FACILITY CONDITION ASSESSMENT

prepared for

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



Avon-Lenox High School
310 Avon Road
Memphis, Tennessee 38117

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BV PROJECT #:
163745.23R000-063.354

DATE OF REPORT:
May 13, 2024

ON SITE DATE:
April 3, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	310 Avon Road, Memphis, Tennessee 38117
Site Developed	Built: 1956 Renovated 2011
Site Area	2.67 acres (estimated)
Parking Spaces	48 total spaces all in open lots; 2 of which are accessible
Building Area	33,242 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	April 3, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Anthony Worthy
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

Avon-Lenox High School was constructed in 1956, this facility serves students special needs and disabilities. The facility consists of classrooms, offices, multi-purpose room, cafeteria, library, and restrooms. Overall, the buildings show evidence of good construction and maintenance practices during the building's operations. Generally, the property appears to have been constructed within industry standards at the time of construction.

Architectural

This facility consists of steel framing with masonry block walls, brick and stone façade with aluminum windows. The interior finishes consist of quarry tile, carpet, VCT flooring with interior wall of CMU, gypsum board, ceramic tile is all in fair condition. The roof consists of metal and single-ply TPO/PVC membrane roofing that are in fair condition. Finishes throughout all the facilities have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Regular maintenance and inspection are highly recommended throughout the facility in a timely manner.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system and components have been well maintained throughout the facility and the building's MEPF portfolio is in fair to good condition. The HVAC system consists of a chiller, fan coil units, package units, ductless split-system, and rooftop exhaust fans that are in fair condition. Gas boiler and electric water heaters supply hot water throughout the building. The building is equipped with a kitchen suppression system, fire extinguishers, and fire alarm control panel with a full alarm system throughout the building. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Site

The facility is composed of moderate landscaping with parking and pedestrian walkways that are in fair to good condition. The facility site is in fair condition and well maintained. The parking lot striping is in good condition. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Recommended Additional Studies

The roof is in poor condition. There is heavy water ponding throughout the roof. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the roof is also included. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 | Avon-Lenox High School(1956)

Replacement Value	*Total SF*	*Cost/SF*
$ 13,296,800	*33,242*	*$ 400*

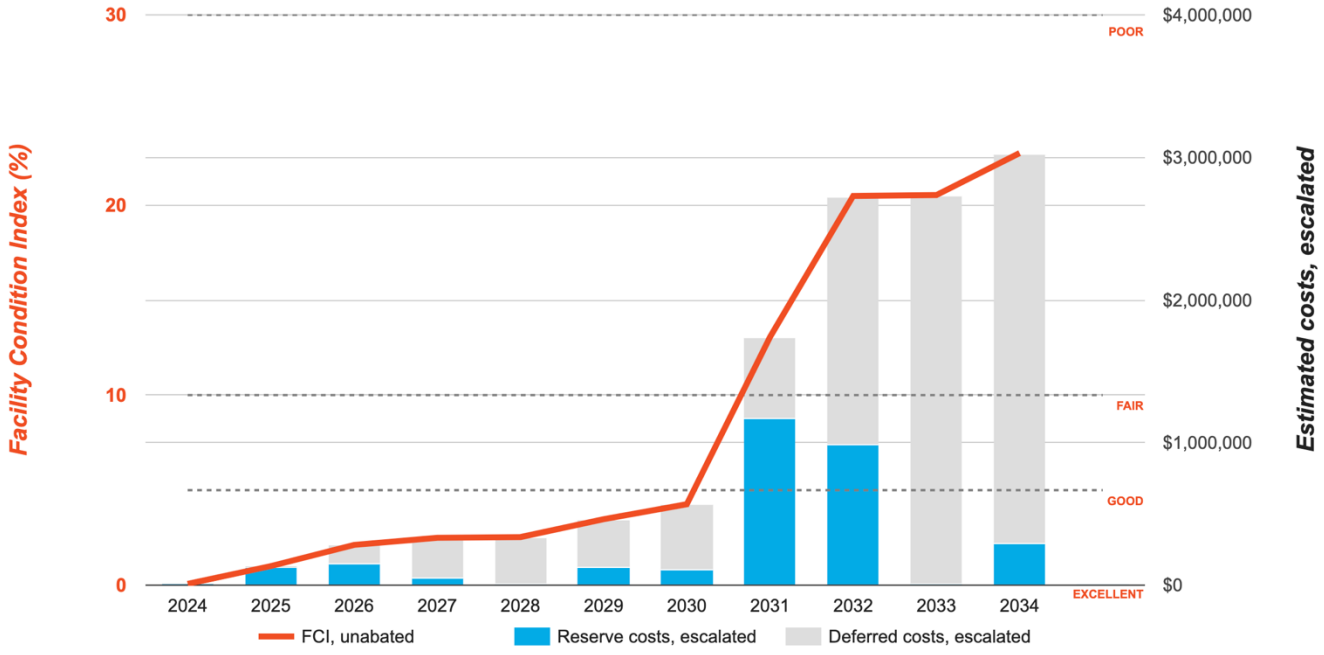
	Est Reserve Cost	FCI
Current	$ 9,500	**0.1 %**
3-Year	$ 331,600	2.5 %
5-Year	$ 462,100	3.5 %
10-Year	$ 3,022,200	22.7 %

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: Avon-Lenox High School

Replacement Value: $13,296,800 Inflation Rate: 3.0% Average Needs per Year: $274,800



Immediate Needs

Facility/Building	Total Items	Total Cost
Avon-Lenox High School	2	$9,500
Total	**2**	**$9,500**

Avon-Lenox High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7512146	Avon-Lenox High School	Site	B1080	Stair/Ramp Rails, Metal, Repair	Poor	Performance/Integrity	$2,500
7512126	Avon-Lenox High School	Roof	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report	NA	Performance/Integrity	$7,000
Total (2 items)							**$9,500**

Key Findings



Chiller in Poor condition.

Air-Cooled
Avon-Lenox High School Building exterior

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

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $120,000

$$$$

Plant manager advised during assessment that chiller has been out of order since October 2023 with no additional information on when repairs will be completed. . - AssetCALC ID: 7512167



Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof
Avon-Lenox High School Roof

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

There is heavy water ponding throughout the roof. - AssetCALC ID: 7512126



Stair/Ramp Rails in Poor condition.

