$12,100																		\$12,100
D3050	Boiler Room 128	10023039	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM, Replace	20	16	4	1	EA	\$5,368.00	\$5,368					\$5,368																	\$5,368
D3050	Mechanical Room 211	10023046	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$26,400.00	\$26,400						\$26,400																\$26,400
D3050	Mechanical Room 211	10023057	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	22	8	1	EA	\$40,000.00	\$40,000									\$40,000													\$40,000
D3050	Throughout Building	10023088	HVAC System, Ductwork, Medium Density, Replace	30	22	8	77526	SF	\$4.00	\$310,104									\$310,104													\$310,104
D3050	Mechanical Room 150	10023092	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$31,000.00	\$31,000															\$31,000							\$31,000
D3050	Mechanical Room 150	10023078	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$40,000.00	\$40,000															\$40,000							\$40,000
D3060	Roof	10027438	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400
D3060	Roof	10027447	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	10027440	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	10027448	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	10027467	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	10027456	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	10027462	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Roof	10027442	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400
D3060	Gymnasium Mechanical G108	10398306	Air Trap, Energy Recovery Unit (ERU), Replace	20	16	4	1	EA	\$33,000.00	\$33,000					\$33,000																	\$33,000
D3060	Roof	10027466	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	\$66,000.00	\$66,000						\$66,000																\$66,000
D3060	Roof	10027445	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	\$66,000.00	\$66,000						\$66,000																\$66,000
D4010	Boiler Room 128	10023139	Backflow Preventer, Fire Suppression, Replace	30	22	8	1	EA	\$6,600.00	\$6,600									\$6,600													\$6,600
D4010	Throughout Building	10023119	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	22	18	77526	SF	\$5.00	\$387,630																	\$387,630					\$387,630
D5010	Site Utility Areas	10023087	Generator, Diesel, Replace	25	22	3	1	EA	\$40,000.00	\$40,000				\$40,000																		\$40,000
D5010	Main Electrical Room 23	10023109	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$12,000.00	\$12,000</																						

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D5020	Electrical Room 236	10023022	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600								\$7,600													\$7,600	
D5020	Electrical Room 262	10027460	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600								\$7,600													\$7,600	
D5020	Electrical Room 136	10023021	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000													\$10,000	
D5020	Main Electrical Room 23	10023067	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000													\$10,000	
D5020	Main Electrical Room 23	10023091	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$40,000.00	\$40,000																		\$40,000			\$40,000	
D5020	Main Electrical Room 23	10023027	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$90,000.00	\$90,000																		\$90,000			\$90,000	
D5020	Main Electrical Room 23	10023113	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$90,000.00	\$90,000																		\$90,000			\$90,000	
D5020	Main Electrical Room 23	10023010	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$90,000.00	\$90,000																		\$90,000			\$90,000	
D5020	Main Electrical Room 23	10023056	Switchboard, 277/480 V, Replace	40	22	18	1	EA	\$45,000.00	\$45,000																			\$45,000		\$45,000	
D5020	Main Electrical Room 23	10023029	Switchboard, 277/480 V, Replace	40	22	18	1	EA	\$45,000.00	\$45,000																			\$45,000		\$45,000	
D5020	Electrical Room 136	10023077	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5020	Electrical Room 136	10023135	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5030	Throughout Building	10023151	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	77526	SF	\$2.50	\$193,815																		\$193,815			\$193,815	
D5030	Mechanical Room 211	10023073	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$5,300.00	\$5,300					\$5,300																\$5,300	
