

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Balmoral Elementary
5905 Grosvenor Avenue
Memphis, Tennessee 38119

PREPARED BY:

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

BV CONTACT:

Andrew Hupp
Program Manager
800.733.0660 x7296632
andy.hupp@bureauveritas.com

BV PROJECT #:

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DATE OF REPORT:

September 30, 2024

ON SITE DATE:

August 26, 2024

Bureau Veritas

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

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	5905 Grosvenor Avenue, Memphis, Tennessee 38119
Site Developed	1970
Site Area	10 acres (estimated)
Parking Spaces	42 total spaces all in open lots; 0 of which are marked as accessible
Building Area	38,940 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 26, 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)	Mr. Wooten 901-848-8252 phone
Assessment and Report Prepared By	Christopher Monteleone
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

The original 38,940 square foot school was built in 1970. There is no information on renovations. The building houses an elementary school.

Architectural

The primary roof is finished using single-ply PVC/TPO membrane and was installed in 2000. The TPO looks to be in good condition. Minor dirt and debris have accumulated on the roof in the corners and near the roof drains. Maintenance should continue inspect the roofs periodically and discard wind-blown debris. No recent deficiencies were reported or observed. No staining or mold was observed. The exterior walls are concrete tilt-up with steel window frames. The interior flooring is mainly VCT. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the HVAC system components are within their expected useful life. Heating and cooling in all areas is conducted by multiple Roof Top Units that feed interior above-ceiling ducting. The equipment technology is up to date and functions without issue.

A 2000-amp main switchboard provides electrical service to the building. The facility lighting utilizes florescent technology in troffers and ceiling mounted light fixtures. The building is without an emergency back-up system.

The domestic water service within the building is well maintained, with no evidence of leaks observed. Domestic hot water is supplied by a commercial gas water heater installed in 2014, which is within ten years of its expected useful life. The plumbing fixtures in the restrooms show very little wear.

The fire protection system consists of a hard-wired fire alarm system. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building is not equipped with a fire suppression system. The commercial kitchen exhaust hood is equipped with an automatic extinguishing system.

The school is protected by security systems with a general surveillance system with surface-mounted cameras located in hallways and on exterior walls.

The commercial kitchen contains a variety of foodservice equipment with no deficiencies observed. Future lifecycle replacements are anticipated and appear in the cost tables.

Site

The school is situated in a residential neighborhood. The asphalt parking areas and driveways are in poor condition. There are two playgrounds, one on the east side and one on the west side of the building. The play surface of the west side playground has significant deterioration. There is an asphalt basketball court to the west side of the school that is in poor condition. A concrete sidewalk runs along the front elevation to the parking areas. The grass areas are showing signs of wear. Re-seeding should be budgeted. Site lighting is a mix of pole-mounted metal halide and wall packs and is reported as inadequate for the building's needs. Landscaping consists of grassy areas surrounding the school. There are four modular classrooms on the south side of the building that are now used as storage.

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.

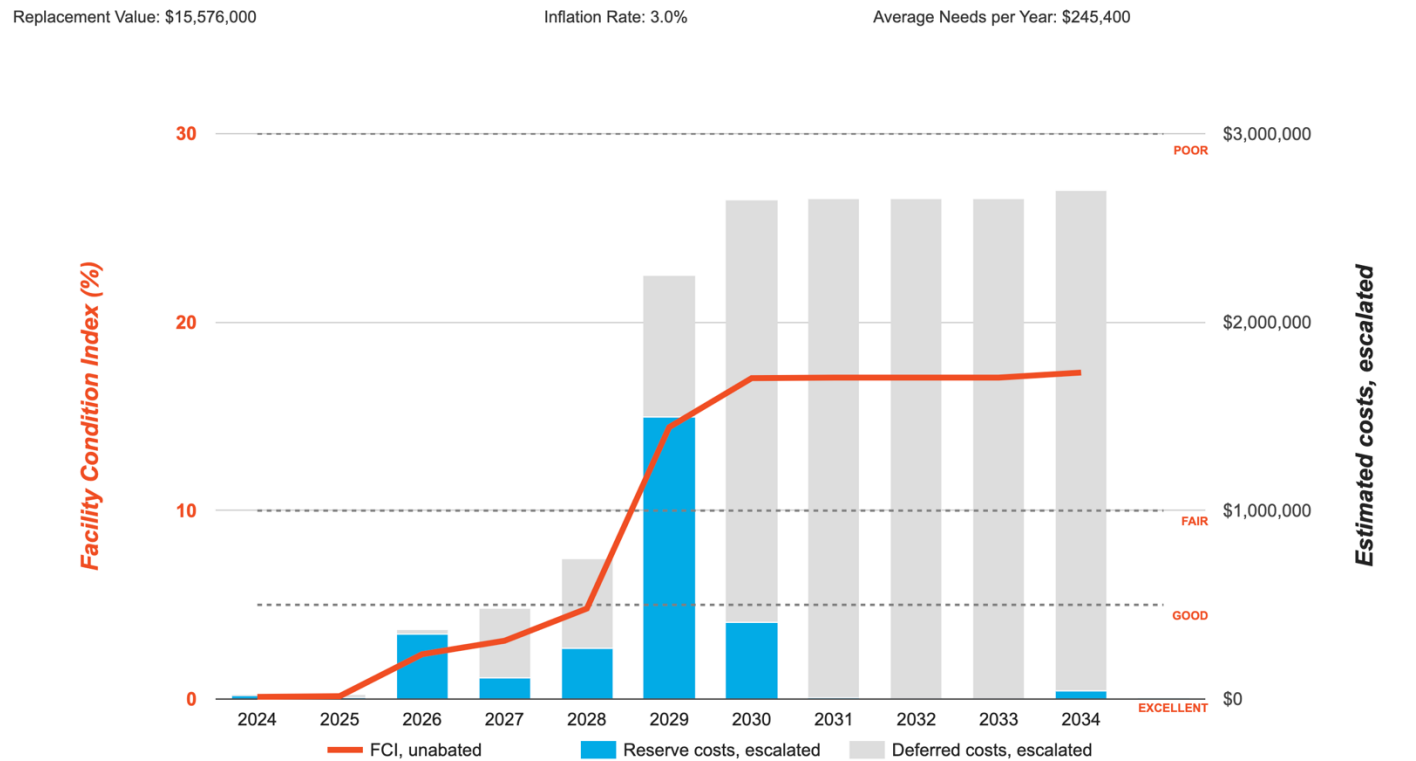
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Balmoral Elementary(1970)			
Replacement Value	Total SF	Cost/SF	
\$ 15,576,000	38,940	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 18,500		0.1 %
3-Year	\$ 481,600		3.1 %
5-Year	\$ 2,247,500		14.4 %
10-Year	\$ 2,698,400		17.3 %