Metal
Avon-Lenox High School Site

Uniformat Code: B1080
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Railing is rusted and one of base legs concrete support is broken. - AssetCALC ID: 7512146



Residential Appliances in Failed condition.

Washer
Avon-Lenox High School Mechanical room

Uniformat Code: E1060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $900

**$$**$$

Washing machine is out of order - AssetCALC ID: 7512140

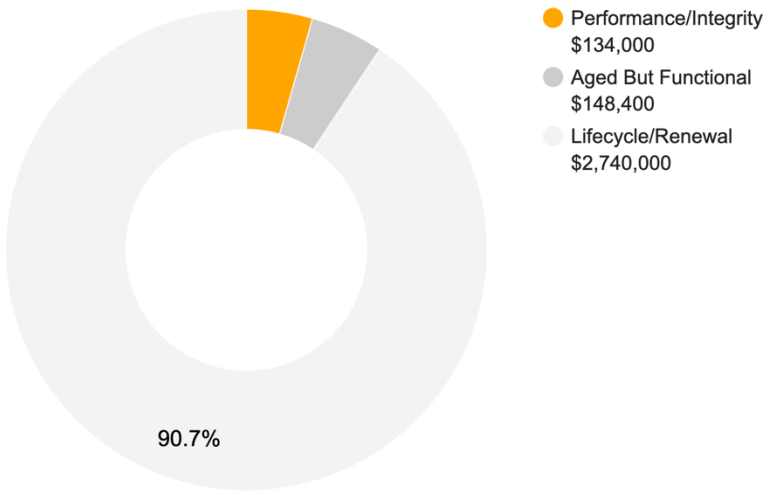
Plan Types

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: $3,022,400

2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system.	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors Wheelchair lift	Good
Plumbing	Distribution: Copper supply and cast-iron wasteand venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, shower and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, feeding fan coil. Non-Central System: Packaged units, Ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only.	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Good
Site Development	Chain link fencing.	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	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	Exterior ramp railing rusted and damage footing, exterior chiller out of service October 2023, washer machine in Boiler Room out of service	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$2,500	-	-	$10,000	$25,400	$37,900
Facade	-	-	$15,100	$17,700	$2,191,500	$2,224,400
Roofing	-	-	-	$436,500	-	$436,500
Interiors	-	-	$59,400	$431,200	$806,000	$1,296,600
Conveying	-	-	-	$25,800	$126,600	$152,400
Plumbing	-	-	$13,500	$557,500	$71,800	$642,900
HVAC	-	$271,900	$38,900	$268,600	$83,700	$663,200
Fire Protection	-	-	$3,000	$4,900	$4,000	$11,800
Electrical	-	-	$7,300	$343,700	$58,800	$409,800
Fire Alarm & Electronic Systems	-	-	-	$225,900	-	$225,900
Equipment & Furnishings	-	$900	$30,200	$117,300	$79,700	$228,100
Site Pavement	-	-	$12,300	$93,400	$101,000	$206,700
Site Development	-	-	-	$18,200	$38,500	$56,700
Site Utilities	-	-	-	$9,300	-	$9,300
Follow-up Studies	$7,000	-	-	-	-	$7,000
TOTALS (3% inflation)	**$9,500**	**$272,800**	**$179,800**	**$2,560,100**	**$3,587,000**	**$6,609,200**

***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 roofs.

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 1956. The facility was substantially renovated in 2011.

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

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 Avon-Lenox High School, 310 Avon Road, Memphis, Tennessee 38117, 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.

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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



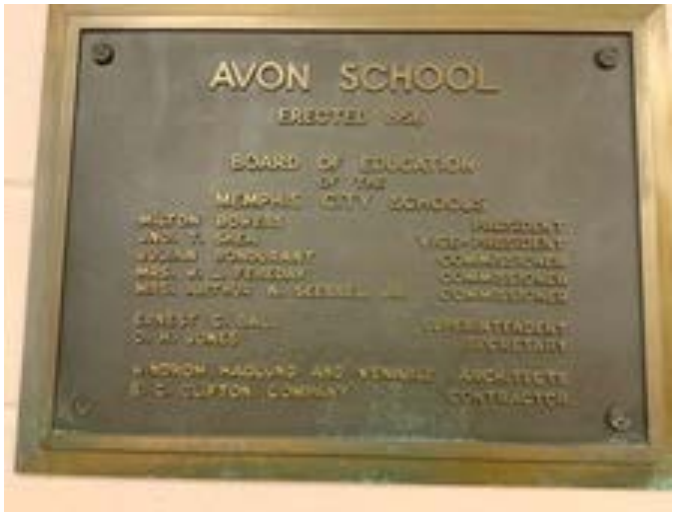
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

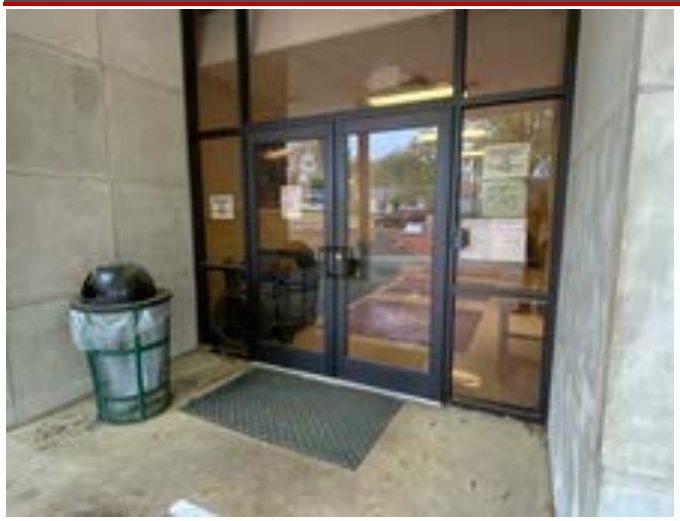


5 - SIGNAGE



6 - EXTERIOR DOOR

Photographic Overview



7 - EXTERIOR DOOR



8 - EXTERIOR DOOR



9 - EXTERIOR BRICK WALLS/ GLAZING



10 - SINGLE-PLY MEMBRANE, TPO/PVC ROOFING



11 - CLASSROOM



12 - MULTIPURPOSE ROOM

Photographic Overview



13 - ELEVATOR CAB FINISHES



14 - ELEVATOR CONTROLS



15 - WATER HEATER



16 - PACKAGE UNIT



17 - BOILER



18 - UNIT HEATER

Photographic Overview



19 - CHILLER



20 - SPLIT SYSTEM DUCTLESS



21 - FAN COIL UNIT



22 - EXHAUST FAN



23 - GENERATOR



24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - DISTRIBUTION PANEL



26 - INTERIOR LIGHTING SYSTEM



27 - FIRE EXTINGUISHER



28 - FIRE ALARM SYSTEM



29 - FIRE ALARM PANEL



30 - KITCHEN

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-063.354	Avon-Lenox High School
Source	**On-Site Date**
Google Earth	April 3, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Avon-Lenox High School
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Avon-Lenox High School