D5030	Boiler Room 128	10023133	Motor, AHU or Pump, Replace	18	14	4	1	EA	\$4,200.00	\$4,200					\$4,200																\$4,200	
D5030	Boiler Room 128	10023009	Motor, AHU or Pump, Replace	18	14	4	1	EA	\$4,200.00	\$4,200					\$4,200																\$4,200	
D5030	Mechanical Room 150	10023017	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$5,300.00	\$5,300					\$5,300																\$5,300	
D5030	Library Mech Room 154	10023053	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$7,000.00	\$7,000					\$7,000																\$7,000	
D5030	Boiler Room 128	10023025	Motor, AHU or Pump, Replace	18	14	4	1	EA	\$5,300.00	\$5,300					\$5,300																\$5,300	
D5030	Boiler Room 128	10023044	Motor, AHU or Pump, Replace	18	14	4	1	EA	\$5,300.00	\$5,300					\$5,300																\$5,300	
D5040	Stage	10023144	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	32	EA	\$280.00	\$8,960					\$8,960																\$8,960	
D5040	Throughout Building	10023079	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	77526	SF	\$4.50	\$348,867					\$348,867																\$348,867	
D5040	Building Exterior	10023070	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	35	EA	\$400.00	\$14,000					\$14,000																\$14,000	
D5040	Library	10023131	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	22	EA	\$250.00	\$5,500						\$5,500															\$5,500	
D5040	Throughout Building	10023112	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	5	5	77526	SF	\$0.65	\$50,392						\$50,392											\$50,392				\$100,784	
D5040	Gymnasium	10023071	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	25	EA	\$280.00	\$7,000																		\$7,000			\$7,000	
D6030	Cafeteria	10023081	Sound System, Theater/Auditorium/Church, Replace	20	18	2	5000	SF	\$1.50	\$7,500			\$7,500																		\$7,500	
D6030	Gymnasium	10023148	Sound System, Theater/Auditorium/Church, Replace	20	16	4	5200	SF	\$1.50	\$7,800					\$7,800																\$7,800	
D6060	Throughout Building	10023098	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	77526	SF	\$1.65	\$127,918				\$127,918																	\$127,918	
D7030	Throughout Building	10023094	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	77526	SF	\$2.00	\$155,052					\$155,052														\$155,052		\$310,104	
D7050	Main Electrical Room 23	10023033	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000					\$15,000														\$15,000		\$30,000	
D7050	Throughout Building	10023086	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	77526	SF	\$3.00	\$232,578					\$232,578																\$232,578	
D8010	Throughout Building	10023049	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	77526	SF	\$6.00	\$465,156					\$465,156														\$465,156		\$930,312	
E1030	Roof	10027457	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	14	1	1	EA	\$6,300.00	\$6,300		\$6,300															\$6,300			\$12,600		
E1030	Roof	10027463	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	14	1	1	EA	\$6,300.00	\$6,300		\$6,300															\$6,300			\$12,600		
E1030	Workroom 114	10023142	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700			\$13,400	
E1030	Kitchen	10023041	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600														\$3,600			\$7,200	
E1030	Kitchen	10023114	Foodservice Equipment, Griddle, Replace	15	12	3	1	EA	\$7,000.00	\$7,000				\$7,000														\$7,000			\$14,000	
E1030	Kitchen	10023108	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	6	LF	\$300.00	\$1,800					\$1,800																\$1,800	
E1030	Kitchen	10023037	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280					\$8,280											\$16,560	
E1030	Kitchen	10023137	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200	
E1030	Kitchen	10023123	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600														\$3,600		\$7,200	
E1030	Kitchen	10023141	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	12	LF	\$300.00	\$3,600					\$3,600																\$3,600	
E1030	Kitchen	10023117	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	6	LF	\$1,000.00	\$6,000					\$6,000																\$6,000	
E1030	Kitchen	10023124	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600		\$9,200	
E1030	Kitchen	10023054	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	6	LF	\$300.00	\$1,800					\$1,800																\$1,800	
E1030	Kitchen	10023096	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	6	LF	\$300.00	\$1,800					\$1,800																\$1,800	
