Attachment 2
MPS Cyclic Maintenance Schedule

Cyclic Major Maintenance Program

Components

907 - Sheet Metal	AIR BALANCING	Systems	11 Years
910 - Pipe	AIR CONDITIONER-CENTRAL	Units	16 Years
910 - Pipe	BOILERS	Units	30 Years
901 - Carpenter & Mill	CARPETING	Square Yards	20 Years
Pipe	CHILLERS	Units	25 Years
906 - Mason	CHIMNEYS-MASONRY	Structures	20 Years
910 - Pipe	COILS/UNIVENTS	Units	26 Years
910 - Pipe	CONDENSATE RECEIVERS	Units	15 Years
910 - Pipe	COOLING TOWER & PUMPS	Units	25 Years
914 - Shade	CURTAINS-STAGE/GYM	Square Yards	30 Years
907 - Sheet Metal	DAMPERS/ACTUATOR	Units	20 Years
904 - Lock	DOOR HARDWARE	Buildings	20Yr (Mid/High Schl),30Yr (Elementary/Office Bldg)
901 - Carpenter & Mill	DOORS-EXTERIOR	Units	70 Years
905 - Machine & Elevator	ELEVATOR	Units	40 Years
903 - Vehicle Repair	EMERGENCY GENERATORS	Units	45 Years
910 - Pipe	ENERGY MGMT. SYSTEM	Systems	15 Years
901 - Carpenter & Mill	GYM FLOOR-RESILIENT	Square Feet	40 Years
902 - Electric	LIGHTING PANELS-STAGE	Systems	20 Years
907 - Sheet Metal	LOCKERS-CORRIDOR	Units	30 Years
907 - Sheet Metal	LOCKERS-GYM & TEAM	Units	30 Years
909 - Paint, Plaster and Glass	PAINTING-EXTERIOR	Buildings	8 Years
906 - Mason	PARAPET WALLS-MASONRY	Structures	30 Years
912 - Grounds	PARKING LOT-ASPHALT	Square Yards	25 Years
912 - Grounds	PARKING LOT-CONCRETE	Square Feet	40 Years
912 - Grounds	PLAYGROUND-ASPHALT	Square Yards	25 Years
901 - Carpenter & Mill	POOL BULKHEAD	Units	40 Years
913 - Plumbing	POOL FILTRATION SYSTEM	Systems	22 Years
)Plumbing	POOL PIPING	Systems	24 Years
5 - Roofing	ROOF	Square Feet	25 Years
913 - Plumbing	TANK-DOMESTIC HOT WATER	Units	45 Years
912 - Grounds	TENNIS COURT	Courts	24 Years
912 - Grounds	TOT LOT	Systems	25 Years
912 - Grounds	TRACK-ATHLETIC	Tracks	20 Years
910 - Pipe	TRAPS & VALVES	Units	20 Years
910 - Pipe	VACUUM PUMPS	Units	20 Years
903 - Vehicle Repair	VEHICLE (903)	Vehicles	12 Years
919 - Small Engine	VEHICLE (919)	Vehicles	15 Years - Large Lawn Tractors
901 - Carpenter & Mill	WINDOW ASSEMBLIES	Square Feet	70 Years

The Cyclic Major Maintenance Program includes 37 primary components, as listed below in alphabetic order:

