

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Shelby County Board of Education
160 South Hollywood Street
Memphis, Tennessee 38112-4892
Michelle Stuart



A. B. Hill Elementary School
345 East Olive Avenue
Memphis, Tennessee 38106

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.Hupp@bureauveritas.com

BV PROJECT #:

163745.23R000-003.354

DATE OF REPORT:

March 30, 2024

ON SITE DATE:

February 28, 2024

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Significant/Systemic Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Building and Site Information

3. Property Space Use and Observed Areas

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification.....

8. Appendices

1

1

2

3

5

6

8

9

12

13

14

16

16

16

18

19



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	345 East Olive Avenue, Memphis, Tennessee 38106
Site Developed	2001
Site Area	6.36 acres (estimated)
Parking Spaces	111 total spaces all in open lots; four of which are accessible
Building Area	79,293 SF
Number of Stories	Two above grade, including partial below ground level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 28, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	Anita Taylor, Facilities Manager
Assessment and Report Prepared By	Matthew Van Camp
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

A. B. Hill Elementary School was originally established in 1909 with additions occurring as late as 1970 according to online research. Demolition of the old school occurred in 2000, following with the present-day building being constructed in 2001. The property has always been used and maintained by the school district.

Architectural

The two-story structure sits atop a concrete foundation and is surrounded by a brick façade. Due to the topography in the area, a partial basement foundation is present in the building along the right elevation. The facility is topped by both a modified bitumen roofing field and a typical asphaltic shingle system. It was reported to the Bureau Veritas (BV) assessor that the roof does leak in a few localized areas, but that leaks are usually repaired as they occur. BV observed patching and missing shingles on the roofing fields. The site escort informed BV that a new roofing system has been planned in the near future, but it is unknown if it has been budgeted. Splash blocks located at the bottom of downspouts (both on the roof and at grade), were all observed to be damaged or missing. Replacement of these splash blocks should occur to help direct drainage away from building edges and foundations. Interior finishes consisted of vinyl floor tile flooring with ACT ceiling finishes and gypsum wall construction. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the building is possible with a boiler/chiller system fed through rooftop air handlers. Packaged units and split system heat pumps are also present to supplement temperature throughout the building. Heated heater to the plumbing fixtures is possible through gas-fired water heaters. Electrical service is delivered to the property through overhead transmission lines and connected to the main 1600amp switchboard. Service is then distributed throughout the building through smaller subpanels. One hydraulic passenger elevator serves both floors and is available with staff assistance. A commercial kitchen is present to serve hot meals to staff and students. Fire suppression for the structure is via a wet-type sprinkler system and is backed up by a facility-wide fire alarm system.

The HVAC equipment present on the rooftop was observed to all be original to building construction (2001), with one unit observed to be malfunctioning. The failed split system heat pump was visually not functioning, hot to the touch, and exhibiting a loud buzzing sound. The site escort was made aware of this unit and in turn informed BV that the HVAC system has been planned for replacement in the next few years. Due to the aged HVAC system, it was reported to BV that areas of the school are poorly heated and cooled. The fire suppression system in the building was also observed to be original to construction.

Site

The site is developed with a large asphalt lot to the east of the property which connects to concrete walkways that lead around the building. Two playground areas are available, one inside the courtyard and the other to the south of the building. BV representatives observed broken playground equipment on the south playground. Exterior lighting was also reported to be intermittently functional and should be repaired soon.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

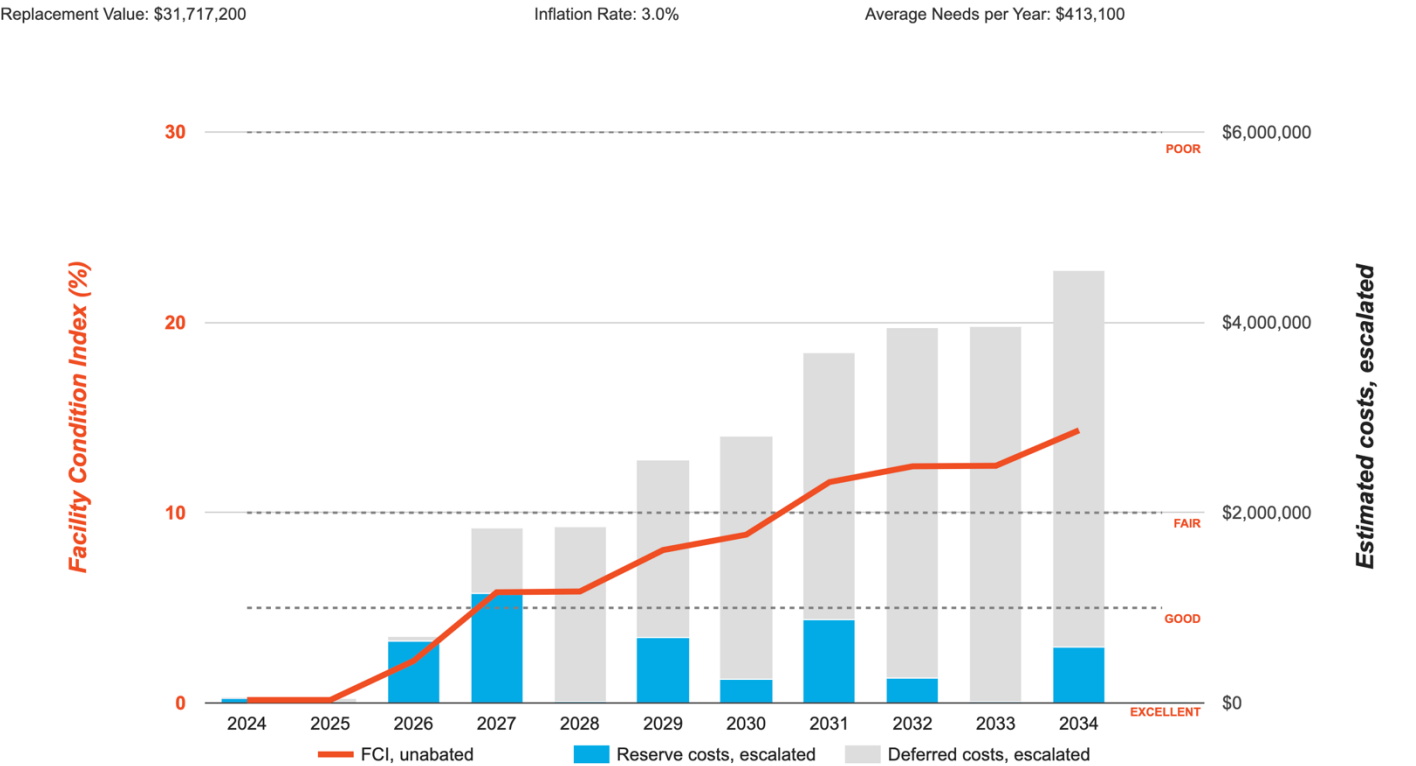
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis A. B. Hill Elementary School(2001)			
Replacement Value \$ 31,717,200	Total SF 79,293	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 51,400		0.2 %
3-Year	\$ 1,846,900		5.8 %
5-Year	\$ 2,550,200		8.0 %
10-Year	\$ 4,544,100		14.3 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: A. B. Hill Elementary School