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: Balmoral Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Balmoral Elementary	2	\$18,500
Total	2	\$18,500

Balmoral Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8086667	Balmoral Elementary	East side of building	B1010	Structural Elements, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$11,000
8130904	Balmoral Elementary		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (2 items)							\$18,500

Key Findings



Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Balmoral Elementary Site

Unifomat Code: G2050

Recommendation: **Replace in 2025**

Priority Score: **91.8**

Plan Type: Safety

Cost Estimate: \$4,000

\$\$\$\$

Engineered Wood chips are significantly deteriorated. 90 percent of the play surface is now bare soil. - AssetCALC ID: 8086701



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Balmoral Elementary Site

Unifomat Code: G2050

Recommendation: **Seal and Stripe in 2025**

Priority Score: **91.8**

Plan Type: Safety

Cost Estimate: \$1,600

\$\$\$\$

Asphalt basketball court has significant deterioration. Uneven surfaces and separation of asphalt is a safety issue. - AssetCALC ID: 8086689



Structural Elements in Poor condition.

any type, Repairs per Man-Day
Balmoral Elementary East side of building

Unifomat Code: B1010

Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000

\$\$\$\$

Doors and entryway have major paint deterioration and moderate surface corrosion. - AssetCALC ID: 8086667



Parking Lots in Poor condition.

Pavement, Asphalt
Balmoral Elementary Site

Unifomat Code: G2020

Recommendation: **Overlay in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$58,000

\$\$\$\$

Driveways and parking areas have degraded to the point that they are predominantly potholes and gravel. - AssetCALC ID: 8086705



Sports Apparatus in Poor condition.

Basketball, Backboard/Rim/Pole
Balmoral Elementary Site

Unifomat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,000

\$\$\$\$

Unit has moderate corrosion on 80 percent of its surface and support structure. - AssetCALC ID: 8086740

No photo

Modernization recommendation

Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Balmoral Elementary Throughout

Unifomat Code: D4010
Recommendation: **Install in 2028**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$194,700

\$\$\$\$

Balmoral School has no building fire suppression systems. - AssetCALC ID: 8122049

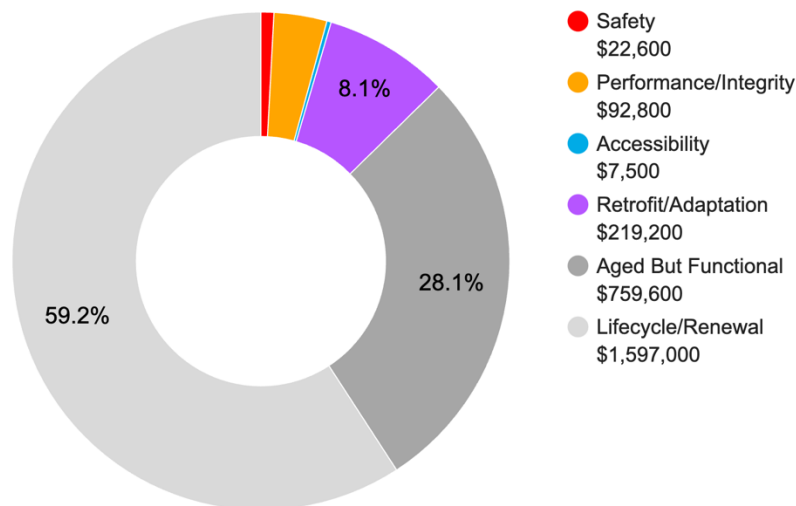
Plan Types

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: \$2,698,700

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Metal Windows: Steel	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: painted CMU Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: RTUs Supplemental components: electric unit heaters	Fair
Fire Suppression	Fire extinguishers only and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary		
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with pavement and adjacent concrete sidewalks	Poor
Site Development	Property entrance signage Playgrounds and sports fields and courts with bleachers Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: metal halide Building-mounted: metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Key Issues and Findings	Building lacks fire suppression, heavy asphalt wear, severe alligator cracking and potholes, inadequate site lighting.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$11,000	-	-	-	-	\$11,000
Facade	-	-	\$213,700	-	\$102,800	\$316,500
Roofing	-	-	\$767,400	-	-	\$767,400
Interiors	-	-	\$480,400	\$160,400	\$532,100	\$1,172,900
Plumbing	-	-	\$50,200	\$50,200	\$13,300	\$113,700
HVAC	-	\$17,400	-	-	\$574,500	\$591,900
Fire Protection	-	-	\$219,100	-	\$6,100	\$225,200
Electrical	-	\$127,300	\$120,300	\$153,000	\$215,400	\$615,900
Fire Alarm & Electronic Systems	-	-	-	-	\$20,800	\$20,800
Equipment & Furnishings	-	\$13,600	\$21,600	\$70,200	\$162,000	\$267,400
Special Construction & Demo	-	-	-	-	\$1,107,400	\$1,107,400
Site Development	-	\$46,100	\$4,500	\$17,100	\$39,100	\$106,700
Site Pavement	-	\$147,400	-	-	-	\$147,400
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$18,500	\$351,700	\$1,877,300	\$450,900	\$2,773,300	\$5,471,700

3. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the property's overall condition. Other areas accessed included 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 tables 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 1970. The facility has not since been substantially renovated.

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

A detailed follow-up accessibility study is a recommendation because potential moderate to major issues were observed 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 Balmoral Elementary, 5905 Grosvenor Avenue, Memphis, Tennessee 38119, 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: Chris Monteleone
Project Manager

Reviewed by:



Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632 p

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 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - BUILDING FACADE



6 - STRUCTURAL OVERVIEW

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



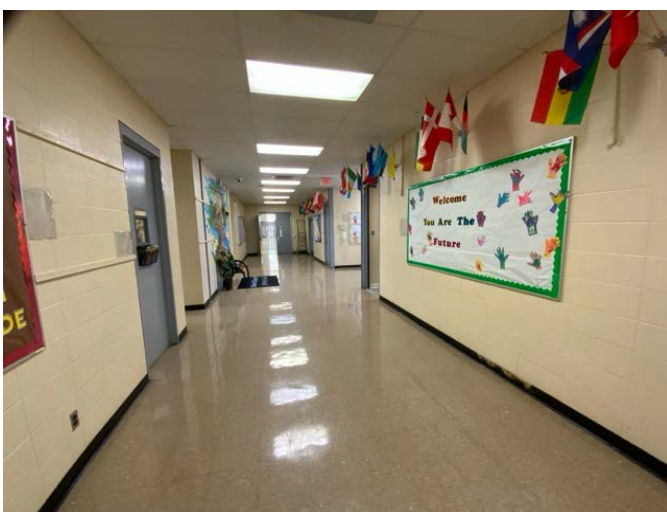
8 - DRAINAGE ELEMENTS



9 - LOBBY



10 - CLASSROOM



11 - HALLWAY



12 - GYMNASIUM

Photographic Overview



13 - MECHANICAL ROOM - PLUMBING



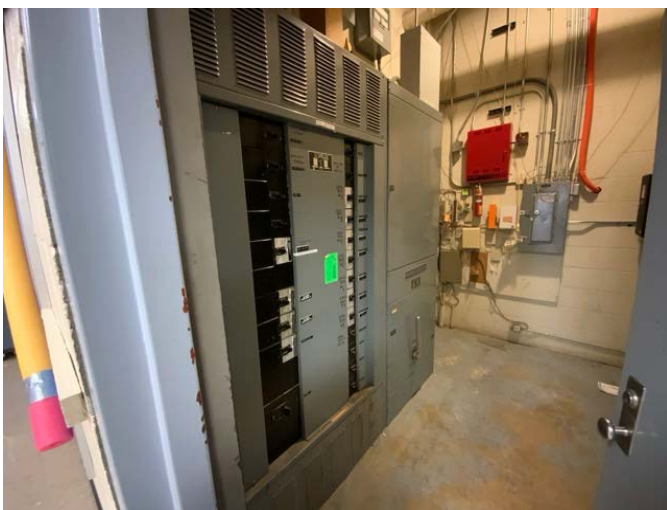
14 - RESTROOM FIXTURES



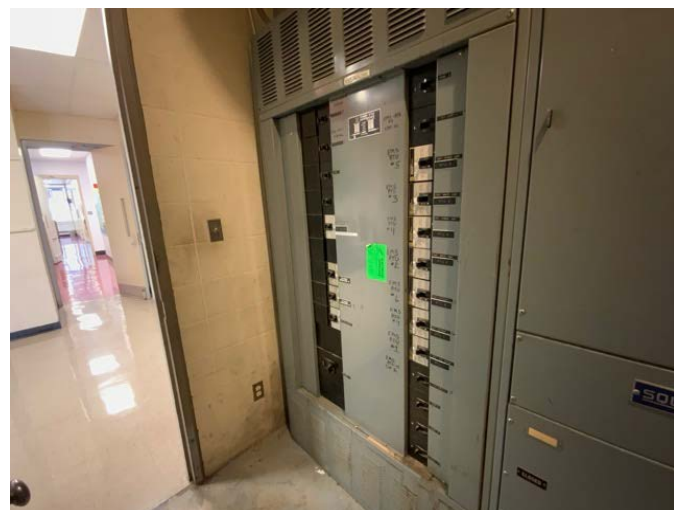
15 - HVAC



16 - SUPPLEMENTAL HVAC EQUIPMENT



17 - MAIN ELECTRICAL ROOM



18 - ELECTRICAL DISTRIBUTION

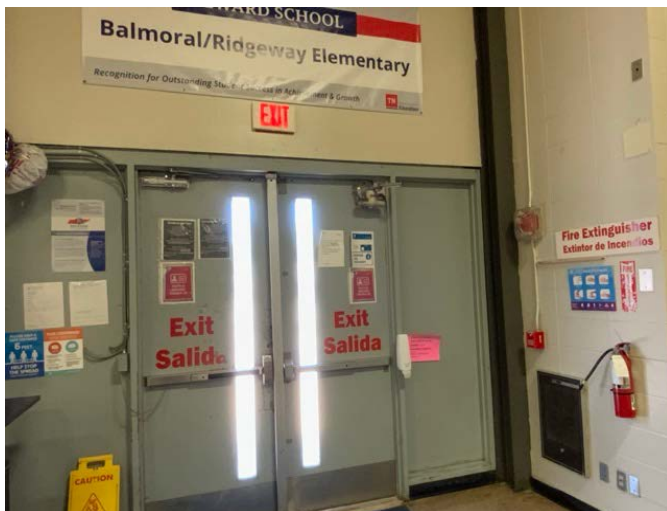
Photographic Overview



19 - EMERGENCY & EXIT LIGHTING



20 - FIRE ALARM PANEL



21 - FIRE EXTINGUISHER & ALARM DEVICE



22 - COMMERCIAL KITCHEN



23 - ANCILLARY BUILDING 1



24 - ANCILLARY BUILDING 2

Photographic Overview



25 - MAIN PARKING AREA



26 - SITE PAVEMENT