COMPONENT	SHOP	GROUP
Air Balancing	907 - Metal	Mechanical and Electrical
Air Conditioning - Central	910 - Pipe/Steamfitter	Mechanical and Electrical
Boilers	910 - Pipe/Steamfitter	Mechanical and Electrical
Carpeting	901 - Carpentry and Mill	Carpentry and Paint
Chillers	910 - Pipe/Steamfitter	Mechanical and Electrical
Chimneys - Masonry	906 - Mason	Construction
Coils and Univents	910 - Pipe/Steamfitter	Mechanical and Electrical
Condensate Receivers	910 - Pipe/Steamfitter	Mechanical and Electrical
Cooling Towers and Pumps	910 - Pipe/Steamfitter	Mechanical and Electrical
Curtains - Stage and Gym	914 - Shade	Carpentry and Paint
Dampers and Actuators	910 - Pipe/Steamfitter	Mechanical and Electrical
Door Hardware	904 - Lock	Carpentry and Paint
Doors - Exterior	901 - Carpentry and Mill	Carpentry and Paint
Elevators	905 - Machine	Mechanical and Electrical
Emergency Generators	903 - Automotive	Buildings and Grounds
Energy Management Systems	910 - Pipe/Steamfitter	Mechanical and Electrical
Gyms Floors - Resilient	901 - Carpentry and Mill	Carpentry and Paint
Lighting Panels - Stage	902 - Electrical	Mechanical and Electrical
Lockers - Corridor	907 - Metal	Mechanical and Electrical
Lockers - Gym and Team	907 - Metal	Mechanical and Electrical
Paint - Exterior	909 - Paint and Glass	Carpentry and Paint
Parapet Walls - Masonry	906 - Mason	Construction
Parking Lots - Asphalt	912 - Grounds	Buildings and Grounds
Parking Lots - Concrete	912 - Grounds	Buildings and Grounds
Playgrounds - Asphalt	912 - Grounds	Buildings and Grounds
Pool Bulkheads	901 - Carpentry and Mill	Carpentry and Paint
Pool Filtration Systems	913 - Plumbing	Mechanical and Electrical
Pool Piping	913 - Plumbing	Mechanical and Electrical
Roofs	925 - Roofing	Construction
Tanks - Domestic Hot Water	913 - Plumbing	Mechanical and Electrical
Tennis Courts	912 - Grounds	Buildings and Grounds
Tot Lots	912 - Grounds	Buildings and Grounds
Tracks - Athletic	912 - Grounds	Buildings and Grounds
Traps, Valves and Compressors	910 - Pipe/Steamfitter	Mechanical and Electrical
Vacuum Pumps	910 - Pipe/Steamfitter	Mechanical and Electrical
Vehicles	903 - Automotive	Buildings and Grounds
	919 - Small Engine	Buildings and Grounds
Window Assemblies	901 - Carpentry and Mill	Carpentry and Paint

Cyclic Major Maintenance Component Descriptions

The 37 primary components included in the *Cyclic Major Maintenance Program* all have an average useful life expectancy. In order to keep up with the normal deterioration of a building, the Division of Facilities and Maintenance Services has developed a "managed" component replacement program. The following list is a work description of the primary components:

Air Balancing: All the Heating, Ventilation and Air Conditioning (HVAC) systems serving the building are cleaned, tested, adjusted and balanced to code required ventilation rates. Minor repairs to ductwork system (volume dampers, access panels, leaks, etc.) are completed as required to accommodate the program.

Air Conditioning - Central: Air conditioning systems such as refrigerant coils connected to condenser/compressor units and rooftop units are inspected and replaced as necessary. Packaged HVAC systems may also be repaired or replaced under this program.

Boilers: Normally the entire heating plant serving the building (boilers, pumps, controls, etc.) is replaced with new equipment. Newer equipment, which may have been recently installed, remains and is reconnected to the new system as part of the program.

Carpeting: Carpeting throughout the entire building may be repaired or replaced depending on current carpet conditions. Carpeting additions to the school are part of Educational Improvements.

Chillers: The chilled water cooling system is investigated and the chiller is either given a major overhaul or is replaced. Chilled water pumps may be modified or replaced as required to accommodate the chiller work. The chiller may also be modified to accept a more environmentally friendly refrigerant.

Chimneys: The chimneys associated with the building are either completely removed, where no longer necessary, or repaired as required to maintain service. In some cases where the chimneys are no longer required, they are maintained for historical preservation reasons.

Coils/Univents: All the coils, both main and booster coils, and unit ventilators in the building are inspected and either repaired or replaced as deemed necessary.