Immediate Needs

Facility/Building	Total Items	Total Cost
A. B. Hill Elementary School	5	\$51,400
Total	5	\$51,400

A. B. Hill Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7427980	A. B. Hill Elementary School	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	\$1,100
7427968	A. B. Hill Elementary School	Roof	D3030	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	Failed	Performance/Integrity	\$7,800
7428002	A. B. Hill Elementary School	Site	G2050	Play Structure, Multipurpose, Large, Replace	Poor	Performance/Integrity	\$35,000
7427997	A. B. Hill Elementary School	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Safety	\$1,500
7427965	A. B. Hill Elementary School	Site	G3030	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	Poor	Performance/Integrity	\$6,000
Total (5 items)							\$51,400

Key Findings



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
A. B. Hill Elementary School Site

Uniformat Code: G2080
Recommendation: **Repair in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,500

\$\$\$\$

Dead/Fallen, hazard to children - AssetCALC ID: 7427997



Roofing in Failed condition.

any type, Repairs per Man-Day
A. B. Hill Elementary School Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Replace damaged splash blocks at downspouts - AssetCALC ID: 7427980



Storm Drainage Components in Poor condition.

Catch Basin, 6' Deep
A. B. Hill Elementary School Site

Uniformat Code: G3030
Recommendation: **Replace/Install in 2024**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Stormwater eroding away soil, undermining concrete walkway - AssetCALC ID: 7427965



Play Structure in Poor condition.

Multipurpose, Large
A. B. Hill Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

\$\$\$\$

Broken pieces - AssetCALC ID: 7428002



Split System in Failed condition.

Condensing Unit/Heat Pump, 4 TON
A. B. Hill Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,800

\$\$\$\$

Motor seized and buzzing loudly, unit was very hot. - AssetCALC ID: 7427968

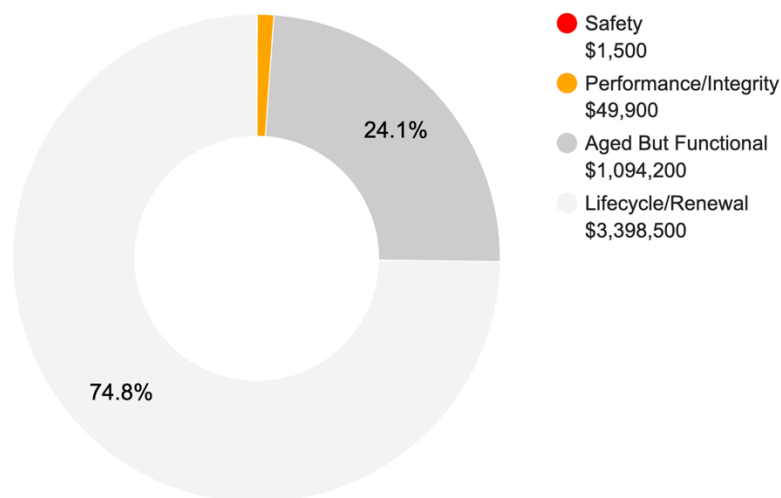
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,544,100

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, and ceramic tile Floors: VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler, chiller and air handlers, feeding fan coil units Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Suspended unit heaters	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 Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Systems Summary

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 signage; chain link fencing Playgrounds and courts with fencing Limited park benches and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Leaking roof, antiquated HVAC components and infrastructure, malfunctioning site lighting	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$200	\$27,100	\$11,300	\$38,500
Roofing	\$1,100	\$217,100	\$429,900	\$3,200	-	\$651,200
Interiors	-	\$1,900	\$611,600	\$277,400	\$1,613,900	\$2,504,800
Conveying	-	\$18,000	\$15,600	\$73,800	\$15,800	\$123,200
Plumbing	-	\$33,800	\$45,000	\$121,100	\$1,469,700	\$1,669,700
HVAC	\$7,800	\$26,000	\$280,600	\$559,900	\$1,232,200	\$2,106,500
Fire Protection	-	\$90,000	-	-	-	\$90,000
Electrical	-	-	\$20,500	\$538,700	\$459,800	\$1,019,000
Fire Alarm & Electronic Systems	-	-	\$276,300	\$200,900	\$25,500	\$502,800
Equipment & Furnishings	-	\$1,800	\$114,500	\$84,200	\$127,200	\$327,700
Site Development	\$36,500	\$56,200	\$21,400	\$60,300	\$249,500	\$423,900
Site Pavement	-	\$204,200	\$27,000	\$31,400	\$78,500	\$341,100
Site Utilities	\$6,000	-	\$7,000	\$16,100	-	\$29,100
TOTALS (3% inflation)	\$51,400	\$649,100	\$1,849,600	\$1,993,900	\$5,283,400	\$9,827,400

*Totals have been rounded to the nearest \$100.

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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 checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 2001 and has not since been substantially renovated since that time

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of A.B. Hill Elementary School at 345 E Olive Avenue in Memphis, TN 38106, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Matthew Van Camp,
Project Manager

Reviewed by:



Al Diefert,
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.Hupp@bureauveritas.com
800.733.0660 x-7296632

