

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Bellevue Middle School
575 South Bellevue Boulevard
Memphis, Tennessee 38104

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February 7, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	575 South Bellevue Boulevard, Memphis, Tennessee 38104
Site Developed	1927 Renovated 1989
Site Area	4.3 acres (estimated)
Parking Spaces	50 total spaces; None of which are accessible
Building Area	93,972 SF
Number of Stories	Three above grade
Outside Occupants/Leased Spaces	Weekend use with permit – police department, fire department
Date(s) of Visit	February 7, 2024
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Anita Allen
Assessment and Report Prepared By	Eric Fewson, P.E., C.E.M.
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Significant/Systemic Findings and Deficiencies

Historical Summary

Original building construction was in 1927 with various renovations over the decades, more prominently in 1989. A major HVAC renovation occurred in 2019 which included new unit ventilators, fan coils and air handling units. The boiler, chiller and cooling tower were upgraded at that time. The original construction date of the detached gymnasium and band buildings are unknown however, finishes are in line with those of the school.

Architectural

All windows were replaced around 2005 and have remaining life. The roof age is undetermined, however there are leaks which are ongoing. Peeling paint from ceilings and walls is prevalent throughout the building. Some original flooring is believed to include asbestos (ACM's). Other vinyl tile is age-worn, neglected and/or poorly installed. All doors are believed to be multiple decades old with some door hardware non-accessible. Toilet partitions are estimated to be original wood models with loose and/or missing hardware, splintering and insufficient height for student safety.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC renovation in 2019 included most major HVAC components along with controls. The electrical system is comprised mainly of 1989 distribution and electrical gear. There are numerous issues of tripping breakers and overloaded circuits due to the undersized and limited electrical distribution. Some electrical panels are over 50 years old, obsolete and could be considered a safety hazard. The backup power system is currently unknown as to reliability due to the lack of an automatic transfer switch. The existing generator is estimated to be from 1989 and is limited in capacity if operable. The existing fire suppression system appears to be limited to the auditorium area only. Lighting is decades old fluorescent technology with many dark areas throughout the building. The plumbing system is believed to be original and has had numerous issues of low pressure, water hammer, clogging and backups.

Site

Site surfaces are limited with a small parking lot to the south and the north end of the property in grass. Asphalt surfaces are anticipated for short term seal and striping. Concrete surfaces are time-worn but sufficient in the near-term. Tree root growth near the band building has damaged the asphalt surfacing.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently 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 Bellevue Middle School(1927)			
	Replacement Value	Total SF	Cost/SF
	\$ 37,588,800	93,972	\$ 400
	Est Reserve Cost		FCI
Current	\$ 1,786,400		4.8 %
3-Year	\$ 4,426,700		11.8 %
5-Year	\$ 7,080,000		18.8 %
10-Year	\$ 8,936,600		23.8 %



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.

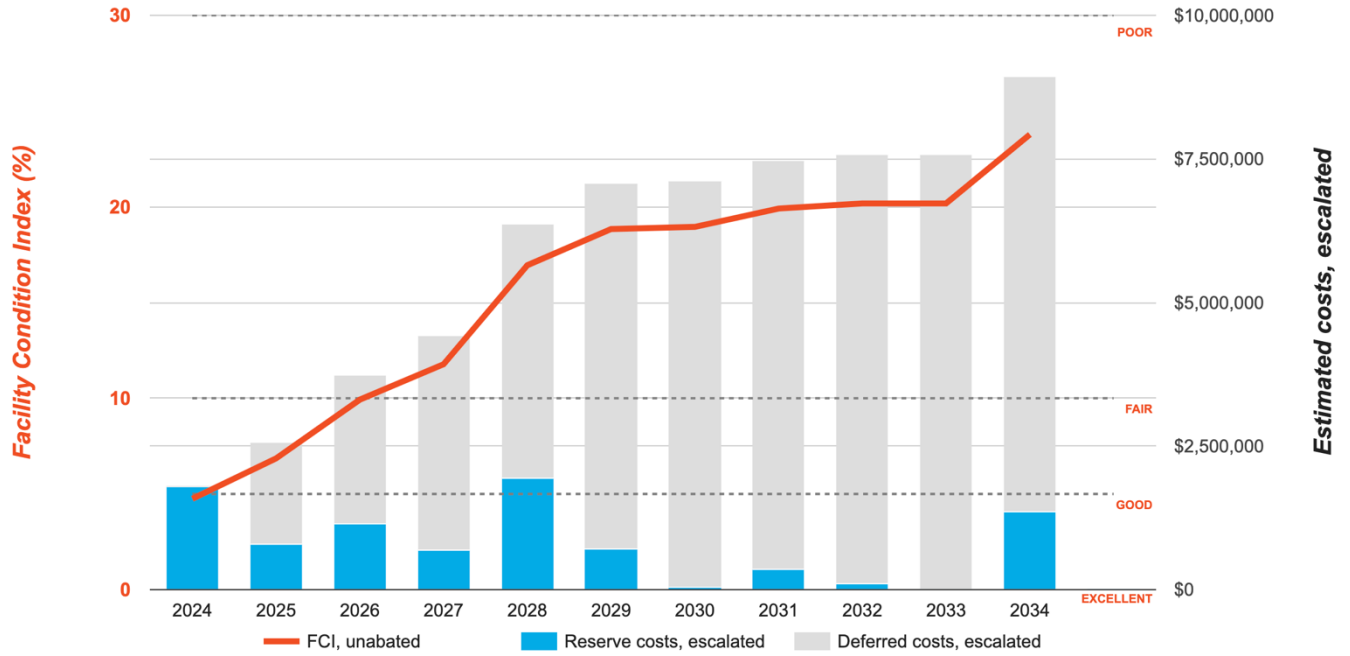
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bellevue Middle School