Condensate Receivers: Condensate receivers, which serve steam boilers, are inspected and either repaired but usually replaced. Since condensate receivers have a life expectancy less than boilers, they have been put on a different replacement schedule.

Cooling Towers and Pumps: The condenser side of the chilled water cooling system is investigated and the cooling tower is given a major overhaul or is replaced. Condenser water pumps may be modified or replaced as required to accommodate the cooling tower work. This work may be completed in conjunction with the chiller program but not necessarily.

Curtains - Stage & Gyms: The stage curtains and the curtains separating gyms are inspected and either repaired or replaced as necessary depending on their current condition.

Dampers/Actuators: Automatic dampers and associated actuators and linkage are inspected and either repaired or replaced as necessary.

Door Hardware: All the door hardware, both interior and exterior is tested, checked and replaced as necessary. All door locks have their cylinders replaced with a controlled key system and are re-keyed. Sometimes this is completed as part of ADA work (See ADA under Major Improvements).

Doors - Exterior: Exterior doors and all the door hardware (closers, frames, panic bars, hinges, etc.) is inspected. The doors are usually replaced and the hardware is either repaired or replaced as necessary.

Elevators: The elevator(s) in the building are inspected and given a major overhaul to increase speed and bring them up to the latest code required standards. This work may be completed as part of ADA work. (See ADA under Major Improvements).

Emergency Generators: The emergency generator in the building is inspected and either given a major overhaul or completely replaced. Electrical switchgear systems associated with generators are installed and the entire emergency generator system is brought up to the latest code required standards. Generators may be increased in size.

Energy Management Systems: The energy management system controlling the building's various HVAC and lighting systems is inspected and upgraded to a combination type system, which is usually DDC programming with pneumatic operation.

Gym Floors - Resilient: The resilient (rubber or synthetic, not wood) gym floors are completely replaced.

Lighting Panels - Stage: The lighting panels which are used in stage productions are given a major overhaul or completely replaced depending on the school's and system's requirements. Sound system upgrades are not part of this program.

Lockers - Corridor: The student lockers, located in the corridors, are replaced as necessary.

Lockers - Gym & Team: The team lockers, usually located in locker rooms, are replaced as necessary.

Paint Exterior: All exterior surfaces which are already painted (brick, trim, fences, etc.) are repainted, as needed. Minor masonry and carpentry repairs are completed as necessary to complete painting work.

Parapet Walls - Masonry: The masonry parapet walls, which are the walls around the roof of the building, are inspected and either repaired and replaced depending on their condition. Exterior lighting may be added or modified at the same time since the conduits serving the lighting are usually mounted on the parapet walls.

Parking Lots - Asphalt: Portions of or possibly the entire asphalt parking lot is replaced and painted with new parking lines. Notice that some sites may have multiple entries because some sites have multiple asphalt parking lots. Asphalt and concrete parking lots are separated because they have different useful life spans.

Parking Lots - Concrete: Portions of or possibly the entire concrete parking lot is replaced and painted with new parking lines. Notice that some sites may have multiple entries because some sites have multiple concrete parking lots. Asphalt and concrete parking lots are separated because they have different useful life spans.

Playground - Asphalt: Portions of or possibly the entire asphalt playground is replaced and painted with various educational and recreational markings. Notice that some sites may have multiple entries because they have multiple asphalt playgrounds.

Pool Bulkheads: The pool bulkheads (solid movable wall inside a pool which can be adjusted back and forth, inside the pool, usually constructed of painted metal or plastic) are inspected and either renovated or replaced depending on their condition.

Pool Filtration Systems: The pool filtration system is inspected and either upgraded or completely replaced depending on their condition.

Pool Piping: The pool piping systems, which are subjected to chlorinated water (chlorine is highly corrosive), are either renovated or completely replaced depending on their condition.

Roofs: The roof(s) of the building(s) are replaced, insulation may be added, flashing work may be completed or rain gutters may be repaired or replaced. Notice, some buildings have multiple entries because not all the roof surfaces are the same and therefore have different lives.