E1030	Kitchen	10023122	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600		\$9,200	
E1030	Kitchen	10023084	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	16	LF	\$300.00	\$4,800					\$4,800																\$4,800	
E1030	Kitchen	10023006	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11																											

Replacement Reserves Report



3/4/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	10023068	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	\$2,500.00	\$2,500									\$2,500												\$2,500	
E1040	Art Classroom	10027464	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$3,200						\$3,200																\$3,200
E1040	Art Classroom	10027439	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$3,200						\$3,200																\$3,200
E1040	Hallways & Common Areas	10023020	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	2	EA	\$1,500.00	\$3,000			\$3,000									\$3,000										\$6,000
E1070	Stage	10023146	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	800	SF	\$13.00	\$10,400			\$10,400														\$10,400					\$20,800
E1090	Trash Room 20	10023052	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	12	3	1	EA	\$8,400.00	\$8,400				\$8,400														\$8,400				\$16,800
E2010	Reception	10023129	Casework, Cabinetry, High-End or Laboratory, Replace	20	19	1	30	LF	\$500.00	\$15,000	\$15,000																					\$15,000
E2010	Reception	10023149	Casework, Countertop, Plastic Laminate, Replace	15	13	2	20	LF	\$50.00	\$1,000			\$1,000														\$1,000					\$2,000
E2010	Music 134	10023085	Casework, Cabinetry, High-End or Laboratory, Replace	20	16	4	50	LF	\$500.00	\$25,000					\$25,000																	\$25,000
E2010	Library	10023066	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	\$50.00	\$1,500					\$1,500														\$1,500			\$3,000
E2010	Throughout Building	10023080	Casework, Cabinetry, Standard, Replace	20	16	4	450	LF	\$300.00	\$135,000					\$135,000																	\$135,000
E2010	Throughout Building	10023030	Casework, Countertop, Plastic Laminate, Replace	15	11	4	350	LF	\$50.00	\$17,500					\$17,500														\$17,500			\$35,000
E2010	Library	10023082	Casework, Cabinetry, High-End or Laboratory, Replace	20	16	4	40	LF	\$500.00	\$20,000					\$20,000																	\$20,000
E2010	Gymnasium	10023132	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	20	0	105	EA	\$300.00	\$31,500	\$31,500																			\$31,500	\$63,000	
Totals, Unescalated											\$309,300	\$38,130	\$99,900	\$1,285,169	\$2,167,949	\$318,217	\$4,800	\$137,300	\$796,254	\$0	\$60,608	\$0	\$31,432	\$80,550	\$240,858	\$195,192	\$22,130	\$376,300	\$2,101,883	\$998,138	\$31,500	\$9,295,610
Totals, Escalated (3.0% inflation, compounded annually)											\$309,300	\$39,274	\$105,984	\$1,404,339	\$2,440,046	\$368,901	\$5,731	\$168,862	\$1,008,671	\$0	\$81,452	\$0	\$44,815	\$118,290	\$364,319	\$304,103	\$35,512	\$621,967	\$3,578,315	\$1,750,241	\$56,893	\$12,807,013

Lakewood Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site Parking Areas	10023273	Shed, Composite-Framed, Standard, Replace	30	27	3	36	SF	\$50.00	\$1,800				\$1,800																		\$1,800
F1020	Front Playground	10023270	Ancillary Building, CMU, Standard, Replace	35	22	13	100	SF	\$100.00	\$10,000												\$10,000										\$10,000
G2020	Bus Loop	10023274	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	31650	SF	\$0.45	\$14,243	\$14,243					\$14,243					\$14,243						\$14,243					\$56,970
G2020	Front Parking Lot	10023257	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	32300	SF	\$0.45	\$14,535	\$14,535					\$14,535					\$14,535						\$14,535					\$58,140
G2020	Utility Areas	10027520	Parking Lots, Pavement, Concrete, Replace	50	49	1	5000	SF	\$9.00	\$45,000	\$45,000																					\$45,000
G2020	Front Walkways	10027518	Parking Lots, Pavement, Concrete, Replace	50	48	2	9000	SF	\$9.00	\$81,000			\$81,000																			\$81,000
G2020	Gymnasium Patio	10023259	Parking Lots, Pavement, Concrete, Replace	50	48	2	1300	SF	\$9.00	\$11,700			\$11,700																			\$11,700
G2020	Bus Loop	10023239	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	31650	SF	\$3.50	\$110,775				\$110,775																		\$110,775
G2020	Right End Parking Lot	10027515	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	4800	SF	\$3.50	\$16,800				\$16,800																		\$16,800