Replacement Value: \$37,588,800

Inflation Rate: 3.0%

Average Needs per Year: \$812,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Bellevue Middle School	11	\$1,786,300
Total	11	\$1,786,300

Bellevue Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7359245	Bellevue Middle School	Roof	B3010	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	Failed	Performance/Integrity	\$10,500
7359269	Bellevue Middle School	Throughout building	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	Poor	Performance/Integrity	\$250,000
7359350	Bellevue Middle School	Restrooms	C1090	Toilet Partitions, Plastic/Laminate, Replace	Poor	Performance/Integrity	\$37,500
7359277	Bellevue Middle School	Restrooms	C2030	Flooring, Ceramic Tile, Replace	Poor	Retrofit/Adaptation	\$45,000
7359278	Bellevue Middle School	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Retrofit/Adaptation	\$78,000
7359375	Bellevue Middle School	Restrooms	D2010	Urinal, Standard, Replace	Poor	Retrofit/Adaptation	\$22,000
7365594	Bellevue Middle School	Throughout	D2010	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	Poor	Performance/Integrity	\$1,315,600
7359354	Bellevue Middle School	Mechanical room	D2010	Backflow Preventer, Domestic Water, Replace	Failed	Performance/Integrity	\$3,200
7359275	Bellevue Middle School	Gymnasium	D5020	Distribution Panel, 120/208 V, Replace	Poor	Retrofit/Adaptation	\$6,000
7359327	Bellevue Middle School	Classrooms	Y1050	Lab sinks, Lavatory, Faucet Hardware, Replace	Poor	Performance/Integrity	\$11,000
7364353	Bellevue Middle School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (11 items)							\$1,786,300



Key Findings



Roofing in Failed condition.

any type, Non-Destructive Moisture Inspection
Bellevue Middle School Roof

Uniformat Code: B3010
Recommendation: **Evaluate/Report in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,500

\$\$\$\$

Excessive ponding, roof leaks - AssetCALC ID: 7359245



Passenger Elevator in Poor condition.

Hydraulic, 3 Floors
Bellevue Middle School Mechanical room

Uniformat Code: D1010
Recommendation: **Renovate in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$70,000

\$\$\$\$

Regular service calls due to unreliable operation - AssetCALC ID: 7359310



Backflow Preventer in Failed condition.

Domestic Water
Bellevue Middle School Mechanical room

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Leaking - AssetCALC ID: 7359354



Plumbing System in Poor condition.

Supply and Sanitary, High Density (excludes fixtures)
Bellevue Middle School Throughout

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,315,600

\$\$\$\$

On-going water pressure issues, backups and clogs - AssetCALC ID: 7365594





Lockers in Poor condition.

Steel-Baked Enamel, 12" W x 15" D x 72" H
Bellevue Middle School Throughout building

Uniformat Code: C1090
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$250,000

\$\$\$\$

Many failed locks, unusable - AssetCALC ID: 7359269



Toilet Partitions in Poor condition.

Plastic/Laminate
Bellevue Middle School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,500

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Rusted or rotted, rickety, inadequate height, hardware worn - AssetCALC ID: 7359350

No photo

Modernization recommendation

Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Bellevue Middle School Throughout

Uniformat Code: D4010
Recommendation: **Install in 2027**

Priority Score: **60.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$429,900

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- AssetCALC ID: 7364341



Toilet in Poor condition.

Commercial Water Closet
Bellevue Middle School Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$78,000

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Obvious wear, issues with maintenance, persistent problems - AssetCALC ID: 7359278





Urinal in Poor condition.

Standard
Bellevue Middle School Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$22,000

\$\$\$\$

Obvious wear, marginal reliability, unnecessary quantity - AssetCALC ID: 7359375



Flooring in Poor condition.

Ceramic Tile
Bellevue Middle School Restrooms

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$45,000

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Obvious wear, loose or missing areas - AssetCALC ID: 7359277



Distribution Panel in Poor condition.