Tanks - Domestic Water: The domestic hot water storage tanks are replaced new with high efficiency tanks, which have a very high recovery rate.

Tennis Courts: Tennis courts are replaced and painted with game lines. Tennis courts may also just be resurfaced and repainted with new game lines.

Tot Lots: Tot lot equipment is inspected and replaced as necessary. Additional equipment may be added as determined necessary.

Tracks - Athletic: Portions of or possibly the entire athletic track may be replaced with new asphalt and resilient material and new running and event lines are painted. Tracks may be resurfaced and repainted with new game lines depending on current track conditions and construction.

Traps/Valves/Compressors: All the steam traps, automatic valves and air compressors are inspected and either repaired or replaced as necessary.

Vacuum Pumps: Vacuum pumps, which serve steam boilers, are inspected and either repaired or replaced as necessary. Since vacuum pumps have a life expectancy less than boilers, they have been put on a different replacement schedule.

Vehicles: Vehicles are replaced with new vehicles. Any minor repairs are completed as part of the minor maintenance program.

Window Assemblies: Most, if not all, the exterior windows and frames are replaced with new insulated windows with aluminum frames.

Component Profiles

The Component Profiles (pages 3-10 through 3-46) contain both objective and subjective information intended to define each of the 37 primary components, on a facility-wide basis, by its:

- Total quantity (e.g., square feet);
- Number of facilities with existing installations;
- Average design life in years;
- Overall percentage in excellent, good, fair and poor condition;
- Projected cost of replacement by year (adjusted for inflation); and
- Projected number of replacements by year.

The staff at the Division of Facilities and Maintenance Services compiled this information.

Not only did staff at the Division of Facilities and Maintenance Services draw upon their own knowledge and experience, they utilized several highly regarded trade sources including: R. S. Means Company, Inc. Manuals, The Whitestone Building Maintenance and Repair Cost Reference Guide, The American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Applications Handbook, and The Los Angeles Unified School District Maintenance Program. (Findings proved that preventive maintenance and repairs performed by the Division of Facilities and Maintenance Services under the Minor Maintenance Program have extended the life cycle of many components well beyond industry standards).

The overall condition (poor, fair, good, excellent) of a component is based on both the physical condition and the ability to meet the functional requirements of the instructional program. The Division of Facilities and Maintenance Services used the following general definitions and guidelines to determine the condition of all the components. (Unique technical information used in rating each component is listed on each component's profile – see pages 3-10 through 3-46).

Poor

- Over 50% of component is in substandard condition and/or has failed.
- At end of service life, fails to meet functional requirements.
- Requires excessive and constant attention and major corrective repair.

Fair

- 25% to 50% of component is in substandard condition and/or has failed.
- Between the middle and end of service life.
- Requires some corrective repair and attention.

Good

- Less than 25% of component is in substandard condition and/or has failed.
- Between the beginning and middle of service life.
- Requires only routine maintenance or minor repair.

Excellent

- Component is new or easily restorable to "like new" condition.
- At beginning of service life.
- Requires only minimal routine maintenance.

The projected year of replacement for each component was computed on the basis of its average design life and its current age and/or condition. For example, a component with an average design life of 25 years that was installed in 1980 and determined to be in fair condition at present is scheduled for replacement in 2005.

The projected cost of replacement for each component was computed on the basis of its current purchase price and a 2.5% annual inflation rate. For example, a component with a current (1999) purchase price of $5,000 will cost $6,244 to replace in 2008, based on nine (9) years of inflation at 2½% per year.

Since it is possible for a component to fail prematurely and require replacement sooner than projected or for a component to survive longer and require replacement later than projected, the Cyclic ***Major Maintenance Program*** is considered dynamic. The Division of Facilities and Maintenance Services will continuously evaluate each component and will revise the associated profile information as well as the projected year and cost of replacement as deemed necessary.