8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR WALLS



6 - MODIFIED BITUMEN ROOF

Photographic Overview



7 - ASPHALT SHINGLE ROOFING



8 - TYPICAL CLASSROOM



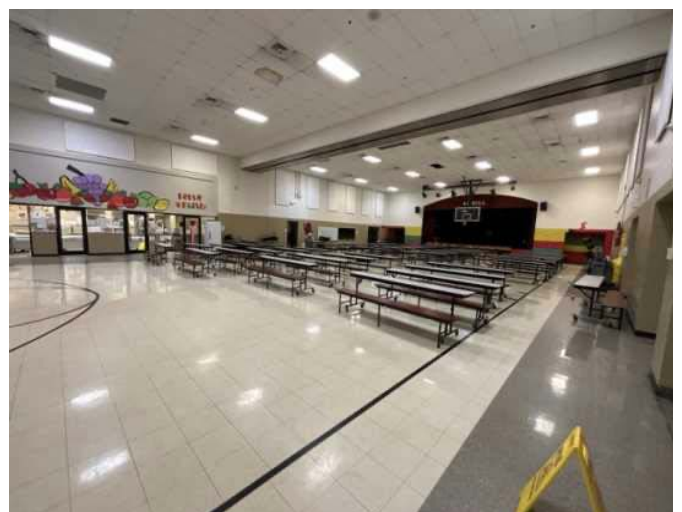
9 - TYPICAL HALLWAY FINISHES



10 - LIBRARY



11 - OFFICE AREA FINISHES



12 - CAFETERIA

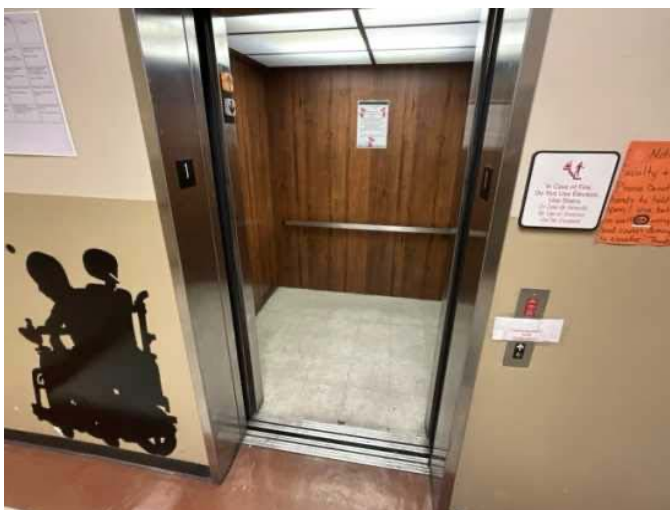
Photographic Overview



13 - KITCHEN OVERVIEW



14 - BOILER ROOM



15 - ELEVATOR



16 - WATER HEATER



17 - BOILER



18 - CHILLER

Photographic Overview



19 - AIR HANDLER



20 - PACKAGED UNIT



21 - SPLIT SYSTEM



22 - MAIN ELECTRICAL SWITCHBOARD



23 - PAVEMENT CONDITION

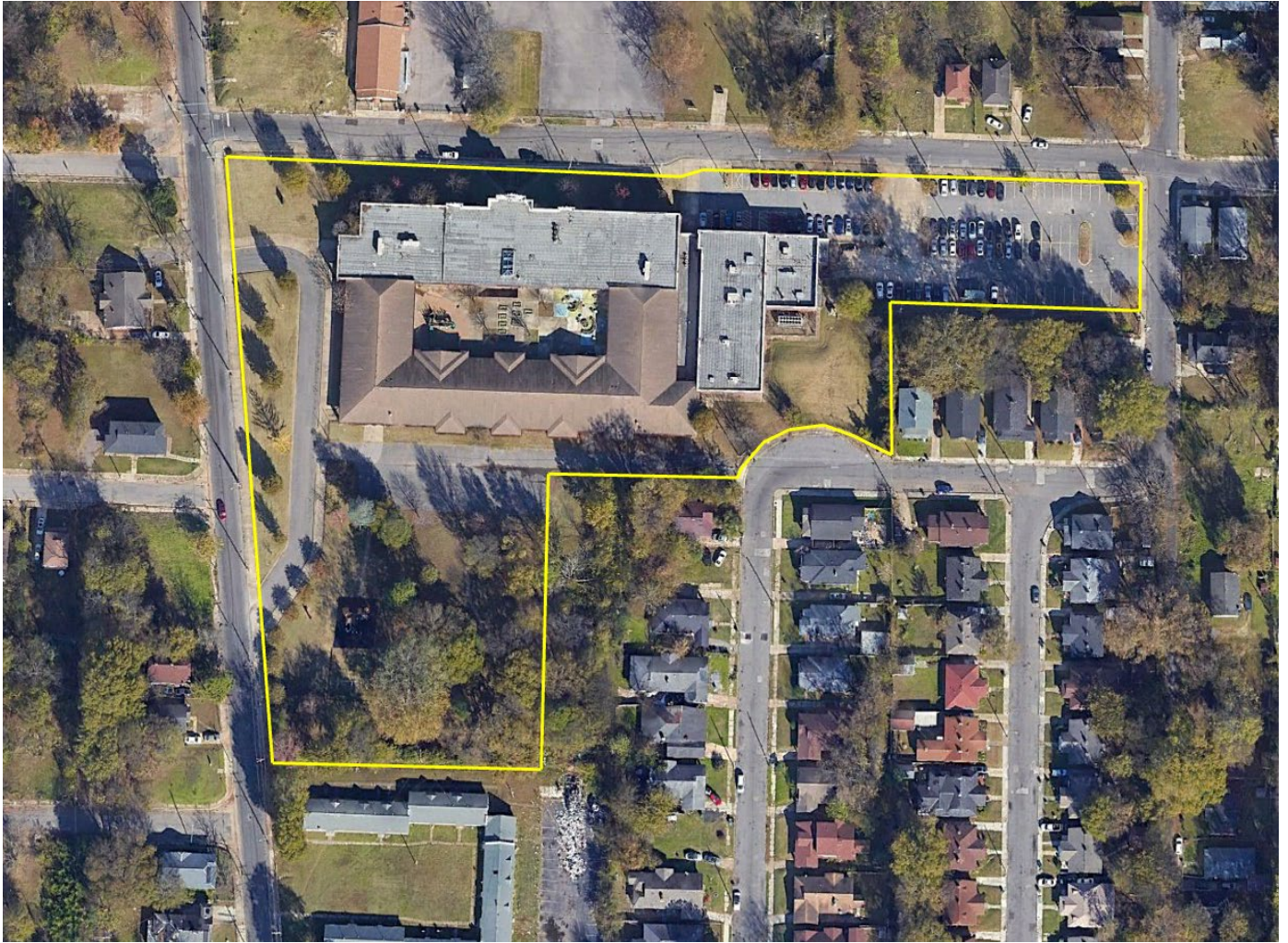


24 - PLAY STRUCTURE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-003.354

Source

Google

Project Name

A.B. Hill Elementary School

On-Site Date

February 28, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: A. B. Hill Elementary School

Name of person completing form: Annita Taylor

Title / Association w/ property: Facilities Supervisor

Length of time associated w/ property: 21 years

Date Completed: 2/26/2024

Phone Number: 901-315-4670

Method of Completion: INTERVIEW - verbally completed during interview

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 2001	Renovated	
2	Building size in SF	79,293	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).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New roof, HVAC		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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				
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				
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			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: A. B. Hill Elementary School

BV Project Number: 163745.23R000-003.354

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
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		

A. B. Hill Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Van stall access aisle needs widening	
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route			Signage for area of refuge needed	
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