120/208 V
Bellevue Middle School Gymnasium

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$6,000

\$\$\$\$

Obsolete - AssetCALC ID: 7359275



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Bellevue Middle School Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$80,000

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Obvious wear, 9x9 probably ACM - AssetCALC ID: 7359263





Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Bellevue Middle School Gymnasium

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$288,000

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Obsolete - AssetCALC ID: 7359249



Wall Finishes in Poor condition.

any surface
Bellevue Middle School Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$330,000

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Many areas of peeling or missing - AssetCALC ID: 7359353



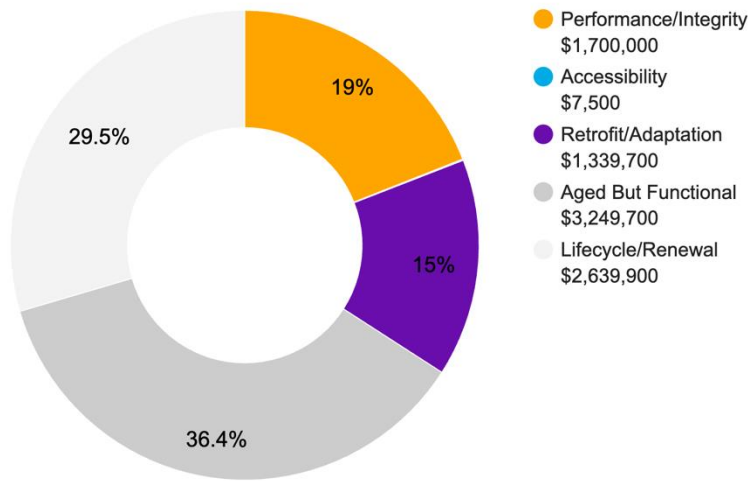
Plan Types

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: \$8,936,800



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all three floors	Fair
Plumbing	Distribution: Copper and Galvanized supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils, unit ventilators and cabinet unit heaters	Fair
Fire Suppression	Fire extinguishers Wet-pipe sprinkler system in auditorium area	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Fluorescent Emergency Power: Generator availability unknown, ATS removed	Poor

Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps and stairs	Fair
Site Development	Property entrance signage	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low site slope throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Good
Ancillary Structures	Gymnasium building, band building	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Sporadic leaky roof, lack of comprehensive fire suppression, inadequate electrical distribution system, plumbing clogs and pressure issues, extensive broken lockers, toilet partitions in poor condition and inadequate height, plumbing fixtures surpassed the EUL, all restrooms are neglected and overdue for remodeling, original vinyl tile with ACM's, extensive peeling paint on walls and ceilings above ACT panels	



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	-	\$1,600	\$800	-	\$3,200	\$5,600
Facade	-	\$3,600	-	-	\$696,300	\$699,900
Roofing	\$10,500	-	\$1,015,700	\$1,600	-	\$1,027,700
Interiors	\$332,500	\$903,200	\$610,600	\$50,400	\$1,901,600	\$3,798,200
Conveying	-	\$72,100	-	-	-	\$72,100
Plumbing	\$1,418,800	\$45,600	\$23,200	\$43,000	\$59,300	\$1,589,800
HVAC	-	\$9,400	\$24,600	\$124,100	\$1,863,500	\$2,021,600
Fire Protection	-	\$9,100	\$478,400	\$14,100	\$11,700	\$513,300
Electrical	\$6,000	\$826,900	\$482,400	-	\$16,600	\$1,332,000
Fire Alarm & Electronic Systems	-	\$34,900	-	\$1,609,600	\$97,000	\$1,741,500
Equipment & Furnishings	-	\$26,700	\$622,300	-	\$267,000	\$916,000
Site Development	-	-	\$90,700	-	\$43,000	\$133,700
Site Utilities	-	-	-	-	\$14,300	\$14,300
Site Pavement	-	\$11,900	-	\$13,800	\$155,800	\$181,500
Accessibility	\$18,500	-	-	-	-	\$18,500
TOTALS (3% inflation)	\$1,786,300	\$1,945,000	\$3,348,700	\$1,856,500	\$5,129,200	\$14,065,700

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



3. Property Space Use and Observed Areas

Areas Observed

Most of 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 most of the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Entire school roof – unsafe access
- Entire gymnasium roof – unsafe access

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 1927. The facility was substantially renovated in 1989 but few accessibility improvements appear to have been implemented at that time.

A detailed follow-up accessibility study is included as 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 Bellevue Middle School, 575 South Bellevue Boulevard, Memphis, Tennessee 38104 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 - BAND BUILDING



6 - GYMNASIUM



Photographic Overview



7 - STAIR/RAMP RAILS,



8 - WINDOW, ALUMINUM DOUBLE-GLAZED



9 - ROOFING, SINGLE-PLY MEMBRANE



10 - INTERIOR DOOR, STEEL



11 - TOILET PARTITIONS



12 - LOCKERS

Photographic Overview



13 - WALL FINISHES, CERAMIC TILE



14 - VINYL TILE (VCT)