BV Project Number: 163745.23R000-063.354

Facility History & Interview

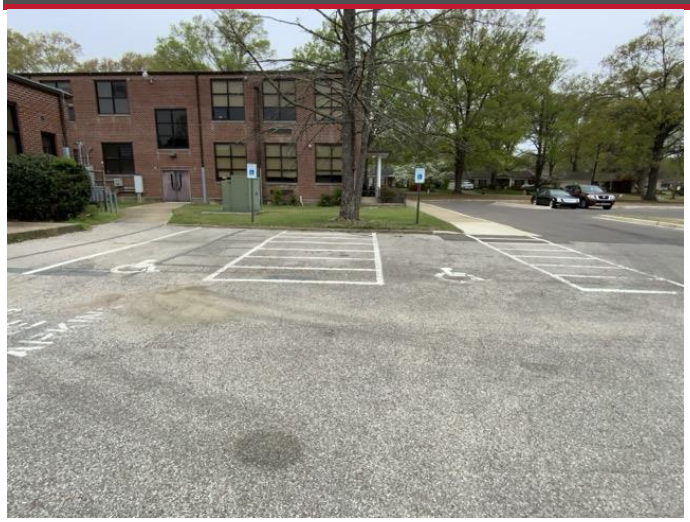
	Question	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	
3	Has building ownership/management reported any ADA complaints or litigation?			X	

Avon -Lennox HS: Accessibility Issues

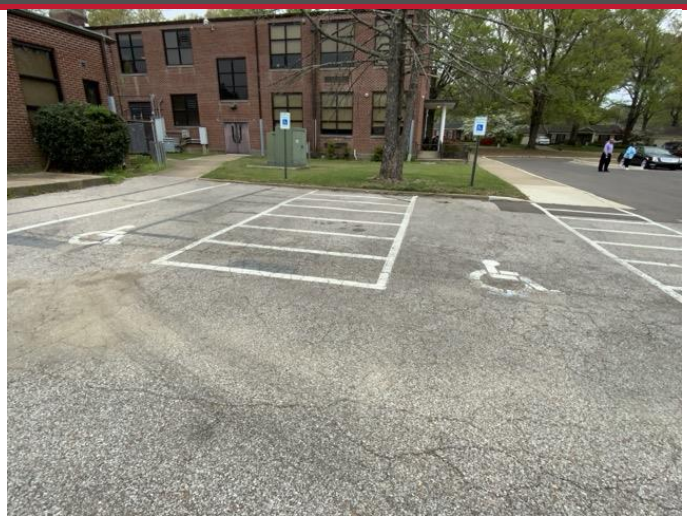
	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues	None*
Parking				☒
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
Elevators				☒
Public Restrooms				☒

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

Avon -Lennox HS Accessibility: Photographic Overview



Overview of accessible parking area



Close-up of stall



Accessible ramp



2nd path of travel

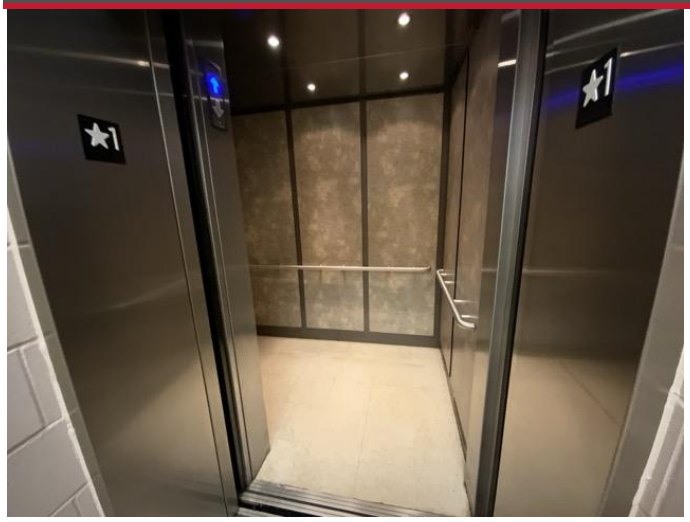


Main accessible entrance



Additional entrance

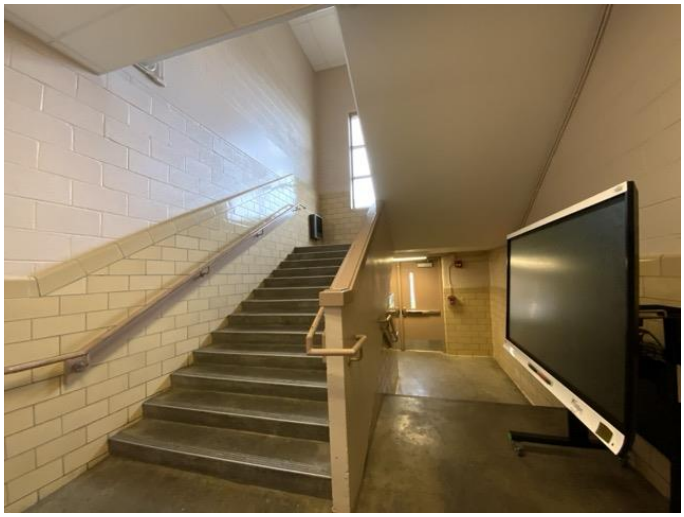
Avon -Lennox HS: Photographic Overview



Accessible interior path (elevator)