Important to note is the exclusion of certain components from the *Cyclic Major Maintenance Program,* as listed below:

"NON-CYCLIC" COMPONENTS

Metal Chimneys	Public Address Systems
Concrete Ash Pits	General Electrical Distribution Systems
Interior Painting	Walls
Room Curtains	Ceilings
Shades	Floors (Except Resilient Gym Floors)
Lighting Fixtures	Plumbing Piping (Except Pool Systems)
Service Transformers	

The Division of Facilities and Maintenance Services concluded that these "non-cyclic" components are best handled and budgeted under the Minor Maintenance Program or as additional projects to the overall major maintenance program. Approximately $1.0 million is included in the overall Capital Plan to cover the major "non-cyclic" components. Some of these components have an average design life greater than 50 years, some as long as the buildings in which they are housed, virtually eliminating the need for replacement and presenting only minimal expense for repair of isolated problems. Others have a history of being well tended under the Minor Maintenance Program and have not suffered from deferred replacement or lack of funds.

Cyclic Major Maintenance Projects by Site, Component, and Equipment ID

Site	Shop	Component	Equipment	Fund	Cond.	Qty	Unit Meas	Year Installed	Age (Years)	Design Life (Years)	Inflated Repl Cost	Year to Repl
003-JUNEAU HIGH SCHOOL												
	907	AIR BALANCING		MNT	Poor	1	EA	1957	42	11	$26,000	2000
	910	AIR CONDITIONER-CENT		MNT	Poor	1	EA	1980	19	16	$15,600	2006
	910	AIR CONDITIONER-CENT		MNT	Poor	1	EA	1980	19	16	$21,200	2006
	910	BOILERS		MNT	Poor	2	EA	1955	44	30	$320,100	2002
	901	CARPETING		MNT	Poor	2,267	SY			20	$44,200	2004
	906	CHIMNEYS-MASONRY		MNT	Poor	1	EA			20	$22,600	2001
	910	COILS/UNIVENTS		MNT	Poor	80	EA	1933	66	26	$315,000	2007
	910	CONDENSATE RECEIVER		MNT	Poor	1	EA	1974	25	15	$16,200	2002
	914	CURTAINS-STAGE/GYM		MNT	Exce	781	SY	1998	1	30	$77,800	2028
	910	DAMPERS/ACTUATOR		MNT	Poor	65	EA	1933	66	20	$38,600	2003
	904	DOOR HARDWARE		MNT	Exce	1	ALL	1999	0	20	$99,600	2019
	901	DOORS-EXTERIOR		MNT	Poor	19	EA	1931	68	70	$105,800	2005
	905	ELEVATOR		MNT	Good	1	EA	1989	10	40	$203,300	2029
	903	EMERGENCY GENERATO		MNT	Fair	1	EA	1965	34	45	$42,400	2010
	910	ENERGY MGMT. SYSTEM		MNT	Poor	1	EA	1988	11	15	$92,000	2001