G2020	Front Parking Lot	10023271	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	32300	SF	\$3.50	\$113,050				\$113,050																		\$113,050
G2050	Site Sports Courts	10023244	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	16440	SF	\$0.45	\$7,398			\$7,398				\$7,398				\$7,398						\$7,398					\$29,592
G2050	Front Playground	10023240	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	22	3	2500	SF	\$6.50	\$16,250				\$16,250																		\$16,250
G2050	Site Sports Courts	10023272	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	4	EA	\$4,750.00	\$19,000				\$19,000																		\$19,000
G2050	Site Sports Fields	10023238	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	\$5,000.00	\$10,000				\$10,000																		\$10,000
G2050	Site Sports Courts	10023236	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	22	3	16440	SF	\$3.50	\$57,540				\$57,540																		\$57,540
G2050	Site Sports Fields	10023260	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	11	4	2	EA	\$700.00	\$1,400				\$1,400														\$1,400				\$2,800
G2050	Site Playground Areas	10027521	Playground Surfaces, Chips Rubber, 6" Depth, Replace	15	13	2	7700	SF	\$7.00	\$53,900			\$53,900														\$53,900					\$107,800
G2050	Site Playground Areas	10023251	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000
G2050	Front Playground	10023250	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000
G2050	Front Playground	10023265	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,000.00	\$10,000				\$10,000																		\$10,000
G2050	Rear Playground	10027517	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	900	SF	\$26.00	\$23,400				\$23,400																		\$23,400
G2050	Front Playground	10023254	Play Structure, Multipurpose, Very Small, Replace	20	16	4	1	EA	\$6,000.00	\$6,000				\$6,000																		\$6,000
G2050	Rear Playground	10023243	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	\$10,000.00	\$10,000				\$10,000																		\$10,000
G2050	Site Playground Areas	10023264	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	\$35,000.00	\$35,000				\$35,000																		\$35,000
G2050	Site Playground Areas	10023247	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000
G2060	Site Parking Areas	10023248	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	22	3	2	EA	\$1,700.00	\$3,400			\$3,400																			\$3,400
G2060	Site Front	10027522	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	1	EA	\$800.00	\$800				\$800																		\$800
G2060	Site General	10023242	Park Bench, Metal Powder-Coated, Replace	20	15	5	6	EA	\$700.00	\$4,200				\$4,200																		\$4,200
G2060	Site General	10027514	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	1400	LF	\$21.00	\$29,400																\$29,400						\$29,400
G2060	Site General	10023262	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	850	LF	\$18.00	\$15,300																\$15,300						\$15,300
G2060	Site Playcourt	10023245																														

Appendix G:

Equipment Inventory List

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10023008	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Lakewood Elementary School / Main Building	Elevator Machine Room 161	ThyssenKrupp	TAC-20	Illegible	2003		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10023138	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Lakewood Elementary School / Main Building	Boiler Room 128	State Industries, Inc.	SBD-100-199NET 118	1709105159530	2017		
2	10023102	D2010	Backflow Preventer	Domestic Water	1.25 IN	Lakewood Elementary School / Main Building	Boiler Room 128	Wilkins Zurn	975XL	Illegible	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10023074	D3020	Boiler [B-1]	Gas, HVAC	1000 MBH	Lakewood Elementary School / Main Building	Boiler Room 128	Fulton Pulse	PHW-1000	Illegible	2003		
2	10023043	D3020	Boiler [B-2]	Gas, HVAC	1000 MBH	Lakewood Elementary School / Main Building	Boiler Room 128	Fulton Pulse	PHW-1000	Illegible	2003		
3	10023152	D3020	Boiler [B-3]	Gas, HVAC	1000 MBH	Lakewood Elementary School / Main Building	Boiler Room 128	Fulton	EDR-1000	6389-HFTC	2019		
4	10398300	D3020	Duct Furnace	Gas	300 MBH	Lakewood Elementary School / Main Building	Gym Mechanical G109	Modine Manufacturing	DFS300TMLL70A1	1011603-4704	2003		