In-cab controls/emergency call panel



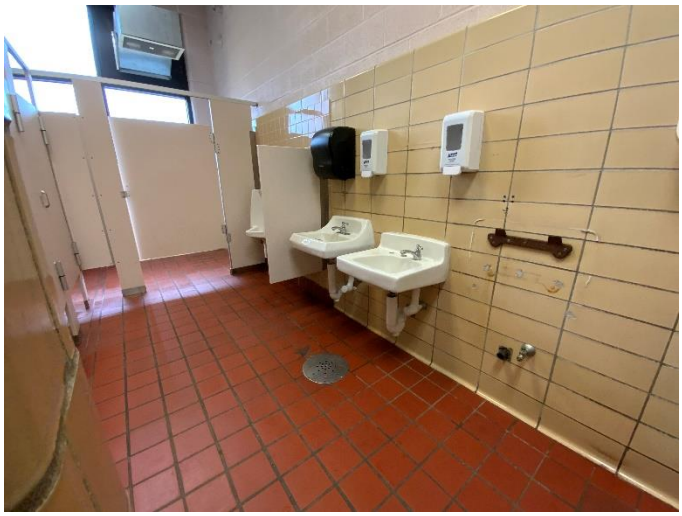
Interior Stairs with Handrails



Drinking Fountains



Toilet stall overview



Sink, faucet handles and/or accessories

Appendix E:
Component Condition Report

Component Condition Report | Avon-Lenox High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Repair	45 LF	0	7512146
B1080	Site	Fair	Stairs, Concrete, Exterior	144 SF	8	7512118
B1080	Throughout building	Fair	Stairs, Metal or Pan-Filled, Interior	360 SF	13	7512145
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	19,945 SF	15	7512144
B2010	Building Exterior	Fair	Exterior Walls, Concrete Tilt-Up	600 SF	10	7512178
B2020	Building Exterior	Fair	Glazing, any type by SF	5,824 SF	17	7512119
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	120 SF	17	7512187
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Partially Glazed, Standard Swing	10	5	7512173
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	17	7512177
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	9	27	7512230
B2080	Site	Good	Awning, Metal, per SF of awning	325 SF	27	7512226
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	20,324 SF	7	7512242
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,042 LF	7	7512172
Interiors						
C1010	Throughout building	Fair	Interior Wall, Concrete Block (CMU)	19,945 SF	12	7512123
C1030	Throughout building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	10	27	7512249
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	35	27	7512188
C1030	Throughout building	Good	Interior Door, Steel, Standard	26	27	7512247
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	29,918 SF	12	7512231
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	7	7512166
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	198	8	7512224

Component Condition Report | Avon-Lenox High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, Ceramic Tile	180 SF	27	7512195
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	29,738 SF	5	7512194
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	672 SF	6	7512174
C2030	Throughout building	Fair	Flooring, Quarry Tile	2,624 SF	10	7512149
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	29,946 SF	8	7512139
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,324 SF	5	7512131
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, High-End	1	7	7512130
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	7	7512212
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	17	7512234
D1010	Multipurpose room	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	12	7512216
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	17	7512184
D2010	Maintenance room	Fair	Water Heater, Electric, Residential	1	6	7512241
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	7	7512214
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	33,242 SF	8	7512157
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	17	7512197
D2010	Restrooms	Fair	Urinal, Standard	4	17	7512153
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	7	7512204
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	17	7512112
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	7512245
D2010	nurses office	Fair	Shower, Fiberglass	1	8	7512132
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	17	7512179
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	14	8	7512225
D2010	Maintenance room	Fair	Sink/Lavatory, Service Sink, Floor	1	22	7512114

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	5	15	7512209
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	6	7512210
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	7512137
D2010	nurses office	Fair	Water Heater, Electric, Commercial (12 kW)	1	3	7512198
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	7512142
HVAC						
D3020	Stairwell	Fair	Unit Heater, Electric, 3 to 5 KW	1	7	7512135
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	2	7512168
D3020	Mechanical room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	8	7512156
D3020	Kitchen	Fair	Unit Heater, Electric, 3 to 5 KW	1	7	7512205
D3020	Stairwell	Fair	Unit Heater, Electric	1	8	7512164
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512238
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512183
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	7512141
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512160
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512185
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512136
D3030	Building exterior	Poor	Chiller, Air-Cooled	1	1	7512167
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512199
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	2	7512213
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	7512127
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7512217
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7512206
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	8	7512201
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7512220

Component Condition Report | Avon-Lenox High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7512244
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	28	7	7512196
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7512143
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,283 SF	17	7512133
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	6	7512170
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	6	7512163
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	7	7512147
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	5	7512175
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7512129
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	10	7512161
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1	10	7512237
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1	10	7512171
D5020	Electrical room	Good	Distribution Panel, 120/208 V [L1A SECT 2]	1	17	7512117
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [MDP2]	1	10	7512207
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	6	7512134
D5020	Electrical room	Good	Distribution Panel, 277/480 V [H1A]	1	17	7512232
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [L1A SECT 1]	1	17	7512125
D5020	Office 213	Fair	Secondary Transformer, Dry, Stepdown	1	17	7512128
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	17	7512218
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	8	7512155
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	10	7512219
D5020	Building exterior	Fair	Distribution Panel, 120/240 V	1	8	7512186
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	33,242 SF	27	7512115

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	33,242 SF	7	7512151
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	7	5	7512211
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	16	5	7512152
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	33,242 SF	8	7512236
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	33,242 SF	7	7512120
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	7512215
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7512192
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7512116
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	7512193
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	6	7512235
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	6	7512202
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7512138
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7512162
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	7512203
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	7512240
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7512200
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7512154
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7512159
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	7512227
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7512169
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7512223
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	7	7512189
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7512221

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7512208
E1040	Main Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7512150
E1060	nurses office	Good	Residential Appliances, Clothes Dryer	1	11	7512239
E1060	Mechanical room	Fair	Residential Appliances, Clothes Dryer	1	4	7512182
E1060	Mechanical room	Failed	Residential Appliances, Washer	1	1	7512140
E1060	nurses office	Good	Residential Appliances, Washer	1	10	7512228
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	7	7512176
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	24,924 SF	23	7512165
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,924 SF	3	7512190
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,200 SF	17	7512243
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	22 LF	37	7512148
G2030	Site	Fair	Site Stairs & Ramps, Ramp, Concrete (per LF of nosing)	40 LF	10	7512113
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	2,880 SF	10	7512158
G2030	Site	Good	Site Ramps, Steps, Concrete (per LF of nosing)	40 LF	37	7512181
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	12	7512229
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	12	7512222
Sitework						
G2060	Site	Fair	Bollard, Concrete or Metal	9	6	7512180
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	7	7512124
G2060	Site	Fair	Flagpole, Metal	1	8	7512121
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	140 LF	27	7512246
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	7	7512122
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	7	7512233