27 - SITE PAVEMENT



28 - PLAYGROUND



29 - PLAYGROUND



30 - SUN SHADE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-064.354

Source

Google

Project Name

Balmoral Elementary

On-Site Date

August 26, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Balmoral Elementary
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: Balmoral Elementary

BV Project Number: 163745.23R000-064.354

Facility History and Interview

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

Balmoral Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No Accessible parking	<input type="checkbox"/>
Exterior Route				<input checked="" type="checkbox"/>
Building Entrances				<input checked="" type="checkbox"/>
Interior Route		Stage not accessible		<input type="checkbox"/>
Elevators		NA		<input type="checkbox"/>
Public Restrooms			No grab bars, pipe wrap, faucet handles	<input type="checkbox"/>
Kitchens/Kitchenettes		NA		<input type="checkbox"/>
Playgrounds and Pools		No Accessible route		<input type="checkbox"/>

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

Balmoral Elementary Accessibility: Photographic Overview



1 - OVERVIEW OF PARKING AREA



2 - 2ND PARKING AREA



3 - PRIMARY PATH OF TRAVEL



4 - 2ND PATH OF TRAVEL

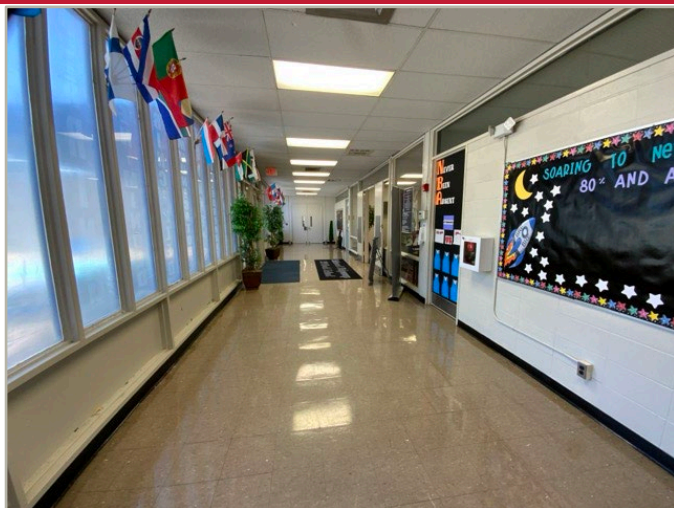


5 - MAIN ACCESSIBLE ENTRANCE

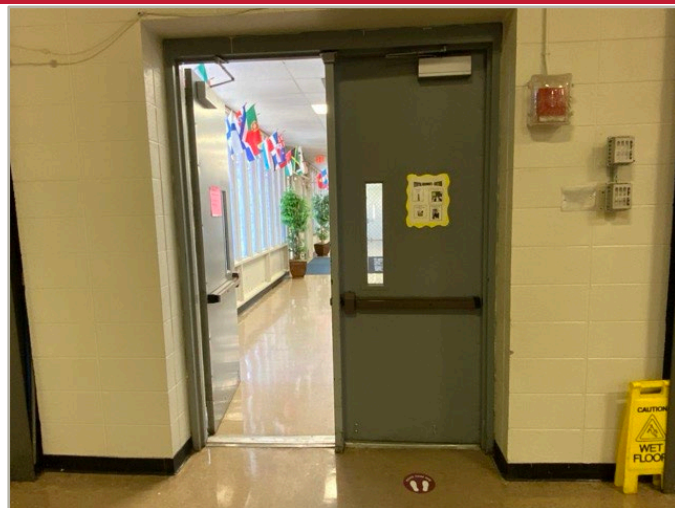


6 - DOOR HARDWARE

Balmoral Elementary Accessibility: Photographic Overview



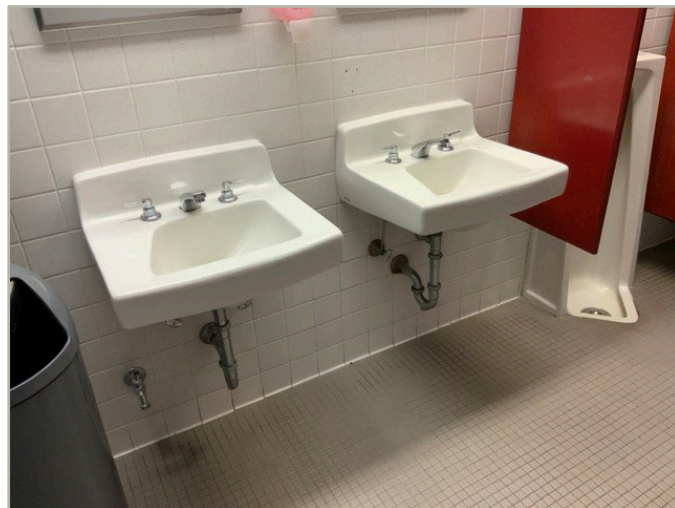
7 - ACCESSIBLE INTERIOR PATH



8 - DOOR HARDWARE



9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES



11 - ACCESSIBLE ROUTE TO PLAYGROUND



12 - OVERVIEW OF PLAYGROUND/POOL

Appendix E:

Component Condition Report

Component Condition Report | Balmoral Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	East side of building	Poor	Structural Elements, any type, Repairs per Man-Day, Repair	10	0	8086667
B1020	Throughout Building	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	38,940 SF	22	8086742
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	15,700 SF	5	8086725
B2010	Roof	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,480 SF	4	8086733
B2020	Building Exterior	Fair	Glazing, any type, by SF	2,000 SF	5	8086691
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	5	8086727
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	38,940 SF	5	8086656
Interiors						
C1030	Throughout Building	Fair	Door Hardware, School, per Door	44	5	8086693
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	5	8086679
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential	22	5	8086676
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	38,940 SF	5	8086713
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	89,562 SF	6	8086675
C2030	Commercial Kitchen	Fair	Flooring, Ceramic Tile	3,984 SF	5	8086746
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	35,046 SF	5	8086700
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	4	8086728
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	8086659
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	21	5	8086749
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	8	11	8086664
D2010	Restrooms	Fair	Urinal, Standard	7	5	8086702
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	6	8086680
D2030	Roof	Good	Supplemental Components, Drains, Roof	10	34	8086710
HVAC						
D3020	Throughout Building	Fair	Unit Heater, Electric	5	2	8086724
D3020	Throughout Building	Fair	Unit Heater, Electric	1	2	8086657
D3030	South of main building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Bld 270]	1	13	8086721
D3030	South of main building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	13	8086715

Component Condition Report | Balmoral Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	South of main building	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	13	8086726
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [7]	1	14	8086696
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [11]	1	14	8086743
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [2]	1	14	8086685
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [5]	1	14	8086686
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [3]	1	14	8086655
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [4]	1	14	8086720
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [10]	1	14	8086717
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [8]	1	14	8086699
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [9]	1	14	8086703
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [6]	1	14	8086662
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [1]	1	14	8086687
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086723
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086695
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086670
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	2	8086661
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086709
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086708
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086734
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8086671
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	38,940 SF	4	8122049
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	14	8086694
Electrical						
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	15	8086674
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V [Panel D]	1	5	8086672
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	4	8086678
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V [Panel L]	1	5	8086739
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	2	8086748
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	38,940 SF	3	8086718
D5040	Site General	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	14	8086711
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	27	6	8086692

Component Condition Report | Balmoral Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	11	8086732
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [476640]	1	6	8086730
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In [4]	1	11	8086688
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In [5]	1	11	8086697
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [735410]	1	2	8086741
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	8086658
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	8086731
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	6	8086747
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	8086706
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	11	8086684
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	8086712
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding [476478]	1	4	8086716
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	8086714
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [6]	1	6	8086660
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [476479]	1	2	8086668
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	8086745
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	11	8086735
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	4	6	8086666
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	11	8086736
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	8086665
E1040	Site	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8086737
Special Construction & Demo						
F1020	South of main building	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent [Bld 137]	1,000 SF	11	8086669
F1020	South of main building	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent [Bld 271]	1,000 SF	11	8086707
F1020	South of main building	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent [Bld 270]	1,000 SF	11	8086698
F1020	Site General	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	400 SF	24	8086722
F1020	South of main building	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent [Bld 272]	1,000 SF	11	8086663
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Overlay	29,011 SF	2	8086705
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	4,044 SF	2	8086682


Component Condition Report | Balmoral Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	54	15	8086744
G2050	Site	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	8086740
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,600 SF	1	8086689
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	8086677
G2050	Site	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	4,000 SF	1	8086701
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	8086738
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	10	8086683
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8130904

Appendix F:

Replacement Reserves

Replacement Reserves Report																																		
Balmoral Elementary																																		
10/1/2024																																		
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											
Balmoral Elementary		\$18,500	\$5,789	\$345,940	\$111,404	\$266,791	\$1,499,071	\$404,859	\$4,919	\$0	\$0	\$41,124	\$1,215,800	\$11,805	\$30,105	\$597,836	\$270,432	\$303,872	\$7,438	\$7,831	\$11,748	\$316,485	\$5,471,750											
Grand Total		\$18,500	\$5,789	\$345,940	\$111,404	\$266,791	\$1,499,071	\$404,859	\$4,919	\$0	\$0	\$41,124	\$1,215,800	\$11,805	\$30,105	\$597,836	\$270,432	\$303,872	\$7,438	\$7,831	\$11,748	\$316,485	\$5,471,750											
Unifomat 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		
B1010	East side of building	8086667	Structural Elements, any type, Repairs per Man-Day, Repair	0	0	0	10	EA	\$1,100.00	\$11,000	\$11,000																					\$11,000		
B2010	Roof	8086733	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6480	SF	\$3.00	\$19,440				\$19,440													\$19,440						\$38,880	
B2010	Building Exterior	8086725	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	15700	SF	\$3.00	\$47,100					\$47,100													\$47,100					\$94,200	
B2020	Building Exterior	8086691	Glazing, any type, by SF, Replace	30	25	5	2000	SF	\$55.00	\$110,000					\$110,000																		\$110,000	
B2050	Building Exterior	8086727	Exterior Door, Steel, Standard, Replace	30	25	5	14	EA	\$600.00	\$8,400					\$8,400																		\$8,400	
B3010	Roof	8086656	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	38940	SF	\$17.00	\$661,980					\$661,980																		\$661,980	
C1030	Throughout Building	8086679	Interior Door, Steel, Standard, Replace	40	35	5	8	EA	\$600.00	\$4,800					\$4,800																		\$4,800	
C1030	Throughout Building	8086676	Interior Door, Wood, Hollow-Core Residential, Replace	20	15	5	22	EA	\$400.00	\$8,800					\$8,800																		\$8,800	
C1030	Throughout Building	8086693	Door Hardware, School, per Door, Replace	30	25	5	44	EA	\$400.00	\$17,600					\$17,600																		\$17,600	
C1070	Throughout Building	8086713	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	38940	SF	\$3.50	\$136,290					\$136,290																		\$136,290	
C2010	Throughout Building	8086675	Wall Finishes, any surface, Prep & Paint	10	4	6	89562	SF	\$1.50	\$134,343						\$134,343											\$134,343						\$268,686	
C2030	Commercial Kitchen	8086746	Flooring, Ceramic Tile, Replace	40	35	5	3984	SF	\$18.00	\$71,712					\$71,712																		\$71,712	
C2030	Throughout Building	8086700	Flooring, Vinyl Tile (VCT), Replace	15	10	5	35046	SF	\$5.00	\$175,230					\$175,230															\$175,230			\$350,460	
D2010	Utility Rooms/Areas	8086659	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	\$16,600.00	\$16,600											\$16,600												\$16,600	
D2010	Utility Rooms/Areas	8086728	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	3	EA	\$1,400.00	\$4,200				\$4,200																			\$4,200	
D2010	Restrooms	8086702	Urinal, Standard, Replace	30	25	5	7	EA	\$1,100.00	\$7,700					\$7,700																		\$7,700	
D2010	Restrooms	8086749	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	21	EA	\$1,500.00	\$31,500					\$31,500																		\$31,500	
D2010	Restrooms	8086680	Toilet, Commercial Water Closet, Replace	30	24	6	18	EA	\$1,300.00	\$23,400						\$23,400																	\$23,400	
D2010	Throughout Building	8086664	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	8	EA	\$1,200.00	\$9,600											\$9,600												\$9,600	
D3020	Throughout Building	8086657	Unit Heater, Electric, Replace	20	18	2	1	EA	\$1,800.00	\$1,800			\$1,800																				\$1,800	
D3020	Throughout Building	8086724	Unit Heater, Electric, Replace	20	18	2	5	EA	\$1,800.00	\$9,000			\$9,000																				\$9,000	
D3030	South of main building	8086726	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	7	13	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	South of main building	8086715	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	7	13	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3030	South of main building	8086721	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	7	13	1	EA	\$5,500.00	\$5,500																\$5,500							\$5,500	
D3050	Roof	8086696	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	6	14	1	EA	\$40,000.00	\$40,000																	\$40,000						\$40,000	
D3050	Roof	8086743	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	6	14	1	EA	\$11,000.00	\$11,000																		\$11,000						\$11,000
D3050	Roof	8086685	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	6	14	1	EA	\$40,000.00	\$40,000																		\$40,000						\$40,000
D3050	Roof	8086686	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	6	14	1	EA	\$30,000.00	\$30,000																		\$30,000						\$30,000
D3050	Roof	8086655	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	6	14	1	EA	\$40,000.00	\$40,000																		\$40,000						\$40,000
D3050	Roof	8086720	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	6	14	1	EA	\$30,000.00	\$30,000																		\$30,000						\$30