	902	LIGHTING PANELS-STAG		MNT	Fair	1	EA	1976	23	20	$197,100	2006
	907	LOCKERS-CORRIDOR		MNT	Good	1,073	EA	1983	16	30	$218,800	2021
	907	LOCKERS-GYM & TEAM		MNT	Good	1,610	EA	1982	17	30	$171,100	2023
	906	PARAPET WALLS-MASON		MNT	Poor	1	EA			30	$220,800	2003
	912	PARKING LOT-ASPHALT		MNT	Fair	2,715	SY			25	$25,700	2010
	912	PLAYGROUND-ASPHALT	PG114SW - PLAYGROUND-ASPHALT (S	MNT	Fair	2,276	SY	1987	12	20	$21,700	2014
	913	POOL FILTRATION SYST		MNT	Poor	1	EA	1976	23	22	$67,800	2000
	913	POOL PIPING		MNT	Fair	1	EA	1933	66	24	$26,800	2005
	925	ROOF	RF003A - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Exce	23,400	SF	1989	10	25	$306,300	2014
	925	ROOF	RF003B - 4PLY ASPH&GRAVEL,ALL WE	MNT	Good	13,000	SF	1984	15	25	$166,000	2013
	925	ROOF	RF003C - 4 PLY ASPH&GRAVEL, 1' PER	MNT	Good	9,400	SF	1984	15	25	$120,100	2013
	925	ROOF	RF003D - 4 PLY ASPH&GRAVEL, 1' PER	MNT	Good	26,900	SF	1984	15	25	$343,600	2013
	925	ROOF	RF003EF - 4 PLY ASPH&GRAVEL, 1' FIB	MNT	Exce	9,500	SF	1989	10	25	$124,400	2014
	913	TANK-DOMESTIC HOT W		MNT	Poor	1	EA	1965	34	45	$49,800	2002
	910	TRAPS/VALVES/COMPRE		MNT	Exce	585	EA	1998	1	20	$159,200	2018
	910	VACUUM PUMPS		MNT	Fair	3	EA	1984	15	20	$46,100	2006
	919	VEHICLE (919)	LGT056 - LARGE LAWN TRACTORS	MNT	Good	1	EA			15	$14,300	2006
	901	WINDOW ASSEMBLIES		MNT	Poor	15,556	SF	1931	68	70	$674,200	2005
										Total for 003 - JUNEAU HIGH SCHOOL:		$4,594,300
006-LINCOLN CENTER OF THE ARTS												
	907	AIR BALANCING		MNT	Good	1	EA	1983	16	11	$26,200	2007
	910	BOILERS		MNT	Good	2	EA	1989	10	30	$499,200	2020
	901	CARPETING		MNT	Good	2,106	SY			20	$52,600	2014
	906	CHIMNEYS-MASONRY		MNT	Good	1	EA			20	$31,000	2018
	910	COILS/UNIVENTS		MNT	Poor	110	EA	1928	71	26	$412,200	2005
	910	CONDENSATE RECEIVER		MNT	Fair	1	EA	1990	9	15	$15,000	2005
	914	CURTAINS-STAGE/GYM		MNT	Exce	780	SY	1994	5	30	$38,900	2024
	910	DAMPERS/ACTUATOR		MNT	Poor	83	EA	1928	71	20	$37,400	2003
	904	DOOR HARDWARE		MNT	Good	1	ALL	1995	4	20	$114,500	2013
	901	DOORS-EXTERIOR		MNT	Good	19	EA	1921	78	70	$238,900	2038
	905	ELEVATOR		MNT	Fair	1	EA	1983	16	40	$118,100	2007
	903	EMERGENCY GENERATO		MNT	Fair	1	EA	1968	33	45	$44,500	2012
	902	LIGHTING PANELS-STAG		MNT	Exce	1	EA	1992	7	20	$226,800	2017
	907	LOCKERS-CORRIDOR		MNT	Exce	757	EA	1994	5	30	$174,700	2026
	907	LOCKERS-GYM & TEAM		MNT	Exce	622	EA	1994	5	30	$129,300	2026