Component Condition Report | Avon-Lenox High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	5	7	7512191
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	7	7512248
Follow-up Studies						
P2030	Roof	NA	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7512126

Appendix F:
Replacement Reserves

Replacement Reserves Report

Avon-Lenox High School

5/13/2024

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
Avon-Lenox High School	$9,475	$124,476	$148,314	$49,299	$5,009	$125,486	$104,444	$1,169,908	$985,967	$6,263	$293,581	$900	$792,171	$73,421	$0	$1,752,293	$45,205	$835,435	$19,094	$7,803	$60,685	**$6,609,227**
Grand Total	**$9,475**	**$124,476**	**$148,314**	**$49,299**	**$5,009**	**$125,486**	**$104,444**	**$1,169,908**	**$985,967**	**$6,263**	**$293,581**	**$900**	**$792,171**	**$73,421**	**$0**	**$1,752,293**	**$45,205**	**$835,435**	**$19,094**	**$7,803**	**$60,685**	**$6,609,227**

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
B1080	Site	7512118	Stairs, Concrete, Exterior, Replace	50	42	8	144	SF	$55.00	$7,920									$7,920													**$7,920**
B1080	Throughout building	7512145	Stairs, Metal or Pan-Filled, Interior, Replace	50	37	13	360	SF	$48.00	$17,280														$17,280								**$17,280**
B1080	Site	7512146	Stair/Ramp Rails, Metal, Repair	0	1	0	45	LF	$55.00	$2,475	$2,475																					**$2,475**
B2010	Building Exterior	7512178	Exterior Walls, Concrete Tilt-Up, Replace	50	40	10	600	SF	$22.00	$13,200											$13,200											**$13,200**
B2010	Building Exterior	7512144	Exterior Walls, Brick, Replace	50	35	15	19945	SF	$53.00	$1,057,085																$1,057,085						**$1,057,085**
B2020	Building Exterior	7512119	Glazing, any type by SF, Replace	30	13	17	5824	SF	$55.00	$320,320																	$320,320					**$320,320**
B2020	Building Exterior	7512187	Storefront, Glazing & Framing, Replace	30	13	17	120	SF	$55.00	$6,600																	$6,600					**$6,600**
B2050	Building Exterior	7512173	Exterior Door, Aluminum-Framed & Partially Glazed, Standard Swing, Replace	30	25	5	10	EA	$1,300.00	$13,000						$13,000																**$13,000**
B2050	Building Exterior	7512177	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	13	17	2	EA	$1,300.00	$2,600																	$2,600					**$2,600**
B3010	Roof	7512242	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	20324	SF	$17.00	$345,508								$345,508														**$345,508**
B3020	Roof	7512172	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	1042	LF	$9.00	$9,378								$9,378														**$9,378**
C1010	Throughout building	7512123	Interior Wall, Concrete Block (CMU), Replace	50	38	12	19945	SF	$20.00	$398,900													$398,900									**$398,900**
C1070	Throughout building	7512231	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	29918	SF	$3.50	$104,713													$104,713									**$104,713**
C1090	Restrooms	7512166	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	20	EA	$750.00	$15,000								$15,000														**$15,000**
C1090	Throughout building	7512224	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	198	EA	$500.00	$99,000									$99,000													**$99,000**
C2010	Throughout building	7512194	Wall Finishes, any surface, Prep & Paint	10	5	5	29738	SF	$1.50	$44,607						$44,607										$44,607						**$89,214**
C2030	Throughout building	7512149	Flooring, Quarry Tile, Replace	50	40	10	2624	SF	$26.00	$68,224											$68,224											**$68,224**
C2030	Throughout building	7512139	Flooring, Vinyl Tile (VCT), Replace	15	7	8	29946	SF	$5.00	$149,730									$149,730													**$149,730**
C2030	Throughout building	7512174	Flooring, Carpet, Commercial Standard, Replace	10	4	6	672	SF	$7.50	$5,040							$5,040										$5,040					**$10,080**
C2050	Throughout building	7512131	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3324	SF	$2.00	$6,648						$6,648										$6,648						**$13,296**
D1010	Elevator	7512130	Elevator Cab Finishes, High-End, Replace	20	13	7	1	EA	$16,000.00	$16,000								$16,000														**$16,000**
D1010	Elevator Room	7512212	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	$5,000.00	$5,000								$5,000														**$5,000**
D1010	Elevator Room	7512234	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	13	17	1	EA	$55,000.00	$55,000																	$55,000					**$55,000**
D1010	Multipurpose room	7512216	Vertical Lift, Wheelchair, 5' Rise, Install	25	13	12	1	EA	$25,000.00	$25,000													$25,000									**$25,000**
D2010	nurses office	7512198	Water Heater, Electric, Commercial (12 kW), Replace	20	17	3	1	EA	$12,400.00	$12,400				$12,400																		**$12,400**
D2010	Maintenance room	7512241	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	$650.00	$650							$650															**$650**
D2010	Mechanical room	7512245	Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	$13,600.00	$13,600								$13,600														**$13,600**
D2010	Mechanical room	7512137	Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	$13,600.00	$13,600								$13,600														**$13,600**
D2010	Mechanical room	7512142	Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	$13,600.00	$13,600								$13,600														**$13,600**
D2010	Kitchen	7512204	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	13	7	1	EA	$12,400.00	$12,400								$12,400														**$12,400**
D2010	Mechanical room	7512210	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,100.00	$1,100							$1,100															**$1,100**
D2010	Throughout building	7512157	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	33242	SF	$11.00	$365,662									$365,662													**$365,662**
D2010	Mechanical room	7512214	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	1	EA	$1,400.00	$1,400								$1,400														**$1,400**
D2010	nurses office	7512132	Shower, Fiberglass, Replace	20	12	8	1	EA	$1,600.00	$1,600									$1,600													**$1,600**
D2010	Restrooms	7512225	Toilet, Commercial Water Closet, Replace	30	22	8	14	EA	$1,300.00	$18,200									$18,200													**$18,200**
D2010	Throughout building	7512209	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	0	15	5	EA	$1,200.00	$6,000																$6,000						**$6,000**
D2010	Kitchen	7512184	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
D2010	Kitchen	7512197	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	$2,100.00	$2,100																	$2,100					**$2,100**
D2010	Restrooms	7512153	Urinal, Standard, Replace	30	13	17	4	EA	$1,100.00	$4,400																	$4,400					**$4,400**
D2010	Throughout building	7512112	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	4	EA	$1,200.00	$4,800																	$4,800					**$4,800**
D2010	Restrooms	7512179	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	16	EA	$1,500.00	$24,000																	$24,000					**$24,000**
D3020	Mechanical room	7512168	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$135,000.00	$135,000			$135,000																			**$135,000**
D3020	Stairwell	7512135	Unit Heater, Electric, 3 to 5 KW, Replace	20	13	7	1	EA	$1,800.00	$1,800								$1,800														**$1,800**
D3020	Kitchen	7512205	Unit Heater, Electric, 3 to 5 KW, Replace	20	13	7	1	EA	$1,800.00	$1,800								$1,800														**$1,800**