15 - FLOORING, WOOD



16 - DOMESTIC BOILER, GAS



17 - URINAL, STANDARD



18 - HVAC BOILER, GAS

Photographic Overview



19 - COOLING TOWER



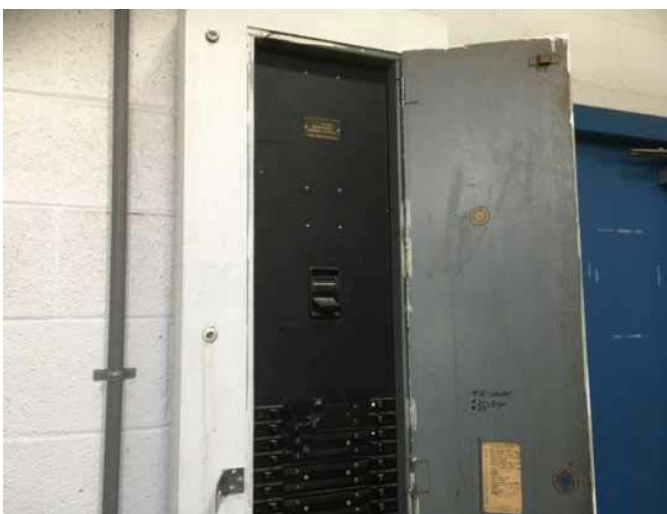
20 - UNIT VENTILATOR



21 - PACKAGED UNIT, RTU



22 - EXHAUST FAN



23 - DISTRIBUTION PANEL



24 - INTERIOR LIGHTING SYSTEM

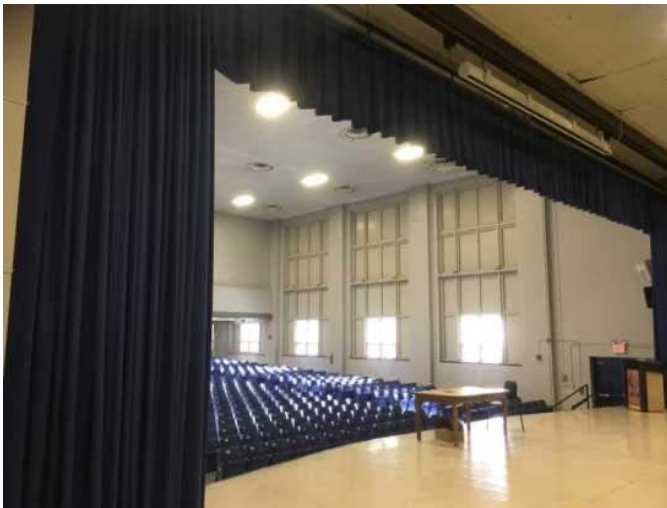
Photographic Overview



25 - FIRE ALARM PANEL



26 - CONVECTION OVEN, DOUBLE



27 - STAGE



28 - VANITY CABINET WITH SINK TOP



29 - SCOREBOARD, ELECTRONIC



30 - SIGNAGE, PROPERTY, ELECTRONIC



Appendix B: Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-005.354

Source

Google

Project Name

Bellevue Middle School

On-Site Date

February 7, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bellevue Middle School

Name of person completing form: Anita Allen

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 3.5

Date Completed: February 7, 2024

Phone Number: 901.503.5955


Method of Completion: DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1989	Renovated 2019	
2	Building size in SF	93,972 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2019	1st floor hallway
		HVAC	2019	Unit ventilators, boilers, AHU, piping
		Electrical	1989	New electric but currently undersized
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water leaks in gym, restrooms, doors functioning, unit ventilators have parts issues and noise issues, peeling ceiling surfaces, lockers have unreliable locks and difficult to repair, plumbing backups and water hammering		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?	X				Intermittent trouble calls
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Pressure and hammering issues, waste backups
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				New hvac piping and unit vents
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Ongoing unit ventilators issues building wide
14	Is the electrical service outdated, undersized, or problematic?	X				Tripping breakers due to lack of outlets
15	Are there any problems or inadequacies with exterior lighting?	X				Hallways have dark spots
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Peeling paint
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				ramp in hallway
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Weekends use - police, fire departments, sororities use with permit



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Bellevue Middle School

BV Project Number: 163745.23R000-005.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			ramp in hallway toilet handle bars
3	Has building management reported any accessibility-based complaints or litigation?		X		

Bellevue Middle School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	Primary Parking Lot			
Exterior Accessible Route	Site			
Building Entrances	Main Entrance			
Interior Accessible Route	Main Entrance			
Elevators			Elevator landings	
Public Restrooms		All restrooms		
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Bellevue Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



ACCESSIBLE RAMP



MAIN ENTRANCE



ADDITIONAL ENTRANCE

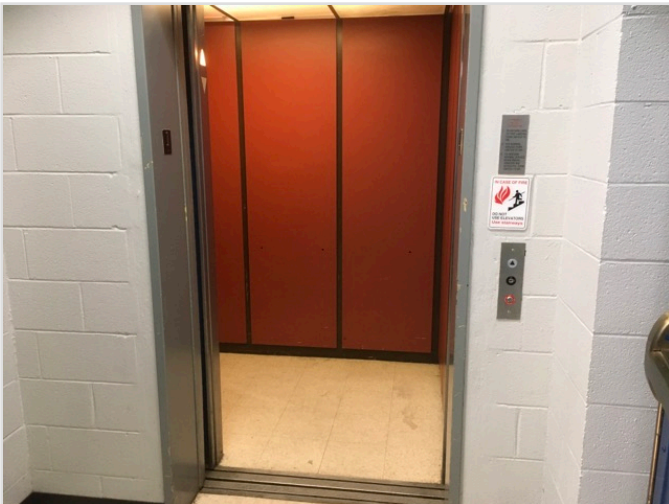
Bellevue Middle School: Photographic Overview