Replacement Reserves Report																																	
Balmoral Elementary																																	
10/1/2024																																	
Uniformat Code	Location	Description ID	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	
D5020	Electrical Room	8086674	Switchboard, 120/208 V, 2000 AMP, Replace	40	25	15	1	EA	\$120,000.00	\$120,000																\$120,000							\$120,000
D5020	Commercial Kitchen	8086739	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5020	Commercial Kitchen	8086672	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5030	Throughout Building	8086718	Electrical System, Wiring & Switches, Average or Low Density/Complexity,	40	37	3	38940	SF	\$2.50	\$97,350				\$97,350																			\$97,350
D5040	Throughout Building	8086692	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	4	6	27	EA	\$300.00	\$8,100							\$8,100										\$8,100						\$16,200
D5040	Site General	8086711	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	17	EA	\$600.00	\$10,200															\$10,200								\$10,200
D7050	Office Areas	8086732	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000												\$15,000											\$15,000
E1030	Kitchen	8086668	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280										\$8,280										\$16,560
E1030	Kitchen	8086741	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$4,500.00	\$4,500			\$4,500																\$4,500				\$9,000
E1030	Kitchen	8086714	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600			\$9,200
E1030	Kitchen	8086665	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,700.00	\$2,700					\$2,700																\$2,700		\$5,400
E1030	Kitchen	8086716	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500										\$10,500								\$21,000
E1030	Kitchen	8086745	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,800.00	\$6,800							\$6,800																\$6,800
E1030	Kitchen	8086666	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	4	EA	\$1,700.00	\$6,800							\$6,800																\$6,800
E1030	Kitchen	8086747	Foodservice Equipment, Dishwasher Commercial, Replace	10	4	6	1	EA	\$21,500.00	\$21,500							\$21,500										\$21,500						\$43,000
E1030	Kitchen	8086730	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	8086660	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400							\$6,400																\$6,400
E1030	Kitchen	8086712	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700							\$6,700																\$6,700
E1030	Kitchen	8086658	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700																\$1,700
E1030	Kitchen	8086706	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400												\$6,400
E1030	Kitchen	8086684	Foodservice Equipment, Steam Kettle, Replace	20	9	11	1	EA	\$30,000.00	\$30,000												\$30,000											\$30,000
E1030	Kitchen	8086688	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,800.00	\$6,800												\$6,800											\$6,800
E1030	Kitchen	8086697	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	\$5,100.00	\$5,100												\$5,100											\$5,100
E1030	Kitchen	8086735	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,400.00	\$6,400												\$6,400											\$6,400
E1030	Kitchen	8086736	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	4	11	1	EA	\$3,800.00	\$3,800												\$3,800											\$3,800
E1030	Kitchen	8086731	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$3,600.00	\$3,600															\$3,600								\$3,600
E1040	Site	8086737	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$1,500.00	\$1,500					\$1,500											\$1,500							\$3,000
F1020	South of main building	8086707	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	24	11	1000	SF	\$200.00	\$200,000												\$200,000											\$200,000
F1020	South of main building	8086698	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	24	11	1000	SF	\$200.00	\$200,000												\$200,000											\$200,000
F1020	South of main building	8086663	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	24	11	1000	SF	\$200.00	\$200,000												\$200,000											\$200,000
F1020	South of main building	8086669	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	24	11	1000	SF	\$200.00	\$200,000												\$200,000											\$200,000
G2020	Site	8086705	Parking Lots, Pavement, Asphalt, Overlay	25	23	2	29011	SF	\$2.00	\$58,022			\$58,022																				\$58,022
G2030	Site	8086682	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	4044	SF	\$20.00	\$80,880			\$80,880																				\$80,880
G2050	Site	8086689	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	3600	SF	\$0.45	\$1,620		\$1,620					\$1,620					\$1,620					\$1,620						\$6,480
G2050	Gymnasium	8086677	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$9,500.00	\$19,000			\$19,000																				\$19,000
G2050	Site	8086740	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$9,500.00	\$19,000			\$19,000																				\$19,000
G2050	Site	8086744	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	10	15	54	EA	\$120.00	\$6,480																\$6,480							\$6,480
G2050	Site	8086701	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	4000	SF	\$1.00	\$4,000		\$4,000			\$4,000			\$4,000		\$4,000			\$4,000			\$4,000			\$4,000		\$4,000		\$28,000
G2060	Site	8086683	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	6	EA	\$600.00	\$3,600											\$3,600												\$3,600
G2060	Site	8086738	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	\$3,000.00	\$3,000																	\$3,000						\$3,000
Y1090	Balmoral Elementary	8130904	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																						\$7,500
Totals, Unescalated											\$18,500	\$5,620	\$326,082	\$101,950	\$237,040	\$1,293,112	\$339,063	\$4,000	\$0	\$0	\$30,600	\$878,320	\$8,280	\$20,500	\$395,240	\$173,580	\$189,363	\$4,500	\$4,600	\$6,700	\$175,230		\$4,212,280
Totals, Escalated (3.0% inflation, compounded annually)											\$18,500	\$5,789	\$345,940	\$111,404	\$266,791	\$1,499,071	\$404,859	\$4,919	\$0	\$0	\$41,124	\$1,215,800	\$11,805	\$30,105	\$597,836	\$270,432							

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086659	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Balmoral Elementary	Utility Rooms/Areas	A. O. Smith	BTR 400A 118	1414M000170	2014		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086724	D3020	Unit Heater	Electric	5 KW	Balmoral Elementary	Throughout Building	Singer	Inaccessible	Inaccessible	1970		5
2	8086657	D3020	Unit Heater	Electric	2 KW	Balmoral Elementary	Throughout Building	Singer	No dataplate	No dataplate	1982		
3	8086715	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Balmoral Elementary	South of main building	Illegible	Illegible	Illegible	2017		
4	8086726	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Balmoral Elementary	South of main building	CrispAire Corp.	AVP42ACA15M-1000 BI	HG23217	2017		
5	8086721	D3030	Heat Pump [Bld 270]	Packaged & Wall-Mounted, 3.5 to 4 TON	4 TON	Balmoral Elementary	South of main building	Illegible	AVPA2ACA15M 1000 BI	GG21784	2017		
6	8086687	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Balmoral Elementary	Roof	Lennox	LGH240H4BS3Y	5618C08880	2018		
7	8086717	D3050	Packaged Unit [10]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Balmoral Elementary	Roof	Lennox	LGH180H4BS3Y	5618C08888	2018		
8	8086743	D3050	Packaged Unit [11]	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Balmoral Elementary	Roof	Lennox	LGH060H4EB4Y	5618C09627	2018		
9	8086685	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Balmoral Elementary	Roof	Lennox	LGH240H48S3Y	5618C08882	2018		
10	8086655	D3050	Packaged Unit [3]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Balmoral Elementary	Roof	Lennox	LGH240H4BS3Y	5618C08881	2018		
11	8086720	D3050	Packaged Unit [4]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Balmoral Elementary	Roof	Lennox	LGH180H4BS3Y	5618C08889	2018		
12	8086686	D3050	Packaged Unit [5]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Balmoral Elementary	Roof	Lennox	LGH180H4BS3Y	5618C08890	2018		
13	8086662	D3050	Packaged Unit [6]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Balmoral Elementary	Roof	Lennox	LGH240H4BS3Y	5618C08883	2018		
14	8086696	D3050	Packaged Unit [7]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Balmoral Elementary	Roof	Lennox	LGH240H4BS3Y	5618C08879	2018		
15	8086699	D3050	Packaged Unit [8]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Balmoral Elementary	Roof	Lennox	LGH092H4BS3Y	5618C09095	2018		
16	8086703	D3050	Packaged Unit [9]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Balmoral Elementary	Roof	Lennox	LGH180H4BS3Y	5618C08887	2018		
17	8086723	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	6-095-V6-6-X	15442593	2015		
18	8086695	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	G-095-16-6-X	15442590	2015		
19	8086670	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	FF-095-V8-6-X	15442591	2015		
20	8086709	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	6-9-9A-960-9	15442594	2015		
21	8086708	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	6-9-31-350-9	15442595	2015		
22	8086734	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	6-095-V8-6-X.	15442596	2015		
23	8086671	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 CFM	Balmoral Elementary	Roof	Greenheck	6-095-V6-6-X	15442592	2015		
24	8086661	D3060	Exhaust Fan	Centrifugal, 36"Damper	8500 CFM	Balmoral Elementary	Roof	No dataplate	No dataplate	No dataplate	2000		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086694	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Balmoral Elementary	Kitchen	Ansul	R-102	49556	2018		10
D50 Electrical													