A. B. Hill Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



CURB CUT

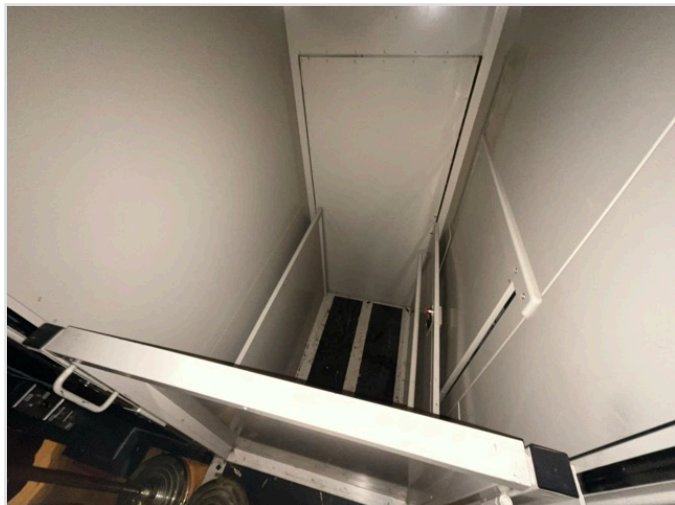


MAIN ENTRANCE



SIGNAGE

A. B. Hill Elementary School: Photographic Overview



ACCESSIBLE INTERIOR LIFT



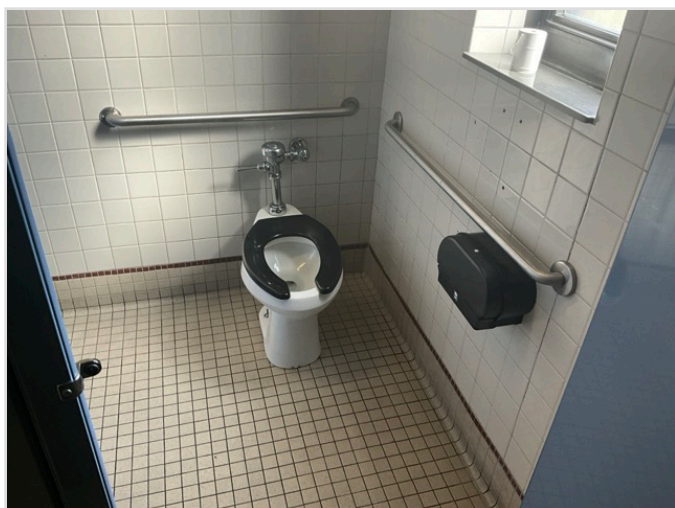
DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

A. B. Hill Elementary School: Photographic Overview



KITCHEN OVERVIEW



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | A. B. Hill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	18,000 SF	27	7439487
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	7	7439507
B2020	Hallways	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	1	5	7439499
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	17	7439498
B2080	Roof	Fair	Awning, Metal, each and up to 32 SF per	5	17	7439502
Roofing						
B3010	Roof	Fair	Roofing, Wood Shake/Shingle	33,000 SF	2	7439489
B3010	Roof	Failed	Roofing, any type, Repairs per Man-Day, Repair	1	0	7427980
B3010	Roof	Fair	Roofing, Modified Bitumen	38,000 SF	3	7439503
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	3	7439506
B3060	Roof	Fair	Roof Hatch, Metal	1	7	7439492
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	1	7	7439484
B3080	Roof	Fair	Soffit, Gypsum Board	500 SF	5	7439510
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	60 LF	2	7439524
C1030	Hallways	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	14	17	7439500
C1030	Hallways and Classrooms	Fair	Door Hardware, School, per Door	63	6	7439600
C1030	Hallways	Fair	Interior Door, Steel, Standard	6	17	7439505
C1030	Hallways	Fair	Interior Door, Wood, Solid-Core	36	17	7439525
C1070	Hallways and Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	70,000 SF	5	7439497
C1090	Restrooms	Fair	Toilet Partitions, Metal	30	7	7428046
C2010	Cafeteria	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	300 SF	10	7439504
C2010	Hallways and Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	70,000 SF	6	7439493
C2010	Restrooms and Kitchen	Fair	Wall Finishes, Ceramic Tile	10,000 SF	17	7439515
C2030	Mechanical Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,000 SF	6	7439520
C2030	Restrooms and Kitchen	Fair	Flooring, Ceramic Tile	15,000 SF	17	7439508
C2030	Hallways and Classrooms	Fair	Flooring, Vinyl Tile (VCT)	55,000 SF	5	7439522
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	2,000 SF	3	7439516
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,000 SF	6	7439496
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7428051
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	7	7428028
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	2	7428004
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	7428008
Plumbing						

Component Condition Report | A. B. Hill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	7	7428017
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	7	7427974
D2010	Restrooms	Fair	Toilet, Residential Water Closet	26	7	7427975
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	79,293 SF	17	7428015
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	7427986
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water	1	3	7428037
D2010	Restrooms	Fair	Urinal, Standard	9	7	7427995
D2010	Hallways	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	7	7427957
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	16	8	7428043
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	7	7427958
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL	1	3	7428027
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	7428044
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	12	7428058
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	7428040
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water	1	3	7428045
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	7428021
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	7428024
D2010	Break Room	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	12	7428053
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	7	7427961
D3020	Mechanical room	Fair	Boiler Supplemental Components, Shot Feed Tank	2	7	7427966
D3020	Mechanical room	Fair	Unit Heater, Hydronic	1	3	7428013
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	2	16	7427963
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7427979
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7427969
D3030	Roof	Failed	Split System, Condensing Unit/Heat Pump, 4 TON	1	0	7427968
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7428010
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7427972
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7428052
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7427971
D3030	Site	Fair	Chiller, Air-Cooled	1	12	7428041
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7428038
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	7428019
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	7428001
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7427993
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	79,293 SF	17	7427989
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	79,293 SF	7	7427978

Component Condition Report | A. B. Hill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Hallways	Fair	Fan Coil Unit, Hydronic Terminal	4	2	7428033
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	2	3	7427985
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7427988
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7428054
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7428031
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7427982
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	7428020
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	7428022
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	7427973
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	2	7428007
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	7427987
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	79,293 SF	2	7428012
Electrical						
D5020	Mechanical room	Fair	Switchboard, 277/480 V	1	17	7428059
D5020	Mechanical room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	7	7427998
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7428032
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7427991
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7428014
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7428003
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	79,293 SF	17	7427959
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	5	7428039
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	79,293 SF	10	7428023
D5040	Hallways	Fair	Emergency & Exit Lighting, Exit Sign, LED	24	5	7427976
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	79,293 SF	8	7428026
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7428011
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	79,293 SF	3	7455463
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	7428029
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	13	7427981
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7427983
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7428035
E1030	Kitchen	Good	Commercial Kitchen, Service Line	1 LS	10	7428042
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7427990
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	5	7427964
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	7428025