5	10023047	D3020	Duct Furnace	Gas	300 MBH	Lakewood Elementary School / Main Building	Gymnasium Mechanical G109	Modine Manufacturing	DFS300TMLL70A1	1011603-4704	2010		
6	10023110	D3020	Unit Heater	Electric	5 kW	Lakewood Elementary School / Main Building	Trash Room 20	TPI Corp	G1G5105N	Illegible			
7	10023026	D3020	Unit Heater	Electric	5 kW	Lakewood Elementary School / Main Building	Main Electrical Room 23	TPI Corp	G1G5105N	Illegible			
8	10023007	D3020	Unit Heater	Electric	3 kW	Lakewood Elementary School / Main Building	Storage G114	Dayton	3UF77	Illegible			
9	10023016	D3020	Unit Heater	Electric	3.3 kW	Lakewood Elementary School / Main Building	Gymnasium Storage G110	TPI Corp	G1G5103N	Illegible			
10	10023083	D3020	Unit Heater	Electric	5 kW	Lakewood Elementary School / Main Building	Gymnasium Storage G105	TPI Corp	Inaccessible	Inaccessible			
11	10027454	D3020	Unit Heater	Electric	3.3 kW	Lakewood Elementary School / Main Building	Gym Community Storage G111	TPI Corp	G1G5103N	Illegible	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10023134	D3020	Unit Heater	Electric	3.3 kW	Lakewood Elementary School / Main Building	Gymnasium Mechanical G108	TPI Corp	G1G5103N	Illegible			
13	10023034	D3020	Unit Heater	Electric	5 kW	Lakewood Elementary School / Main Building	Trash Room 20	TPI Corp	G1G5105N	Illegible			
14	10023118	D3020	Unit Heater	Hydronic	30 MBH	Lakewood Elementary School / Main Building	Boiler Room 128	Hydro-Air	HR258801AA	30014002-9720	2003		
15	10027452	D3020	Boiler Supplemental Components	Expansion Tank	165 GAL	Lakewood Elementary School / Main Building	Boiler Room 128	Taco	No dataplate	No dataplate	2002		
16	10027444	D3020	Boiler Supplemental Components	Expansion Tank	300 GAL	Lakewood Elementary School / Main Building	Boiler Room 128	Taco	PS300-1	913B193	2003		
17	10027446	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Lakewood Elementary School / Main Building	Boiler Room 128	Taco	No dataplate	No dataplate	2003		
18	10023090	D3030	Chiller [ACCH-1]	Air-Cooled	171 TON	Lakewood Elementary School / Main Building	Site Utility Areas	McQuay	ALS171C27-ER11	STNU021100080	2002		
19	10027441	D3030	Chiller [CU-2]	Air-Cooled	10 TON	Lakewood Elementary School / Main Building	Roof	McQuay	ACZ010A027-ER10	STNU021100046	2002		
20	10027468	D3030	Chiller [CU-3]	Air-Cooled	20 TON	Lakewood Elementary School / Main Building	Roof	McQuay	AC2020AC27-ER10	STNU021100045	2002		
21	10027451	D3030	Split System	Condensing Unit, 16 to 20 TON	16 TON	Lakewood Elementary School / Main Building	Roof	McQuay	ACZ016AC27-ER10	STNU02110004	2002		
22	10027465	D3030	Split System [CU-4]	Condensing Unit/Heat Pump	6 TON	Lakewood Elementary School / Main Building	Roof	Carrier	38ARZ007---601	0902G10054	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10027449	D3030	Split System [CU-5]	Interior & Exterior Component Pairing	4 TON	Lakewood Elementary School / Main Building	Roof	Carrier	38CKC048660	3502E11299	2002		
24	10027453	D3030	Split System Ductless	Single Zone	2 TON	Lakewood Elementary School / Main Building	Data Room 146	Mitsubishi Electric	PKA-A24KA6	61M00042	2016		
25	10023126	D3030	Split System Ductless	Single Zone	1 TON	Lakewood Elementary School / Main Building	Data Room 166	Mitsubishi Electric	MSH09EW	25000182B	2025		
26	10027458	D3030	Split System Ductless	Single Zone	1.5 TON	Lakewood Elementary School / Main Building	Gym Roof	Mitsubishi Electric	PUN18EK	Illegible	2022		
27	10027443	D3030	Split System Ductless	Single Zone	1 TON	Lakewood Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-WR09NA	45C25638	2014		
28	10023032	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Lakewood Elementary School / Main Building	Library Mech Room 154	McQuay	CAH010FDAC	FB0U031000226	2003		
29	10023092	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Lakewood Elementary School / Main Building	Mechanical Room 150	McQuay	CAH006FDAC	FB0U031000230	2010		
30	10023078	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	8000 CFM	Lakewood Elementary School / Main Building	Mechanical Room 150	McQuay	CAH008FDAC	FB0U031000227	2010		
31	10023046	D3050	Air Handler [AHU-3]	Exterior AHU	3380 CFM	Lakewood Elementary School / Main Building	Mechanical Room 211	McQuay	CAH006FDAC	FB0U031000228	2010		
32	10023057	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	6050 CFM	Lakewood Elementary School / Main Building	Mechanical Room 211	McQuay	CAH012FDAC	FB0U031000229	2003		