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086674	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Balmoral Elementary	Electrical Room	Square D	Power-Style	SB 33573	1970		
2	8086678	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Balmoral Elementary	Electrical Room	Square D	Power-Style	SB 33573	1988		
3	8086748	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Balmoral Elementary	Electrical Room	Square D	Power-Style	SB 33573	1986		
4	8086672	D5020	Distribution Panel [Panel D]	120/208 V	400 AMP	Balmoral Elementary	Commercial Kitchen	Square D	33574	No dataplate	1974		
5	8086739	D5020	Distribution Panel [Panel L]	120/208 V	400 AMP	Balmoral Elementary	Commercial Kitchen	Square D	33574	No dataplate	1974		
6	8086692	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Balmoral Elementary	Throughout Building				2020		27
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086732	D7050	Fire Alarm Panel	Fully Addressable		Balmoral Elementary	Office Areas	Edwards Systems Technology	EST2	Inaccessible	2020		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086731	E1030	Foodservice Equipment	Dairy Cooler/Wells		Balmoral Elementary	Kitchen	Traulsen	RMC58D4	24F00750	2024		
2	8086747	E1030	Foodservice Equipment	Dishwasher Commercial		Balmoral Elementary	Kitchen	Inaccessible	Inaccessible	Inaccessible	2020		
3	8086666	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Balmoral Elementary	Kitchen	Cres Cor	Illegible	Illegible	2015		4
4	8086745	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Balmoral Elementary	Kitchen	Intertek	C-3F	C-3F15092592009	2015		
5	8086736	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Balmoral Elementary	Kitchen	Salvajor Commercial	Inaccessible	Inaccessible	2020		
6	8086712	E1030	Foodservice Equipment	Icemaker, Freestanding		Balmoral Elementary	Kitchen	Mile High Equipment	ICE0320HA5	15091280011148	2015		
7	8086658	E1030	Foodservice Equipment	Range, 2-Burner		Balmoral Elementary	Kitchen	Southbend	Inaccessible	Inaccessible	2015		
8	8086665	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Balmoral Elementary	Kitchen	Arctic Air	AR23E	H7113307	2013		
9	8086714	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Balmoral Elementary	Kitchen	Dukers	D55AR	3120484	2012		
10	8086706	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Balmoral Elementary	Kitchen	STANDEX	MNR803SSS/0	1904292786	2019		
11	8086735	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Balmoral Elementary	Kitchen	Magali	C-3R-HC	C-3R-HC00320082400920011	2020		
12	8086684	E1030	Foodservice Equipment	Steam Kettle		Balmoral Elementary	Kitchen	Wear Ever	9940	E1076	2015		
13	8086688	E1030	Foodservice Equipment [4]	Freezer, 3-Door Reach-In		Balmoral Elementary	Kitchen	Intertek	MBF8003GR	MBF8003GRAUS100320100800C40009	2020		
14	8086716	E1030	Foodservice Equipment [476478]	Steamer, Freestanding		Balmoral Elementary	Kitchen	ACCUTEMP	SNH 10	14317	2014		
15	8086668	E1030	Foodservice Equipment [476479]	Convection Oven, Double		Balmoral Elementary	Kitchen	Duke	Inaccessible	Inaccessible	2015		
16	8086730	E1030	Foodservice Equipment [476640]	Food Warmer, Proofing Cabinet on Wheels		Balmoral Elementary	Kitchen	Delfield	No dataplate	No dataplate	2015		
17	8086697	E1030	Foodservice Equipment [5]	Freezer, 2-Door Reach-In		Balmoral Elementary	Kitchen		MBF8002GR	MBF8002GRAUS1T0320110900C40006	2020		
18	8086660	E1030	Foodservice Equipment [6]	Refrigerator, 3-Door Reach-In		Balmoral Elementary	Kitchen	Hoshizaki	R3A-FS	M50315B	2015		
19	8086741	E1030	Foodservice Equipment [735410]	Exhaust Hood, 8 to 10 LF		Balmoral Elementary	Kitchen	No dataplate	No dataplate	No dataplate	1970		

20	8086737	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Balmoral Elementary Site	2018
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