Figures Reflect 2.5% Annual Inflationary Factor ea=each sf=square feet sy=square yards

Cyclic Major Maintenance Projects by Site, Component, and Equipment ID

Shop	Component	Equipment	Fund	Cond.	Qty	Unit Meas	Year Installed	Age (Years)	Design Life (Years)	Inflated Repl Cost	Year to Repl
909	PAINTING-EXTERIOR		MNT	Good	1	EA			8	$15,000	2006
906	PARAPET WALLS-MASON		MNT	Good	1	EA			30	$172,200	2018
912	PARKING LOT-ASPHALT		MNT	Fair	3,451	SY	1985	14	25	$92,500	2014
925	ROOF	RF006A - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	13,000	SF	1984	15	25	$166,000	2013
925	ROOF	RF006B - MOD BIT-GRANULAR, 1' FIBER	MNT	Fair	1,600	SF	1984	15	25	$19,500	2011
925	ROOF	RF006C - MOD BIT-GRANULAR, 1' FIBER	MNT	Fair	1,600	SF	1984	15	25	$19,500	2011
925	ROOF	RF006D - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	1,300	SF	1984	15	25	$16,700	2013
925	ROOF	RF006E - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	1,300	SF	1984	15	25	$16,700	2013
925	ROOF	RF006F - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Poor	7,300	SF	1984	15	25	$78,500	2006
925	ROOF	RF006G - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	18,000	SF	1984	15	25	$229,900	2013
925	ROOF	RF006H - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	150	SF	1984	15	25	$2,000	2013
925	ROOF	RF006I - 4 PLY ASPH&GRAVEL, 1' FIBER	MNT	Good	800	SF	1984	15	25	$10,200	2013
925	ROOF	RF006J - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	1,100	SF	1984	15	25	$14,000	2013
925	ROOF	RF006K - 4 PLY ASPH&GRAVEL, 1' FIBE	MNT	Good	700	SF	1984	15	25	$8,900	2013
925	ROOF	RF006L - SHINGLES, NONE	MNT	Fair	600	SF	1984	15	25	$7,300	2011
913	TANK-DOMESTIC HOT W		MNT	Exce	1	EA	1996	3	45	$45,100	2041
910	TRAPS/VALVES/COMPRE		MNT	Fair	481	EA	1985	14	20	$103,300	2008
910	VACUUM PUMPS		MNT	Good	1	EA	1990	9	20	$24,000	2010
901	WINDOW ASSEMBLIES		MNT	Good	19,563	SF	1994	5	70	$4,719,100	2064
									Total for 006 - LINCOLN CENTER OF THE ARTS:		$7,919,700
008-MARSHALL HIGH SCHOOL											
907	AIR BALANCING		MNT	Fair	1	EA	1980	19	11	$28,200	2006
910	AIR CONDITIONER-CENT		MNT	Poor	1	EA	1985	14	16	$15,800	2007
910	BOILERS		MNT	Good	1	EA	1993	6	30	$310,000	2024
910	BOILERS		MNT	Poor	2	EA	1961	38	30	$344,700	2005
901	CARPETING		MNT	Fair	2,061	SY			20	$44,600	2008
906	CHIMNEYS-MASONRY		MNT	Fair	1	EA			20	$24,900	2005
910	COILS/UNIVENTS		MNT	Fair	124	EA	1961	38	26	$586,400	2014
914	CURTAINS-STAGE/GYM		MNT	Fair	467	SY			30	$15,600	2008
910	DAMPERS/ACTUATOR		MNT	Good	85	EA	1961	38	20	$60,100	2010
904	DOOR HARDWARE		MNT	Exce	1	ALL	1996	3	20	$135,200	2015
901	DOORS-EXTERIOR		MNT	Fair	46	EA	1959	40	70	$511,200	2033
905	ELEVATOR		MNT	Fair	1	EA	1960	39	40	$101,600	2005
902	LIGHTING PANELS-STAG		MNT	Poor	1	EA	1960	39	20	$142,600	2000
907	LOCKERS-CORRIDOR		MNT	Good	2,073	EA	1989	10	30	$491,900	2021
907	LOCKERS-GYM & TEAM		MNT	Fair	3,590	EA	1957	42	30	$247,300	2009
909	PAINTING-EXTERIOR		MNT	Poor	1	EA			8	$10,000	2001
912	PARKING LOT-ASPHALT		MNT	Fair	2,312	SY			25	$22,700	2011
912	PARKING LOT-CONCRET		MNT	Fair	18,750	SF	1969	30	40	$125,300	2015
912	PLAYGROUND-ASPHALT		MNT	Fair	15,639	SY	1983	16	20	$128,200	2007
913	POOL FILTRATION SYST		MNT	Exce	1	EA	1995	4	22	$76,600	2017
913	POOL PIPING		MNT	Fair	1	EA	1961	38	24	$30,300	2009
925	ROOF	RF008A - 4PLY ASPH&GRVL,ALL WEAT	MNT	Fair	1,900	SF	1985	14	25	$23,700	2012
925	ROOF	RF008B - 4PLY SMTH ASPH,ALL WEATH	MNT	Fair	3,000	SF	1985	14	25	$37,400	2012
925	ROOF	RF008C - 4 PLY ASPH&GRAVEL, ALL WE	MNT	Poor	12,000	SF	1978	21	25	$122,600	2004
925	ROOF	RF008D - 7PLY SMTH ASPH,ALL WEATH	MNT	Fair	12,300	SF	1986	13	25	$153,300	2012
925	ROOF	RF008E - 4 PLY ASPH&GRAVEL, ALL WE	MNT	Poor	20,000	SF	1978	21	25	$204,600	2004
925	ROOF	RF008F - 4 PLY ASPH&GRAVEL, ALL WE	MNT	Poor	12,300	SF	1978	21	25	$125,800	2004
925	ROOF	RF008G - 4 PLY ASPH&GRAVEL, ALL W	MNT	Poor	4,700	SF	1978	21	25	$48,100	2004
926	ROOF	RF008H - 4 PLY ASPH&GRAVEL, ALL WE	MNT	Poor	4,700	SF	1978	21	25	$48,100	2004
925	ROOF	RF008I - 4PLY ASPH&GRVL,ALL WEATH	MNT	Fair	8,700	SF	1985	14	25	$83,500	2012