Replacement Reserves Report

Avon-Lenox High School

5/13/2024

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
D3020	Stairwell	7512164	Unit Heater, Electric, Replace	20	12	8	1	EA	$2,200.00	$2,200									$2,200													**$2,200**
D3020	Mechanical room	7512156	Boiler Supplemental Components, Shot Feed Tank, Replace	30	22	8	1	EA	$1,520.00	$1,520									$1,520													**$1,520**
D3030	Building exterior	7512167	Chiller, Air-Cooled, Replace	25	24	1	1	EA	$120,000.00	$120,000		$120,000																				**$120,000**
D3030	Building exterior	7512213	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800				**$9,600**
D3030	Building exterior	7512183	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512185	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512136	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512199	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512127	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512160	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512238	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Building exterior	7512141	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$4,800.00	$4,800										$4,800												**$4,800**
D3050	Mechanical room	7512201	Supplemental Components, Air Separator, HVAC, Replace	15	7	8	1	EA	$7,300.00	$7,300									$7,300													**$7,300**
D3050	Roof	7512217	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Roof	7512206	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Roof	7512220	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Roof	7512244	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
D3050	Building exterior	7512143	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$25,000.00	$25,000								$25,000														**$25,000**
D3050	Throughout building	7512196	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	28	EA	$3,840.00	$107,520								$107,520														**$107,520**
D3050	Throughout building	7512133	HVAC System, Ductwork, Medium Density, Replace	30	13	17	2283	SF	$4.00	$9,132																		$9,132				**$9,132**
D3060	Roof	7512170	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	7512163	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D4010	Kitchen	7512147	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	10	LF	$400.00	$4,000								$4,000														**$4,000**
D4030	Throughout building	7512175	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	15	EA	$150.00	$2,250						$2,250										$2,250						**$4,500**
D4030	Kitchen	7512129	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300						**$600**
D5010	Building exterior	7512161	Generator, Diesel, Replace	25	15	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D5010	Mechanical room	7512237	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$8,500.00	$8,500											$8,500											**$8,500**
D5010	Mechanical room	7512171	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$12,750.00	$12,750											$12,750											**$12,750**
D5020	Building exterior	7512155	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$20,000.00	$20,000									$20,000													**$20,000**
D5020	Office 213	7512128	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																		$7,600				**$7,600**
D5020	Electrical room	7512218	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																		$10,000				**$10,000**
D5020	Mechanical room	7512134	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$8,000.00	$8,000							$8,000															**$8,000**
D5020	Building exterior	7512186	Distribution Panel, 120/240 V, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000													**$10,000**
D5020	Mechanical room	7512207	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$4,000.00	$4,000											$4,000											**$4,000**
D5020	Mechanical room	7512219	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D5020	Electrical room	7512232	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	$4,500.00	$4,500																		$4,500				**$4,500**
D5020	Electrical room	7512117	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	$3,000.00	$3,000																		$3,000				**$3,000**
D5020	Electrical room	7512125	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	$4,500.00	$4,500																		$4,500				**$4,500**
D5040	Throughout building	7512211	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	7	EA	$220.00	$1,540						$1,540										$1,540						**$3,080**
D5040	Throughout building	7512152	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	16	EA	$300.00	$4,800						$4,800										$4,800						**$9,600**
D5040	Throughout building	7512151	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	33242	SF	$5.00	$166,210								$166,210														**$166,210**
D7030	Throughout building	7512236	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	33242	SF	$2.00	$66,484									$66,484													**$66,484**
D7050	Throughout building	7512120	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	33242	SF	$3.00	$99,726								$99,726														**$99,726**
D7050	Main Office	7512215	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
E1030	Kitchen	7512193	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	$21,500.00	$21,500				$21,500										$21,500								**$43,000**
E1030	Kitchen	7512240	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	$3,800.00	$3,800					$3,800														$3,800			**$7,600**
E1030	Kitchen	7512235	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	7512202	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	7512200	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	$4,700.00	$4,700							$4,700															**$4,700**