STAIR RAILS



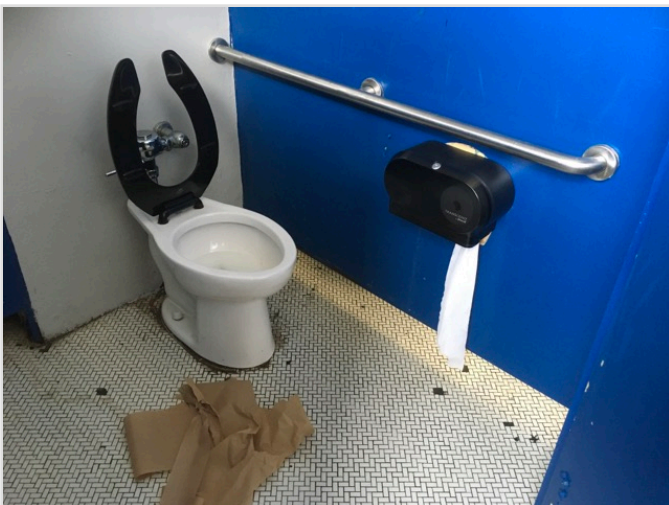
DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Bellevue Middle School: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS

Appendix E:

Component Condition Report

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	3	7359325
B1080	Throughout building	Fair	Stair/Ramp Rails, Metal, Refinish	1,000 LF	2	7359248
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	353	11	7359287
B2020	Gymnasium	Fair	Window, Aluminum Double-Glazed, 16-25 SF	75	11	7359273
B2020	Gymnasium	Fair	Window, Aluminum Double-Glazed, up to 15 SF	13	11	7359376
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	130	11	7359258
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	34	2	7359328
Roofing						
B3010	Roof	Failed	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	52,500 SF	0	7359245
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	52,500 SF	4	7359279
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	3	7359298
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	5	7359320
B3060	Roof	Fair	Roof Hatch, Metal	1	6	7359296
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	70	21	7359253
C1030	Building Exterior	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	107	3	7359289
C1030	Throughout building	Fair	Door Hardware, School, per Door	71	2	7359341
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	93,972 SF	2	7359300
C1090	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	50	0	7359350
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	160	2	7359305
C1090	Throughout building	Poor	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500	0	7359269
C2010	Gymnasium	Fair	Wall Finishes, Ceramic Tile	750 SF	5	7359364

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	220,000 SF	1	7359353
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	2,500 SF	5	7359332
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,500 SF	5	7359323
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	48,000 SF	4	7359308
C2030	Classrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000 SF	3	7359261
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	9,000 SF	3	7359295
C2030	Ground floor hallway	Good	Flooring, Vinyl Tile (VCT)	7,500 SF	10	7359306
C2030	Restrooms	Poor	Flooring, Ceramic Tile	2,500 SF	0	7359277
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,000 SF	2	7359326
C2030	Gymnasium	Fair	Flooring, Quarry Tile	3,200 SF	15	7359322
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,500 SF	15	7359252
C2030	Entrance	Good	Flooring, Quarry Tile	250 SF	45	7359367
C2030	Classrooms	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	10,000 SF	1	7359263
Conveying						
D1010	Mechanical room	Poor	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	1	7359310
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	21	2	7359294
D2010	Gymnasium	Fair	Pump, Circulation, Domestic Water	1	4	7359247
D2010	Mechanical room	Failed	Backflow Preventer, Domestic Water	1	0	7359354
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	3	7359329
D2010	Mechanical room	Good	Storage Tank, Domestic Water	1	21	7359372
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	93,972 SF	0	7365594
D2010	Gymnasium	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	6	7359313
D2010	Hallways	Good	Drinking Fountain, Wall-Mounted, Single-Level	10	10	7359299
D2010	Gymnasium	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	7359349

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	7359244
D2010	Restrooms	Poor	Urinal, Standard	20	0	7359375
D2010	Mechanical room	Good	Boiler, Gas, Domestic, 260 to 500 MBH	1	20	7359283
D2010	Science	Fair	Emergency Plumbing Fixtures, Eye Wash	1	2	7359281
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	60	0	7359278
D2010	Gymnasium	Fair	Storage Tank, Domestic Water	1	4	7359260
D2010	Gymnasium	Fair	Shower, Valve & Showerhead	16	4	7359346
D2030	Mechanical room	Fair	Pump, Sump	2	2	7359312
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	3	7359257
D3020	Gymnasium	Fair	Boiler Supplemental Components, Expansion Tank	1	21	7359256
D3020	Mechanical room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	7359264
D3020	Mechanical room	Good	Boiler Supplemental Components, Expansion Tank	1	35	7359255
D3020	Mechanical room	Good	Boiler, Gas, HVAC [B-1]	1	25	7359315
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	5	7359318
D3020	Mechanical room	Fair	Unit Heater, Natural Gas	1	4	7359358
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	2	7359359
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	1	3	7359345
D3030	Mechanical room	Good	Chiller, Water-Cooled [CH-1]	1	20	7359344
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [CU-1]	1	10	7359301
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 4 Ton	42	15	7359324
D3030	Gymnasium	Fair	Split System, Condensing Unit/Heat Pump	1	2	7359280
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit [CT-1]	1	20	7359243
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 3-1]	1	20	7359307
D3050	Band Building	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7359373