Component Condition Report | A. B. Hill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7428034
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	1 LS	3	7427999
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7428000
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7427977
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	7428030
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7428048
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7427960
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7428036
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7427994
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7428006
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7428005
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	8	7439518
E2010	Offices and Classrooms	Good	Casework, Countertop, Plastic Laminate	400 LF	10	7439501
E2010	Offices and Classrooms	Good	Casework, Cabinetry, Standard	100 LF	13	7439513
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000 SF	3	7428056
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000 SF	2	7427962
G2020	Site	Fair	Parking Lots, Pavement, Concrete	6,000 SF	27	7428050
Athletic, Recreational & Playfield Areas						
G2050	Cafeteria	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	14	7428016
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	7,500 SF	2	7427967
G2050	Site	Poor	Play Structure, Multipurpose, Large	1	0	7428002
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	7439490
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	13	7427984
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	3,700 SF	5	7427955
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7427996
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,200 LF	17	7428018
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted	1	2	7439509
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	7	7427992
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	7	7428057
G2060	Site	Fair	Flagpole, Metal	2	7	7428009
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable	1	2	7439514
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	4	15	7428047
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7427997
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	25,000 SF	6	7428049
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	25,000 SF	10	7428055

Component Condition Report | A. B. Hill Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	10	7427956
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	5	7439495
Utilities						
G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	1	0	7427965

Appendix F:

Replacement Reserves

Replacement Reserves Report

A. B. Hill Elementary School

3/30/2024



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
A. B. Hill Elementary School	\$51,400	\$0	\$649,088	\$1,146,357	\$11,818	\$691,484	\$256,602	\$874,947	\$262,267	\$9,133	\$590,980	\$0	\$525,963	\$136,353	\$34,185	\$60,028	\$311,441	\$3,445,891	\$193,907	\$15,782	\$559,894	\$9,827,520
Grand Total	\$51,400	\$0	\$649,088	\$1,146,357	\$11,818	\$691,484	\$256,602	\$874,947	\$262,267	\$9,133	\$590,980	\$0	\$525,963	\$136,353	\$34,185	\$60,028	\$311,441	\$3,445,891	\$193,907	\$15,782	\$559,894	\$9,827,520

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	Unit	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
B2020	Building Exterior	7439507	Glazing, any type by SF, Replace	30	23	7	400	SF	\$55.00	\$22,000									\$22,000													\$22,000			
B2020	Hallways	7439499	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	5	5	1	EA	\$150.00	\$150							\$150										\$150						\$300		
B2050	Building Exterior	7439498	Exterior Door, Steel, Standard, Replace	40	23	17	7	EA	\$600.00	\$4,200																			\$4,200				\$4,200		
B2080	Roof	7439502	Awning, Metal, each and up to 32 SF per, Replace	40	23	17	5	EA	\$500.00	\$2,500																			\$2,500				\$2,500		
B3010	Roof	7439489	Roofing, Wood Shake/Shingle, Replace	25	23	2	33000	SF	\$6.20	\$204,600			\$204,600																				\$204,600		
B3010	Roof	7427980	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																							\$1,100	
B3010	Roof	7439503	Roofing, Modified Bitumen, Replace	20	17	3	38000	SF	\$10.00	\$380,000				\$380,000																				\$380,000	
B3020	Roof	7439506	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	1000	LF	\$9.00	\$9,000				\$9,000																				\$9,000	
B3060	Roof	7439484	Roof Skylight, per unit, up to 20 SF, Replace	30	23	7	1	EA	\$1,300.00	\$1,300									\$1,300															\$1,300	
B3060	Roof	7439492	Roof Hatch, Metal, Replace	30	23	7	1	EA	\$1,300.00	\$1,300									\$1,300															\$1,300	
B3080	Roof	7439510	Soffit, Gypsum Board, Replace	20	15	5	500	SF	\$8.30	\$4,150							\$4,150																	\$4,150	
C1010	Cafeteria	7439524	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	23	2	60	LF	\$29.40	\$1,764			\$1,764																					\$1,764	
C1030	Hallways	7439505	Interior Door, Steel, Standard, Replace	40	23	17	6	EA	\$600.00	\$3,600																				\$3,600				\$3,600	
C1030	Hallways	7439500	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	23	17	14	EA	\$1,300.00	\$18,200																				\$18,200				\$18,200	
C1030	Hallways	7439525	Interior Door, Wood, Solid-Core, Replace	40	23	17	36	EA	\$700.00	\$25,200																				\$25,200				\$25,200	
C1030	Hallways and Classrooms	7439600	Door Hardware, School, per Door, Replace	30	24	6	63	EA	\$400.00	\$25,200								\$25,200																\$25,200	
C1070	Hallways and Classrooms	7439497	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	70000	SF	\$3.50	\$245,000							\$245,000																	\$245,000	
C1090	Restrooms	7428046	Toilet Partitions, Metal, Replace	20	13	7	30	EA	\$850.00	\$25,500									\$25,500															\$25,500	
C2010	Restrooms and Kitchen	7439515	Wall Finishes, Ceramic Tile, Replace	40	23	17	10000	SF	\$18.00	\$180,000																				\$180,000				\$180,000	
C2010	Cafeteria	7439504	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	10	10	300	SF	\$11.42	\$3,426												\$3,426												\$3,426	
C2010	Hallways and Classrooms	7439493	Wall Finishes, any surface, Prep & Paint	10	4	6	70000	SF	\$1.50	\$105,000							\$105,000											\$105,000						\$210,000	
C2030	Mechanical Room	7439520	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	5000	SF	\$12.00	\$60,000							\$60,000											\$60,000						\$120,000	
C2030	Restrooms and Kitchen	7439508	Flooring, Ceramic Tile, Replace	40	23	17	15000	SF	\$18.00	\$270,000																				\$270,000				\$270,000	
C2030	Stage	7439516	Flooring, Wood, Strip, Refinish	10	7	3	2000	SF	\$4.00	\$8,000			\$8,000											\$8,000										\$16,000	
C2030	Hallways and Classrooms	7439522	Flooring, Vinyl Tile (VCT), Replace	15	10	5	55000	SF	\$5.00	\$275,000							\$275,000															\$275,000		\$550,000	
C2050	Restrooms	7439496	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	6000	SF	\$2.00	\$12,000							\$12,000											\$12,000						\$24,000	
D1010	Elevator	7428051	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000			\$5,000																					\$5,000	
D1010	Elevator	7428008	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000			\$18,000	
D1010	Elevator	7428028	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	23	7	1	EA	\$60,000.00	\$60,000									\$60,000															\$60,000	
D1010	Stage	7428004	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	23	2	1	EA	\$17,000.00	\$17,000			\$17,000																					\$17,000	
D2010	Mechanical room	7428024	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,800.00	\$6,800			\$6,800																					\$6,800	
D2010	Mechanical room	7427986	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,100.00	\$6,100			\$6,100																					\$6,100	
D2010	Mechanical room	7428040	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,800.00	\$6,800			\$6,800																					\$6,800	
D2010	Mechanical room	7428044	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,100.00	\$6,100			\$6,100																					\$6,100	
D2010	Mechanical room	7428021	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,100.00	\$6,100			\$6,100																					\$6,100	
D2010	Mechanical room	7428027	Water Heater, Gas, Commercial (600 MBH), 200 to 300 GAL, Replace	20	17	3	1	EA	\$32,000.00	\$32,000			\$32,000																					\$32,000	
D2010	Mechanical room	7428037	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	\$4,600.00	\$4,600			\$4,600																	\$4,600				\$9,200	
D2010	Mechanical room	7428045	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	\$4,600.00	\$4,600			\$4,600																	\$4,600				\$9,200	
D2010	Throughout building	7428015	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	79293	SF	\$11.00	\$872,223																			\$872,223						\$872,223
D2010	Restrooms	7427995	Urinal, Standard, Replace	30	23	7	9	EA	\$1,100.00	\$9,900									\$9,900															\$9,900	
D2010	Hallways	7427957	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	13	EA	\$1,500.00	\$19,500									\$19,500															\$19,500	
D2010	Restrooms	7427958	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	16	EA	\$1,100.00	\$17,600									\$17,600															\$17,600	
D2010	Restrooms	7427975	Toilet, Residential Water Closet, Replace	30	23	7	26	EA	\$700.00	\$18,200									\$18,200															\$18,200	
D2010	Utility closet	7427974	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	5	EA	\$1,700.00	\$8,500									\$8,500															\$8,500	
D2010	Kitchen	7428017	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	2	EA	\$2,500.00	\$5,000									\$5,000															\$5,000	
D2010	Hallways	7428043	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	16	EA	\$1,200.00	\$19,200										\$19,200														\$19,200	
D2010	Break Room	7428053	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	1	EA	\$2,100.00	\$2,100													\$2,100											\$2,100	
D2010	Office	7428058	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	6	EA	\$1,100.00	\$6,600													\$6,600											\$6,600	