Replacement Reserves Report

Avon-Lenox High School

5/13/2024

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	7512154	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,700.00	$2,700							$2,700															**$2,700**
E1030	Kitchen	7512208	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	$4,700.00	$4,700							$4,700															**$4,700**
E1030	Kitchen	7512116	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	7512162	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	7512221	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Kitchen	7512138	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	$6,800.00	$6,800							$6,800															**$6,800**
E1030	Kitchen	7512223	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
E1030	Kitchen	7512192	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Kitchen	7512159	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
E1030	Kitchen	7512169	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,400.00	$6,400								$6,400														**$6,400**
E1030	Kitchen	7512189	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	8	7	1	EA	$6,800.00	$6,800								$6,800														**$6,800**
E1030	Kitchen	7512203	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	$4,500.00	$4,500											$4,500											**$4,500**
E1030	Kitchen	7512227	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	$4,500.00	$4,500											$4,500											**$4,500**
E1040	Main Lobby	7512150	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500									$1,500							**$3,000**
E1060	Mechanical room	7512140	Residential Appliances, Washer, Replace	15	14	1	1	EA	$850.00	$850		$850															$850					**$1,700**
E1060	Mechanical room	7512182	Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	$650.00	$650					$650															$650		**$1,300**
E1060	nurses office	7512228	Residential Appliances, Washer, Replace	15	5	10	1	EA	$850.00	$850											$850											**$850**
E1060	nurses office	7512239	Residential Appliances, Clothes Dryer, Replace	15	4	11	1	EA	$650.00	$650												$650										**$650**
E2010	Throughout building	7512176	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	30	LF	$300.00	$9,000								$9,000														**$9,000**
G2020	Site	7512190	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	24924	SF	$0.45	$11,216				$11,216					$11,216					$11,216					$11,216			**$44,863**
G2030	Site	7512158	Sidewalk, Concrete, Small Areas/Sections, Replace	50	40	10	2880	SF	$20.00	$57,600											$57,600											**$57,600**
G2030	Site	7512243	Sidewalk, Brick/Masonry Pavers, Replace	30	13	17	1200	SF	$33.00	$39,600																	$39,600					**$39,600**
G2030	Site	7512113	Site Stairs & Ramps, Ramp, Concrete (per LF of nosing), Replace	50	40	10	40	LF	$33.20	$1,328											$1,328											**$1,328**
G2050	Site	7512229	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	2	EA	$9,500.00	$19,000													$19,000									**$19,000**
G2050	Site	7512222	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	1	EA	$8,000.00	$8,000													$8,000									**$8,000**
G2060	Site	7512124	Picnic Table, Metal Powder-Coated, Replace	20	13	7	3	EA	$700.00	$2,100								$2,100														**$2,100**
G2060	Site	7512122	Park Bench, Metal Powder-Coated, Replace	20	13	7	2	EA	$700.00	$1,400								$1,400														**$1,400**
G2060	Site	7512121	Flagpole, Metal, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500													**$2,500**
G2060	Site	7512180	Bollard, Concrete or Metal, Replace	30	24	6	9	EA	$1,000.00	$9,000							$9,000															**$9,000**
G4050	Site	7512248	Floodlights, Floodlights, 90 W, Replace/Install	20	13	7	2	EA	$1,200.00	$2,400								$2,400														**$2,400**
G4050	Building exterior	7512233	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	2	EA	$600.00	$1,200								$1,200														**$1,200**
G4050	Building exterior	7512191	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	13	7	5	EA	$800.00	$4,000								$4,000														**$4,000**
P2030	Roof	7512126	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	1	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
Totals, Unescalated											**$9,475**	**$120,850**	**$139,800**	**$45,116**	**$4,450**	**$108,245**	**$87,470**	**$951,242**	**$778,332**	**$4,800**	**$218,452**	**$650**	**$555,613**	**$49,996**	**$0**	**$1,124,730**	**$28,170**	**$505,452**	**$11,216**	**$4,450**	**$33,600**	**$4,782,108**
Totals, Escalated (3.0% inflation, compounded annually)											**$9,475**	**$124,476**	**$148,314**	**$49,299**	**$5,009**	**$125,486**	**$104,444**	**$1,169,908**	**$985,967**	**$6,263**	**$293,581**	**$900**	**$792,171**	**$73,421**	**$0**	**$1,752,293**	**$45,205**	**$835,435**	**$19,094**	**$7,803**	**$60,685**	**$6,609,227**

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	7512212	D1010	**Elevator Controls**	Automatic, 1 Car		Avon-Lenox High School	Elevator Room	ThyssenKrupp	Inaccessible	Inaccessible	2011		
2	7512234	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Avon-Lenox High School	Elevator Room	ThyssenKrupp	EP6020A	EAW815	2011		
3	7512216	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Avon-Lenox High School	Multipurpose room	Garaventa Lift	No dataplate	No dataplate	2011		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512245	D2010	**Pump**	Circulation/Booster, Domestic Water	25 HP	Avon-Lenox High School	Mechanical room	Bell & Gossett	Inaccessible	Inaccessible			
2	7512137	D2010	**Pump**	Circulation/Booster, Domestic Water	25 HP	Avon-Lenox High School	Mechanical room	Bell & Gossett	Inaccessible	Inaccessible			
3	7512142	D2010	**Pump**	Circulation/Booster, Domestic Water	25 HP	Avon-Lenox High School	Mechanical room	Bell & Gossett	Inaccessible	Inaccessible			
4	7512198	D2010	**Water Heater**	Electric, Commercial (12 kW)	50 GAL	Avon-Lenox High School	nurses office	Ruud	ES50-18-G-1	RR 0907E00779	2007		
5	7512241	D2010	**Water Heater**	Electric, Residential	19 GAL	Avon-Lenox High School	Maintenance room	Bradford White	ID20L33B090	HK15643047	2015		
6	7512204	D2010	**Water Heater**	Gas, Commercial (125 MBH), 75 to 99 GAL	91 GAL	Avon-Lenox High School	Kitchen	Rheem	G91-200	URNG 0999G05262			
7	7512210	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Avon-Lenox High School	Mechanical room	Watts	ASSE 1013	No dataplate			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512168	D3020	**Boiler**	Gas, HVAC	3500 MBH	Avon-Lenox High School	Mechanical room	Cleaver-Brooks	FLX	BT-9850			
2	7512164	D3020	**Unit Heater**	Electric	10 KW	Avon-Lenox High School	Stairwell	TPI Corp	F3423T				
3	7512135	D3020	**Unit Heater**	Electric, 3 to 5 KW	3 KW	Avon-Lenox High School	Stairwell	TPI Corp	F3423T	No dataplate	2011		
4	7512205	D3020	**Unit Heater**	Electric, 3 to 5 KW	3 KW	Avon-Lenox High School	Kitchen	TPI Corp	F3423T	No dataplate	2011		
5	7512167	D3030	**Chiller**	Air-Cooled	100 TON	Avon-Lenox High School	Building exterior	McQuay	AGZ100DHHNN-ERI0	STNU110500159			
6	7512238	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RZQ18PVJU9	AC00338			