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	20	7359291
D3050	Library	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 3-4]	1	20	7359342
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	20	7359333
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 1-2]	1	20	7359297
D3050	Old lecture	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 3-5]	1	20	7359357
D3050	Gymnasium	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	8	7359286
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 2-1]	1	25	7359274
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	93,972 SF	35	7359336
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 1-1]	1	25	7359377
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	20	7359259
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 1-3]	1	25	7359331
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 3-2]	1	25	7359282
D3050	Gymnasium	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	8	7359356
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	20	7359262
D3050	Ceiling space	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 3-3]	1	25	7359361
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	20	7359334
D3060	Mechanical room	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-1]	1	20	7359335
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [Kitchen Exhaust]	2	15	7359309
D3060	Restrooms	Good	Exhaust Fan, Centrifugal, 16" Damper	4	20	7359366
Fire Protection						
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	6	7359270
D4010	Auditorium	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,000 SF	2	7359339
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	85,972 SF	3	7364341
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	6	7359276
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	50	5	7359266

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	2	7359268
D5020	Gymnasium	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	16,000 SF	1	7359249
D5020	Gymnasium	Good	Distribution Panel, 120/208 V, 400 AMP [ACC1]	1	25	7359304
D5020	Gymnasium	Poor	Distribution Panel, 120/208 V	1	0	7359275
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [DB]	1	4	7359293
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [DA]	1	4	7359314
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	5	7359369
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	77,972 SF	5	7359363
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	50	4	7359311
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	93,972 SF	2	7359302
Fire Alarm & Electronic Systems						
D7010	Auditorium	Fair	Entry Security, Metal Detector, Full Body Walkthrough	3	2	7359303
D7030	Throughout building	Good	Security/Surveillance System, Full System Installation, High Density, Install	93,972 SF	10	7359254
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	93,972 SF	7	7359365
D7050	Mechanical room	Good	Leak Detection & Monitoring System, HVAC Refrigerants	1	15	7359321
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	2	7359267
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	93,972 SF	10	7359265
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	7359347
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator [Cooler]	1	17	7359272
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	3	4	7359340
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7359246
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	4	7359288
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	4	7359351

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	7359374
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	4	12	7359352
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7359292
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	2	7359368
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7359355
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7359362
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	2	5	7359337
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer [Freezer]	1	17	7359370
E1070	Auditorium	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	11	7359290
E2010	Science	Fair	Casework, Countertop, Solid Surface	80 LF	5	7359316
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	540	4	7359348
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	728	4	7359284
E2010	Classrooms	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	8	2	7359319
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	2	7359250
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	11	7359330
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	4	7359317
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	4	7359371
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	40 LF	5	7359285
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	4	7359338
G2060	Gymnasium	Fair	Park Bench, Wood/Composite/Fiberglass	8	4	7359360
G2060	Site	Fair	Flagpole, Metal	1	16	7359343
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	7359251

Component Condition Report | Bellevue Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	23	15	7359271
Accessibility						
Y1050	Classrooms	Poor	Lab sinks, Lavatory, Faucet Hardware	22	0	7359327
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7364353

Appendix F: Replacement Reserves

Replacement Reserves Report

Bellevue Middle School



2/23/2024

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
Bellevue Middle School	\$1,786,308	\$791,040	\$1,154,007	\$695,258	\$1,943,416	\$709,995	\$42,508	\$360,557	\$101,342	\$0	\$1,352,141	\$1,310,939	\$88,255	\$120,053	\$31,008	\$1,084,034	\$132,388	\$165,764	\$11,406	\$492,735	\$1,692,687	\$14,065,842
Grand Total	\$1,786,308	\$791,040	\$1,154,007	\$695,258	\$1,943,416	\$709,995	\$42,508	\$360,557	\$101,342	\$0	\$1,352,141	\$1,310,939	\$88,255	\$120,053	\$31,008	\$1,084,034	\$132,388	\$165,764	\$11,406	\$492,735	\$1,692,687	\$14,065,842