33	10023039	D3050	Fan Coil Unit [AHU-6]	Hydronic Terminal, 1801 to 2500 CFM	2000 CFM	Lakewood Elementary School / Main Building	Boiler Room 128	Magic Aire	48-HBAX-3	W020740638	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10027440	D3060	Exhaust Fan [EF-1]	Centrifugal, 24" Damper	2034 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	150C3B	Illegible	2003		
35	10027462	D3060	Exhaust Fan [EF-26]	Centrifugal, 16" Damper	1646 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	135C2B	Illegible	2003		
36	10027442	D3060	Exhaust Fan [EF-27]	Centrifugal, 16" Damper	1646 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	135C2B	Illegible	2003		
37	10027448	D3060	Exhaust Fan [EF-42]	Centrifugal, 16" Damper	1624 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	150C2B	Illegible	2003		
38	10027438	D3060	Exhaust Fan [EF-43]	Centrifugal, 12" Damper	876 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	100C2B	Illegible	2003		
39	10027467	D3060	Exhaust Fan [EF-49]	Centrifugal, 24" Damper	2601 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	165VH4B	Illegible	2003		
40	10027459	D3060	Exhaust Fan [EF-53]	Centrifugal, 12" Damper	876 CFM	Lakewood Elementary School / Main Building	Gym Roof	Loren Cook Company	100C2B	Illegible	2022		
41	10027447	D3060	Exhaust Fan [EF-A]	Centrifugal, 24" Damper	2448 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	165VH6B	NA	2003		
42	10027456	D3060	Exhaust Fan [EF-A3]	Centrifugal, 16" Damper	1400 CFM	Lakewood Elementary School / Main Building	Roof	Loren Cook Company	120C2B	Illegible	2003		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10023139	D4010	Backflow Preventer	Fire Suppression	4 INCH	Lakewood Elementary School / Main Building	Boiler Room 128	Astral	4-110	Illegible	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10023087	D5010	Generator	Diesel	35 KW	Lakewood Elementary School / Main Building	Site Utility Areas	Generac	2940960100	2071083	2003		
2	10023109	D5010	Automatic Transfer Switch	ATS	200 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Generac	Illegible	Illegible	2003		
3	10023115	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Lakewood Elementary School / Main Building	Gymnasium Mechanical G108	Cutler-Hammer	Series C	J02K01854	2002		
4	10023101	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	Series C	J02F01785	2002		
5	10023097	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Lakewood Elementary School / Main Building	Electric Room 166	Cutler-Hammer	Series B	J02G01921	2002		
6	10023105	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	Series B	J02G06132	2002		
7	10023022	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Lakewood Elementary School / Main Building	Electrical Room 236	Cutler-Hammer	Series B	J02G01912	2002		
8	10027460	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Lakewood Elementary School / Main Building	Electrical Room 262	Cutler-Hammer	Series B	J02F00226	2002		
9	10023021	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lakewood Elementary School / Main Building	Electrical Room 136	Cutler-Hammer	Series B	J02G05683	2002		
10	10023067	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	Series B	J02G05394	2002		
11	10023056	D5020	Switchboard	277/480 V	800 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	PRL4	Illegible	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10023027	D5020	Switchboard	277/480 V	2000 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	POW-R-LINE C	Illegible	2002		
13	10023029	D5020	Switchboard	277/480 V	800 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	PRL4	Illegible	2003		
14	10023113	D5020	Switchboard	277/480 V	2000 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	POW-R-LINE C	Illegible	2002		
15	10023010	D5020	Switchboard	277/480 V	2000 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	POW-R-LINE C	Illegible	2002		
16	10023091	D5020	Switchboard [MAIN ELECTRIC CUTOFF]	120/208 V	400 AMP	Lakewood Elementary School / Main Building	Main Electrical Room 23	Cutler-Hammer	PRL4	Illegible	2002		
17	10023135	D5020	Distribution Panel [H1C]	277/480 V	400 AMP	Lakewood Elementary School / Main Building	Electrical Room 136	Cutler-Hammer	PRL2A	Illegible	2002		
18	10023077	D5020	Distribution Panel [L1C (SEC. 2)]	120/208 V	400 AMP	Lakewood Elementary School / Main Building	Electrical Room 136	Cutler-Hammer	PRL1A	Illegible	2002		
19	10023044	D5030	Motor [P-1]	AHU or Pump	20 HP	Lakewood Elementary School / Main Building	Boiler Room 128	Baldor	Super-E	Z0202220123	2003		