7	7512183	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	Inaccessible	Inaccessible				
8	7512141	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RZQ18PVJU8	A001806	2018			
9	7512160	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RZQ18PVJU9	A000334				
10	7512185	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RZQ18PVJU9	A004755	2014			
11	7512136	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	Inaccessible	Inaccessible				
12	7512199	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RZQ18PVJU9	A000325				
13	7512213	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	RX18FVJU	E004374	2011			
14	7512127	D3030	**Split System Ductless**	Single Zone	1.5 TON	Avon-Lenox High School	Building exterior	Daikin Industries	Inaccessible	Inaccessible				
15	7512196	D3050	**Fan Coil Unit**	Hydronic Terminal	1800 CFM	Avon-Lenox High School	Throughout building	Inaccessible	Inaccessible	Inaccessible	2011			28
16	7512217	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Avon-Lenox High School	Roof	McQuay	No dataplate	No dataplate	2011			
17	7512206	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Avon-Lenox High School	Roof	McQuay	No dataplate	No dataplate	2011			
18	7512220	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Avon-Lenox High School	Roof	McQuay	No dataplate	No dataplate	2011			
19	7512244	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Avon-Lenox High School	Roof	McQuay	No dataplate	No dataplate	2011			
20	7512143	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	Avon-Lenox High School	Building exterior	McQuay	MPS012BGDM25D	2P7871ADAAF221105597	2011			
21	7512170	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3670 CFM	Avon-Lenox High School	Roof	Inaccessible	Inaccessible	Inaccessible				
22	7512163	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3500 CFM	Avon-Lenox High School	Roof	Inaccessible	Inaccessible	Inaccessible				

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512147	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Avon-Lenox High School	Kitchen				2011		10
2	7512175	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Avon-Lenox High School	Throughout building						15
3	7512129	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Avon-Lenox High School	Kitchen						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7512161	D5010	**Generator**	Diesel	46.9 KW	Avon-Lenox High School	Building exterior	Cummins	GGHF 1512049	K090055485	2009	
2	7512237	D5010	**Automatic Transfer Switch**	ATS	125 AMP	Avon-Lenox High School	Mechanical room	Cummins	0TPCB-1512047	J090042981	2009	
3	7512171	D5010	**Automatic Transfer Switch**	ATS	125 AMP	Avon-Lenox High School	Mechanical room	Cummins	0TPCA-1512045	J090042943	2009	
4	7512128	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Avon-Lenox High School	Office 213	GE	9T96C9873G03	No dataplate	2011	
5	7512218	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Avon-Lenox High School	Electrical room	GE	9T96C9874G03	No dataplate	2011	
6	7512155	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Avon-Lenox High School	Building exterior	GE	9T96C9876G03	No dataplate		
7	7512134	D5020	**Distribution Panel**	120/208 V	800 AMP	Avon-Lenox High School	Mechanical room	General Electric	CCB	No dataplate		
8	7512219	D5020	**Distribution Panel**	120/208 V	225 AMP	Avon-Lenox High School	Mechanical room	Square D	12276344630030001	No dataplate		
9	7512186	D5020	**Distribution Panel**	120/240 V	800 AMP	Avon-Lenox High School	Building exterior	GE	Inaccessible	Inaccessible		
10	7512232	D5020	**Distribution Panel** [H1A]	277/480 V	225 AMP	Avon-Lenox High School	Electrical room	GE	AEF3422MTX	No dataplate	2011	
11	7512125	D5020	**Distribution Panel** [L1A SECT 1]	277/480 V	225 AMP	Avon-Lenox High School	Electrical room	GE	AQF3302ABX	No dataplate	2011	
12	7512117	D5020	**Distribution Panel** [L1A SECT 2]	120/208 V	225 AMP	Avon-Lenox High School	Electrical room	GE	AQF3302MTX	No dataplate	2011	
13	7512207	D5020	**Distribution Panel** [MDP2]	120/208 V	300 AMP	Avon-Lenox High School	Mechanical room	Square D	12276344630010001	No dataplate		
14	7512211	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Avon-Lenox High School	Throughout building					7
15	7512152	D5040	**Emergency & Exit Lighting**	Exit Sign/Emergency Combo, LED		Avon-Lenox High School	Throughout building					16

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512215	D7050	**Fire Alarm Panel**	Fully Addressable		Avon-Lenox High School	Main Office	Simplex	4010	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512116	E1030	**Foodservice Equipment**	Convection Oven, Double		Avon-Lenox High School	Kitchen	Blodgett	SH0-100-G	120115CR026T			
2	7512162	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Avon-Lenox High School	Kitchen		D0MC-164-A	16110815			

3	7512193	E1030	**Foodservice Equipment**	Dishwasher Commercial	Avon-Lenox High School	Kitchen				
4	7512203	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Avon-Lenox High School	Kitchen	Econovent	AGKd 10'0" x 5'0" x 2'6"	V19118	2019
5	7512227	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Avon-Lenox High School	Kitchen	Econovent	AGKd 10'0" x 5'0" x 2'6"	V19118	2019
6	7512221	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Avon-Lenox High School	Kitchen	FWE	No dataplate	No dataplate	
7	7512138	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	Avon-Lenox High School	Kitchen	Migali	Inaccessible	Inaccessible	
8	7512189	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	Avon-Lenox High School	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible	
9	7512240	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	Avon-Lenox High School	Kitchen	No dataplate	No dataplate	No dataplate	
10	7512223	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Avon-Lenox High School	Kitchen	Ice-O-Matic	ICE0320HA5	15101280013872	2015
11	7512200	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	Avon-Lenox High School	Kitchen	Eagle Group	HTS50B-NGS	1108990110	
12	7512208	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	Avon-Lenox High School	Kitchen	No dataplate	No dataplate	No dataplate	
13	7512192	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner	Avon-Lenox High School	Kitchen	Southbend	No dataplate	No dataplate	
14	7512154	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Avon-Lenox High School	Kitchen	Arctic Air	Inaccessible	Inaccessible	
15	7512159	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Avon-Lenox High School	Kitchen	Migali	Inaccessible	Inaccessible	
16	7512169	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Avon-Lenox High School	Kitchen	Migali	Inaccessible	Inaccessible	
17	7512235	E1030	**Foodservice Equipment**	Steamer, Tabletop	Avon-Lenox High School	Kitchen	ACCUTEMP	N61201D06000200	48903	
18	7512202	E1030	**Foodservice Equipment**	Steamer, Tabletop	Avon-Lenox High School	Kitchen	ACCUTEMP	N61201D06000200	48904	
19	7512150	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Avon-Lenox High School	Main Lobby				