Figures Reflect 2.5% Annual Inflationary Factor ea=each sf=square feet sy=square yards

EXHIBIT A

Legal Description of Existing Facility Realty

Part of Lots 2, 3 and 13, Block 2 and all of Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 2 in Trimborn & Korn's Subdivision and lands all in the Northwest ¼ of the Southwest ¼ of Section 6, Town 6 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin and being more particularly described as follows: Commencing at the Northwest corner of the Southwest ¼ of Section 6; thence North 89° 40' 33" East along the North line of said ¼ Section 1089.13 feet; thence South 00° 52' 16" East, 431.07 feet to the Northeast corner of Block 2, Trimborn & Korn's Subdivision; and the point of beginning of the land to be described; thence South 00° 52' 16" East, 201.15 feet to the Southeast corner of said Block 2; thence South 89° 36' 15" West along the North right-of-way line of West Rogers Street, 179.83 feet; thence North 00° 21' 55" West, 98.28 feet; thence South 89° 38' 05" West, 4.70 feet; thence North 00° 21' 55" West, 29.90 feet; thence North 89° 45' 00" East, 19.94 feet; thence North 00° 21' 30" West, 73.17 feet; thence North 89° 39' 42" East along the South right-of-way line of West Legion Street, 162.81 feet to the point of beginning. Containing 35,034.4 square feet (0.80 acres) of land.

EXHIBIT B

Legal Description of New Addition Realty
(Not Including Play Space Parcels)

Lots 1, 2, 3, 4 in Block 1, Ogden's Subdivision, part of Lots 2, 3 and 13, Block 2 and all of Lots 1 and 14, Block 2, Trimborn and Korn's Subdivision located in part of the Northwest ¼ of the Southwest ¼ of Section 6, Town 6 North, Range 22 East, being more particularly described as follows: Commencing at the Northwest corner of the Southwest ¼ of Section 6; thence North 89° 40' 33" East along the North line of said ¼ Section 1089.13 feet; thence South 00° 52' 16" East, 431.07 feet; thence South 89° 39' 42" West, 162.81 feet to the point of beginning of the land to be described; thence South 00° 21' 30" East, 73.71 feet; thence South 89° 45' 00" West, 19.94 feet; thence South 00° 21' 55" East, 29.90 feet; thence North 89° 38' 05" East, 4.70 feet; thence South 00° 21' 55" East, 98.28 feet to a point on the North right-of-way line of West Rogers Street; thence South 89° 36' 15" West along said North line, 119.86 feet to a point on the East right-of-way line of South 25th Street; thence North 00° 54' 58" West along said East line, 201.45 feet to a point on the South right-of-way line of West Legion Street; thence North 89° 39' 42" East along said South line, 137.04 feet to the point of beginning. Containing 25,306.5 square feet (0.58 acres) of land.