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	Throughout building	7359248	Stair/Ramp Rails, Metal, Refinish	10	8	2	1000	LF	\$1.50	\$1,500			\$1,500																		\$3,000	
B1080	Site	7359325	Stair/Ramp Rails, Metal, Refinish	10	7	3	500	LF	\$1.50	\$750				\$750																		\$1,500
B2020	Building Exterior	7359287	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	353	EA	\$950.00	\$335,350																						\$335,350
B2020	Gymnasium	7359273	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	75	EA	\$950.00	\$71,250																						\$71,250
B2020	Gymnasium	7359376	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	19	11	13	EA	\$650.00	\$8,450																						\$8,450
B2020	Building Exterior	7359258	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	19	11	130	EA	\$650.00	\$84,500																						\$84,500
B2050	Building Exterior	7359328	Exterior Door, Steel, any type, Refinish	10	8	2	34	EA	\$100.00	\$3,400				\$3,400																		\$6,800
B3010	Roof	7359245	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	0	0	0	52500	SF	\$0.20	\$10,500	\$10,500																					\$10,500
B3010	Roof	7359279	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	52500	SF	\$17.00	\$892,500					\$892,500																	\$892,500
B3020	Roof	7359320	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	35	5	60	LF	\$90.00	\$5,400						\$5,400																\$5,400
B3020	Roof	7359298	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	500	LF	\$9.00	\$4,500				\$4,500																		\$4,500
B3060	Roof	7359296	Roof Hatch, Metal, Replace	30	24	6	1	EA	\$1,300.00	\$1,300							\$1,300															\$1,300
C1030	Building Exterior	7359289	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	37	3	107	EA	\$950.00	\$101,650				\$101,650																		\$101,650
C1030	Throughout building	7359341	Door Hardware, School, per Door, Replace	30	28	2	71	EA	\$400.00	\$28,400				\$28,400																		\$28,400
C1070	Throughout building	7359300	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	93972	SF	\$3.50	\$328,902				\$328,902																		\$328,902
C1090	Restrooms	7359350	Toilet Partitions, Plastic/Laminate, Replace	20	20	0	50	EA	\$750.00	\$37,500	\$37,500																				\$37,500	\$75,000
C1090	Throughout building	7359269	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	20	0	500	EA	\$500.00	\$250,000	\$250,000																				\$250,000	\$500,000
C1090	Gymnasium	7359305	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	160	EA	\$500.00	\$80,000				\$80,000																		\$80,000
C2010	Gymnasium	7359364	Wall Finishes, Ceramic Tile, Replace	40	35	5	750	SF	\$18.00	\$13,500							\$13,500															\$13,500
C2010	Kitchen	7359332	Wall Finishes, Ceramic Tile, Replace	40	35	5	2500	SF	\$18.00	\$45,000							\$45,000															\$45,000
C2010	Restrooms	7359323	Wall Finishes, Ceramic Tile, Replace	40	35	5	3500	SF	\$18.00	\$63,000							\$63,000															\$63,000
C2010	Throughout building	7359353	Wall Finishes, any surface, Prep & Paint	10	9	1	220000	SF	\$1.50	\$330,000		\$330,000															\$330,000					\$660,000
C2030	Classrooms	7359261	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	3000	SF	\$12.00	\$36,000				\$36,000																		\$36,000
C2030	Restrooms	7359277	Flooring, Ceramic Tile, Replace	40	40	0	2500	SF	\$18.00	\$45,000	\$45,000																					\$45,000
C2030	Gymnasium	7359322	Flooring, Quarry Tile, Replace	50	35	15	3200	SF	\$26.00	\$83,200																				\$83,200	\$83,200	
C2030	Kitchen	7359252	Flooring, Quarry Tile, Replace	50	35	15	2500	SF	\$26.00	\$65,000																					\$65,000	\$65,000
C2030	Classrooms	7359263	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	10000	SF	\$8.00	\$80,000		\$80,000																		\$80,000	\$160,000	
C2030	Gymnasium	7359326	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	2000	SF	\$8.00	\$16,000			\$16,000																	\$16,000	\$32,000	
C2030	Throughout building	7359308	Flooring, Vinyl Tile (VCT), Replace	15	11	4	48000	SF	\$5.00	\$240,000				\$240,000															\$240,000	\$480,000		
C2030	Ground floor hallway	7359306	Flooring, Vinyl Tile (VCT), Replace	15	5	10	7500	SF	\$5.00	\$37,500																\$37,500					\$37,500	
C2030	Gymnasium	7359295	Flooring, Maple Sports Floor, Refinish	10	7	3	9000	SF	\$5.00	\$45,000				\$45,000																	\$45,000	\$90,000
D1010	Mechanical room	7359310	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	29	1	1	EA	\$70,000.00	\$70,000		\$70,000																				\$70,000
D2010	Gymnasium	7359260	Storage Tank, Domestic Water, Replace	30	26	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
D2010	Gymnasium	7359247	Pump, Circulation, Domestic Water, Replace	15	11	4	1	EA	\$2,600.00	\$2,600					\$2,600														\$2,600		\$2,600	\$5,200
D2010	Gymnasium	7359313	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	19	6	1	EA	\$22,500.00	\$22,500							\$22,500															\$22,500
D2010	Mechanical room	7359283	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																				\$22,500	\$22,500	
D2010	Mechanical room	7359354	Backflow Preventer, Domestic Water, Replace	30	30	0	1	EA	\$3,200.00	\$3,200	\$3,200																					\$3,200
D2010	Throughout	7365594	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	97	0	93972	SF	\$14.00	\$1,315,608	\$1,315,608																					\$1,315,608
D2010	Restrooms	7359375	Urinal, Standard, Replace	30	30	0	20	EA	\$1,100.00	\$22,000	\$22,000																					\$22,000
D2010	Restrooms	7359278	Toilet, Commercial Water Closet, Replace	30	30	0	60	EA	\$1,300.00	\$78,000	\$78,000																					\$78,000
D2010	Restrooms	7359294	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	21	EA	\$1,500.00	\$31,500				\$31,500																		\$31,500
D2010	Mechanical room	7359244	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400
D2010	Science	7359281	Emergency Plumbing Fixtures, Eye Wash, Replace	20	18	2	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500
D2010	Kitchen	7359329	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	\$800.00	\$800				\$800																		\$800
D2010	Gymnasium	7359349	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	\$1,400.00	\$1,400							\$1,400															