Replacement Reserves Report

A. B. Hill Elementary School



3/30/2024

Information Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3020	Mechanical room	7427961	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	23	7	1	EA	\$135,000.00	\$135,000								\$135,000														\$135,000	
D3020	Mechanical room	7428013	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$1,700.00	\$1,700				\$1,700																		\$1,700	
D3020	Mechanical room	7427966	Boiler Supplemental Components, Shot Feed Tank, Replace	30	23	7	2	EA	\$1,520.00	\$3,040								\$3,040														\$3,040	
D3020	Mechanical room	7427963	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	2	EA	\$3,540.00	\$7,080																	\$7,080					\$7,080	
D3030	Site	7428041	Chiller, Air-Cooled, Replace	25	13	12	1	EA	\$350,000.00	\$350,000													\$350,000									\$350,000	
D3030	Roof	7427968	Split System, Condensing Unit/Heat Pump, 4 TON , Replace	15	15	0	1	EA	\$7,800.00	\$7,800	\$7,800																\$7,800						\$15,600
D3030	Roof	7427972	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7427979	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7427969	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7428038	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7428052	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7428010	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3030	Roof	7427971	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,450.00	\$3,450				\$3,450																\$3,450			\$6,900
D3050	Mechanical room	7427985	Supplemental Components, Air Separator, HVAC, Replace	15	12	3	2	EA	\$3,900.00	\$7,800				\$7,800																\$7,800			\$15,600
D3050	Throughout building	7427989	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	23	17	79293	SF	\$5.00	\$396,465																		\$396,465					\$396,465
D3050	Hallways	7428033	Fan Coil Unit, Hydronic Terminal, Replace	20	18	2	4	EA	\$2,530.00	\$10,120			\$10,120																				\$10,120
D3050	Roof	7427988	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D3050	Roof	7428054	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000
D3050	Roof	7428020	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																			\$37,200
D3050	Roof	7428022	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000
D3050	Roof	7428019	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																			\$37,200
D3050	Roof	7427993	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000
D3050	Roof	7428001	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																			\$37,200
D3050	Roof	7428031	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																			\$25,000
D3050	Roof	7427982	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000
D3050	Throughout building	7427978	HVAC System, Ductwork, Medium Density, Replace	30	23	7	79293	SF	\$4.00	\$317,172								\$317,172															\$317,172
D3060	Roof	7428007	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	5	EA	\$2,400.00	\$12,000			\$12,000																				\$12,000
D3060	Roof	7427973	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																				\$2,400
D3060	Kitchen	7427987	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	\$1,500.00	\$1,500					\$1,500																		\$1,500
D4010	Throughout building	7428012	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	79293	SF	\$1.07	\$84,844			\$84,844																				\$84,844
D5020	Electrical room	7428003	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,700.00	\$6,700								\$6,700															\$6,700
D5020	Electrical room	7428032	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000															\$10,000
D5020	Electrical room	7428014	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$5,400.00	\$5,400								\$5,400															\$5,400
D5020	Mechanical room	7427991	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$20,000.00	\$20,000								\$20,000															\$20,000
D5020	Mechanical room	7428059	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$75,000.00	\$75,000																			\$75,000				\$75,000
D5020	Mechanical room	7427998	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000															\$6,000
D5030	Throughout building	7427959	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	79293	SF	\$2.50	\$198,233																		\$198,233					\$198,233
D5030	Mechanical room	7428039	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$12,400.00	\$12,400						\$12,400																	\$12,400
D5040	Hallways	7427976	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	24	EA	\$220.00	\$5,280						\$5,280											\$5,280						\$10,560
D5040	Throughout building	7428023	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	79293	SF	\$4.50	\$356,819											\$356,819												\$356,819
D7030	Throughout building	7428026	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	79293	SF	\$2.00	\$158,586								\$158,586															\$158,586
D7050	Office	7428011	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000																\$15,000			\$30,000
D7050	Throughout building	7455463	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	79293	SF	\$3.00	\$237,879				\$237,879																			\$237,879
E1030	Kitchen	7428048	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700															\$1,700				\$3,400	
E1030	Kitchen	7427983	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700																\$1,700			\$3,400
E1030	Kitchen	7427990	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700																\$1,700			\$3,400
E1030	Kitchen	7427999	Commercial Kitchen, Dishwashing Line, Replace	15	12	3	1	LS	\$25,000.00	\$25,000				\$25,000																\$25,000			\$50,000
E1030	Kitchen	7428030	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600			\$9,200
E1030	Kitchen	7428005	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																			\$25,000
E1030	Kitchen	7428029	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
E1030	Kitchen	7427964	Foodservice Equipment, Steam Kettle, Replace	20	15	5	1	EA	\$30,000.00	\$30,000						\$30,000																	\$30,000
E1030	Kitchen	7428035	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700							\$2,700																\$2,700
E1030	Kitchen	7427977	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600																\$4,600