20	10023025	D5030	Motor [P-2]	AHU or Pump	20 HP	Lakewood Elementary School / Main Building	Boiler Room 128	Baldor	Super-E	Z0202220128	2003		
21	10023133	D5030	Motor [P-3]	AHU or Pump	15 HP	Lakewood Elementary School / Main Building	Boiler Room 128	Baldor	Super-E	E0303020039	2003		
22	10023009	D5030	Motor [P-4]	AHU or Pump	15 HP	Lakewood Elementary School / Main Building	Boiler Room 128	Baldor	Super-E	20205020034	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10023073	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Lakewood Elementary School / Main Building	Mechanical Room 211	ABB	ACH401600432	2025200023	2002		
24	10023017	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Lakewood Elementary School / Main Building	Mechanical Room 150	Trane	TR200	416204Y505	2002		
25	10023053	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Lakewood Elementary School / Main Building	Library Mech Room 154	ABB	ACH401600932	2025200130	2003		
26	10023144	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		Lakewood Elementary School / Main Building	Stage				2003		32
27	10023071	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		Lakewood Elementary School / Main Building	Gymnasium				2022		25
28	10023131	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		Lakewood Elementary School / Main Building	Library						22

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10023033	D7050	Fire Alarm Panel	Fully Addressable		Lakewood Elementary School / Main Building	Main Electrical Room 23		4010 Fire Alarm		2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10023068	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Lakewood Elementary School / Main Building	Kitchen				2003		
2	10023037	E1030	Foodservice Equipment	Convection Oven, Double		Lakewood Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10023137	E1030	Foodservice Equipment	Dairy Cooler/Wells		Lakewood Elementary School / Main Building	Kitchen	Delfield	KCFT-60	102669504M	2002		
4	10023123	E1030	Foodservice Equipment	Dairy Cooler/Wells		Lakewood Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF58	Illegible			
5	10023041	E1030	Foodservice Equipment	Dairy Cooler/Wells		Lakewood Elementary School / Main Building	Kitchen	Delfield	KCFT-60	102669504M	2002		
6	10023106	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Lakewood Elementary School / Main Building	Kitchen	CaptiveAire Systems	5430 VH1	Illegible	2003		
7	10023114	E1030	Foodservice Equipment	Griddle		Lakewood Elementary School / Main Building	Kitchen	Southbend	162C-1	02J36528	2002		
8	10023142	E1030	Foodservice Equipment	Icemaker, Freestanding		Lakewood Elementary School / Main Building	Workroom 114	Manitowoc	UD0240A-161B	310252412	2010		
9	10023006	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Lakewood Elementary School / Main Building	Kitchen	Beverage-Air Corporation	PR24-1AS	Illegible			
10	10027457	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Lakewood Elementary School / Main Building	Roof	Heatcraft	Illegible	Illegible	2002		
11	10027463	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Lakewood Elementary School / Main Building	Roof	Heatcraft	Illegible	Illegible	2002		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10023124	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Lakewood Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible			
13	10023122	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Lakewood Elementary School / Main Building	Kitchen	Heatcraft	ADT070AK	D02H11676	2002		
14	10023059	E1030	Foodservice Equipment	Walk-In, Freezer		Lakewood Elementary School / Main Building	Kitchen	Therm-Kool	TK-3476-WF-L	3926 DBLL	2003		
15	10023111	E1030	Foodservice Equipment	Walk-In, Refrigerator		Lakewood Elementary School / Main Building	Kitchen	Therm-Kool	TK-3476-WF-L	3926 DBLL	2003		
16	10027464	E1040	Ceramics Equipment [KILN-1]	Kiln		Lakewood Elementary School / Main Building	Art Classroom				2003		
17	10027439	E1040	Ceramics Equipment [KILN-2]	Kiln		Lakewood Elementary School / Main Building	Art Classroom				2003		
18	10023020	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Lakewood Elementary School / Main Building	Hallways & Common Areas						2
19	10023052	E1090	Waste Handling Equipment	Trash Compactor, Cardboard Bailing Press		Lakewood Elementary School / Main Building	Trash Room 20				2007		