Replacement Reserves Report																																			
A. B. Hill Elementary School																																			
3/30/2024																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
E1030	Kitchen	7428034	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600												\$3,600			
E1030	Kitchen	7428006	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1030	Kitchen	7428036	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1030	Kitchen	7428042	Commercial Kitchen, Service Line, Replace	15	5	10	1	LS	\$25,000.00	\$25,000											\$25,000											\$25,000			
E1030	Kitchen	7428000	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	\$2,700.00	\$2,700													\$2,700									\$2,700			
E1030	Kitchen	7427994	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$1,700.00	\$1,700															\$1,700								\$1,700		
E1030	Kitchen	7427960	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$1,700.00	\$1,700															\$1,700								\$1,700		
E1030	Kitchen	7427981	Foodservice Equipment, Icemaker, Freestanding, Replace	15	2	13	1	EA	\$6,700.00	\$6,700															\$6,700								\$6,700		
E1030	Kitchen	7428025	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$3,600.00	\$3,600																\$3,600							\$3,600		
E1070	Cafeteria	7439518	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	300	SF	\$15.00	\$4,500									\$4,500														\$4,500		
E2010	Offices and Classrooms	7439501	Casework, Countertop, Plastic Laminate, Replace	15	5	10	400	LF	\$50.00	\$20,000											\$20,000												\$20,000		
E2010	Offices and Classrooms	7439513	Casework, Cabinetry, Standard, Replace	20	7	13	100	LF	\$300.00	\$30,000														\$30,000									\$30,000		
G2020	Site	7427962	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	55000	SF	\$3.50	\$192,500			\$192,500																				\$192,500		
G2020	Site	7428056	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	55000	SF	\$0.45	\$24,750				\$24,750					\$24,750						\$24,750				\$24,750				\$99,000		
G2050	Gymnasium	7439490	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$9,500.00	\$19,000			\$19,000																				\$19,000		
G2050	Site	7427967	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	5	3	2	7500	SF	\$1.00	\$7,500			\$7,500					\$7,500					\$7,500					\$7,500					\$30,000		
G2050	Site	7427955	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	5	5	3700	SF	\$5.00	\$18,500					\$18,500											\$18,500							\$37,000		
G2050	Cafeteria	7428016	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	2	EA	\$9,500.00	\$19,000															\$19,000								\$19,000		
G2050	Site	7428002	Play Structure, Multipurpose, Large, Replace	20	20	0	1	EA	\$35,000.00	\$35,000	\$35,000																				\$35,000		\$70,000		
G2050	Site	7427996	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	\$2,500.00	\$2,500											\$2,500												\$2,500		
G2050	Site	7427984	Play Structure, Multipurpose, Medium, Replace	20	7	13	1	EA	\$20,000.00	\$20,000														\$20,000									\$20,000		
G2060	Site	7428057	Park Bench, Metal Powder-Coated, Replace	20	13	7	1	EA	\$700.00	\$700								\$700															\$700		
G2060	Site	7427992	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	18	7	2	EA	\$750.00	\$1,500								\$1,500															\$1,500		
G2060	Site	7428047	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	10	15	4	EA	\$1,700.00	\$6,800																	\$6,800						\$6,800		
G2060	Site	7428018	Fences & Gates, Fence, Chain Link 8', Replace	40	23	17	1200	LF	\$25.00	\$30,000																		\$30,000					\$30,000		
G2060	Site	7439514	Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	18	2	1	EA	\$25,000.00	\$25,000			\$25,000																				\$25,000		
G2060	Site	7439509	Signage, Property, Building or Pole-Mounted, Replace	20	18	2	1	EA	\$1,500.00	\$1,500			\$1,500																				\$1,500		
G2060	Site	7428009	Flagpole, Metal, Replace	30	23	7	2	EA	\$2,500.00	\$5,000							\$5,000																\$5,000		
G2080	Site	7428049	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	25000	SF	\$0.40	\$10,000						\$10,000											\$10,000						\$20,000		
G2080	Site	7428055	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	10	10	25000	SF	\$0.80	\$20,000											\$20,000												\$20,000		
G2080	Site	7427997	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	\$1,500.00	\$1,500	\$1,500																						\$1,500		
G3030	Site	7427965	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	40	40	0	1	EA	\$6,000.00	\$6,000	\$6,000																						\$6,000		
G4050	Site	7427956	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	3	EA	\$4,000.00	\$12,000											\$12,000												\$12,000		
G4050	Building Exterior	7439495	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	10	EA	\$600.00	\$6,000						\$6,000																	\$6,000		
Totals, Unescalated											\$51,400	\$0	\$611,828	\$1,049,079	\$10,500	\$596,480	\$214,900	\$711,412	\$207,036	\$7,000	\$439,745	\$0	\$368,900	\$92,850	\$22,600	\$38,530	\$194,080	\$2,084,821	\$113,900	\$9,000	\$310,000		\$7,134,060		
Totals, Escalated (3.0% inflation, compounded annually)											\$51,400	\$0	\$649,088	\$1,146,357	\$11,818	\$691,484	\$256,602	\$874,947	\$262,267	\$9,133	\$590,980	\$0	\$525,963	\$136,353	\$34,185	\$60,028	\$311,441	\$3,445,891	\$193,907	\$15,782	\$559,894		\$9,827,520		

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7428051	D1010	Elevator Controls	Automatic, 1 Car		A. B. Hill Elementary School	Elevator				2001		
2	7428028	D1010	Passenger Elevator	Hydraulic, 2 Floors	3000 LB	A. B. Hill Elementary School	Elevator	ThyssenKrupp	EP08025	EL7493	2001		
3	7428004	D1010	Vertical Lift	Wheelchair, 5' Rise		A. B. Hill Elementary School	Stage	No dataplate	No dataplate	No dataplate	2001		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7428037	D2010	Pump	Circulation, Domestic Water	2 HP	A. B. Hill Elementary School	Mechanical room	Baldor	Inaccessible	Inaccessible	2001		
2	7428045	D2010	Pump	Circulation, Domestic Water	2 HP	A. B. Hill Elementary School	Mechanical room	Baldor	Inaccessible	Inaccessible	2001		
3	7427986	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	A. B. Hill Elementary School	Mechanical room	Baldor	M3218T	No dataplate	2001		
4	7428044	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	A. B. Hill Elementary School	Mechanical room	Baldor	M3218T	No dataplate	2001		
5	7428040	D2010	Pump	Circulation/Booster, Domestic Water	10 HP	A. B. Hill Elementary School	Mechanical room	Baldor	M3313T	No dataplate	2001		
6	7428021	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	A. B. Hill Elementary School	Mechanical room	Baldor	M3719T	No dataplate	2001		
7	7428024	D2010	Pump	Circulation/Booster, Domestic Water	10 HP	A. B. Hill Elementary School	Mechanical room	Baldor	M3313T	No dataplate	2001		
8	7428027	D2010	Water Heater	Gas, Commercial (600 MBH), 200 to 300 GAL	250 GAL	A. B. Hill Elementary School	Mechanical room	Ventura	72 V 250	0700101478	2001		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7427961	D3020	Boiler	Gas, HVAC, 2501 to 5000 MBH	4000 MBH	A. B. Hill Elementary School	Mechanical room	Cleaver-Brooks	FLX	B77203	2001		
2	7428013	D3020	Unit Heater	Hydronic	35 MBH	A. B. Hill Elementary School	Mechanical room	Inaccessible	Inaccessible	Inaccessible	2001		
3	7427963	D3020	Boiler Supplemental Components	Expansion Tank	80 GAL	A. B. Hill Elementary School	Mechanical room	Taco	No dataplate	No dataplate	2000		2
4	7428041	D3030	Chiller	Air-Cooled	250 TON	A. B. Hill Elementary School	Site	McQuay	AWS250ADHESNIN-ERIO	STNU110300201	2011		
5	7427979	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	Illegible	Illegible	2001		
6	7427969	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	H1RA018S06D	EEJM296582	2001		
7	7428010	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	H1RA018S06D	EEJM296587	2001		
8	7427972	D3030	Split System	Condensing Unit/Heat Pump	1 TON	A. B. Hill Elementary School	Roof	York	Illegible	Illegible	2001		
9	7428052	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	H1RA01806D	EEJM289512	2000		
10	7427971	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	Illegible	Illegible	2001		
11	7428038	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	A. B. Hill Elementary School	Roof	York	Illegible	Illegible	2001		
12	7427968	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	A. B. Hill Elementary School	Roof	York	Illegible	Illegible	2001		
13	7428019	D3050	Air Handler	Exterior AHU	4300 CFM	A. B. Hill Elementary School	Roof	York	CP 43 FC 750 48	AAKM009172	2001		
14	7428001	D3050	Air Handler	Exterior AHU	4300 CFM	A. B. Hill Elementary School	Roof	York	CP 43 FC 750 460	AAKM009173	2001		
15	7428020	D3050	Air Handler	Exterior AHU	4300 CFM	A. B. Hill Elementary School	Roof	York	CP 43 FC 10 0 460	AAKM009174	2001		
16	7428022	D3050	Air Handler	Exterior AHU	1300 CFM	A. B. Hill Elementary School	Roof	Illegible	Illegible	Illegible	2001		

17	7428033	D3050	Fan Coil Unit	Hydronic Terminal		A. B. Hill Elementary School	Hallways				2001		4
18	7427993	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	A. B. Hill Elementary School	Roof	York	D2CG180N240402	NHJM109159	2000		
19	7427988	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	A. B. Hill Elementary School	Roof	York	D2CG072N07946A	NFJM072403	2000		
20	7428054	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	A. B. Hill Elementary School	Roof	York	DM102N10P4AAA1A	NEKM087192	2001		
21	7428031	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	A. B. Hill Elementary School	Roof	York	DM150N20P4AAA1A	NEKM057143	2001		
22	7427982	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	A. B. Hill Elementary School	Roof	York	D7CG048N06046ECA	NDKM034893	2001		
23	7427973	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	A. B. Hill Elementary School	Roof	Cook	165VH	Illegible	2001		
24	7428007	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	A. B. Hill Elementary School	Roof	Cook	150C10D	Illegible	2001		5
25	7427987	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		A. B. Hill Elementary School	Kitchen	Mars Air Systems	42CH-0	0008PF42CH-L	2008		
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7428032	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	A. B. Hill Elementary School	Electrical room	Square D	75T3H	No dataplate	2001		
2	7427991	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	A. B. Hill Elementary School	Mechanical room	Square D	150T3H	No dataplate	2001		
3	7428014	D5020	Secondary Transformer	Dry, Stepdown	9 KVA	A. B. Hill Elementary School	Electrical room	Square D	9T2F	No dataplate	2001		
4	7428003	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	A. B. Hill Elementary School	Electrical room	Square D	30T3H	No dataplate	2001		
5	7428059	D5020	Switchboard	277/480 V	1600 AMP	A. B. Hill Elementary School	Mechanical room	Square D	No dataplate	No dataplate	2001		
6	7428039	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	A. B. Hill Elementary School	Mechanical room	AAB	No dataplate	No dataplate			
7	7427976	D5040	Emergency & Exit Lighting	Exit Sign, LED		A. B. Hill Elementary School	Hallways						24
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7428011	D7050	Fire Alarm Panel	Fully Addressable		A. B. Hill Elementary School	Office	Edwards Systems Technology	EST2	No dataplate	2001		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7428025	E1030	Foodservice Equipment	Dairy Cooler/Wells		A. B. Hill Elementary School	Kitchen		AMC-5801	AMC-5801AUS1C00023061000C40004	2023		
2	7428034	E1030	Foodservice Equipment	Dairy Cooler/Wells		A. B. Hill Elementary School	Kitchen	STANDEX	AR164WVS/0-A	1811286197			
3	7427983	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	Blodgett	SHO-100-G	082515CR016B	2008		
4	7428048	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	Blodgett	SHO-100-G	082515CR015T	2008		
5	7427960	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	FWE	UHS-12P	227845001	2022		
6	7428036	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	ACCUTEMP	N6120106000200	58244	2018		
7	7427994	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	No dataplate	No dataplate	No dataplate	2022		
8	7428006	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		A. B. Hill Elementary School	Kitchen	ACCUTEMP	N61201E06000200	58207	2018		
9	7427981	E1030	Foodservice Equipment	Icemaker, Freestanding		A. B. Hill Elementary School	Kitchen	Ice-O-Matic	CIM0520HA5	22041280012779	2022		
10	7427990	E1030	Foodservice Equipment	Range, 2-Burner		A. B. Hill Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
11	7428035	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		A. B. Hill Elementary School	Kitchen	Continental	1RE-PT	15559088	2015		