Replacement Reserves Report

Bellevue Middle School



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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	Gymnasium	Unit Heater, Natural Gas, Replace	7359257		20	17	3	1	EA	\$5,500.00	\$5,500				\$5,500																		\$5,500
D3020	Gymnasium	Unit Heater, Natural Gas, Replace	7359345		20	17	3	1	EA	\$5,500.00	\$5,500				\$5,500																		\$5,500
D3020	Mechanical room	Unit Heater, Natural Gas, Replace	7359358		20	16	4	1	EA	\$5,500.00	\$5,500					\$5,500																	\$5,500
D3020	Gymnasium	Unit Heater, Natural Gas, Replace	7359318		20	15	5	1	EA	\$5,500.00	\$5,500					\$5,500																	\$5,500
D3020	Mechanical room	Boiler Supplemental Components, Chemical Feed System, Replace	7359264		15	5	10	1	EA	\$11,700.00	\$11,700											\$11,700										\$11,700	
D3030	Mechanical room	Chiller, Water-Cooled, Replace	7359344		25	5	20	1	EA	\$400,000.00	\$400,000																			\$400,000		\$400,000	
D3030	Site	Cooling Tower, (Typical) Open Circuit, Replace	7359243		25	5	20	1	EA	\$87,300.00	\$87,300																			\$87,300		\$87,300	
D3030	Gymnasium	Split System, Condensing Unit/Heat Pump, Replace	7359280		15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400																\$3,400		\$6,800	
D3030	Roof	Split System, Condensing Unit/Heat Pump, Replace	7359301		15	5	10	1	EA	\$5,200.00	\$5,200											\$5,200										\$5,200	
D3030	Throughout building	Unit Ventilator, approx/nominal 4 Ton, Replace	7359324		20	5	15	42	EA	\$10,600.00	\$445,200																\$445,200					\$445,200	
D3050	Mechanical room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7359291		25	5	20	1	EA	\$13,600.00	\$13,600																			\$13,600		\$13,600	
D3050	Mechanical room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7359333		25	5	20	1	EA	\$13,600.00	\$13,600																			\$13,600		\$13,600	
D3050	Mechanical room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7359259		25	5	20	1	EA	\$13,600.00	\$13,600																			\$13,600		\$13,600	
D3050	Mechanical room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7359262		25	5	20	1	EA	\$13,600.00	\$13,600																			\$13,600		\$13,600	
D3050	Mechanical room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7359334		25	5	20	1	EA	\$6,500.00	\$6,500																			\$6,500		\$6,500	
D3050	Gymnasium	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7359286		20	12	8	1	EA	\$40,000.00	\$40,000										\$40,000											\$40,000	
D3050	Gymnasium	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7359356		20	12	8	1	EA	\$40,000.00	\$40,000										\$40,000											\$40,000	
D3050	Band Building	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7359373		20	5	15	1	EA	\$9,000.00	\$9,000																\$9,000					\$9,000	
D3050	Library	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7359342		25	5	20	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Ceiling space	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7359297		25	5	20	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Old lecture	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7359357		25	5	20	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Ceiling space	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7359307		25	5	20	1	EA	\$22,000.00	\$22,000																			\$22,000		\$22,000	
D3060	Roof	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, Replace	7359309		20	5	15	2	EA	\$5,600.00	\$11,200																\$11,200					\$11,200	
D3060	Restrooms	Exhaust Fan, Centrifugal, 16" Damper, Replace	7359366		25	5	20	4	EA	\$2,400.00	\$9,600																			\$9,600		\$9,600	
D3060	Mechanical room	Exhaust Fan, Centrifugal, 16" Damper, Replace	7359335		25	5	20	1	EA	\$2,400.00	\$2,400																			\$2,400		\$2,400	
D4010	Auditorium	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	7359339		25	23	2	8000	SF	\$1.07	\$8,560				\$8,560																	\$8,560	
D4010	Throughout	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7364341		40	37	3	85972	SF	\$5.00	\$429,860				\$429,860																	\$429,860	
D4010	Mechanical room	Backflow Preventer, Fire Suppression, Replace	7359276		30	24	6	1	EA	\$5,200.00	\$5,200											\$5,200										\$5,200	
D4010	Mechanical room	Backflow Preventer, Fire Suppression, Replace	7359270		30	24	6	1	EA	\$6,600.00	\$6,600											\$6,600										\$6,600	
D4030	Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	7359266		10	5	5	50	EA	\$150.00	\$7,500						\$7,500										\$7,500					\$15,000	
D5010	Building exterior	Generator, Gas or Gasoline, Replace	7359268		25	23	2	1	EA	\$30,000.00	\$30,000			\$30,000																		\$30,000	
D5020	Electrical room	Switchboard, 120/208 V, Replace	7359369		40	35	5	1	EA	\$80,000.00	\$80,000						\$80,000															\$80,000	
D5020	Gymnasium	Distribution Panel, 120/208 V, Replace	7359275		30	30	0	1	EA	\$6,000.00	\$6,000	\$6,000																				\$6,000	
D5020	Gymnasium	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	7359249		40	39	1	16000	SF	\$18.00	\$288,000		\$288,000																			\$288,000	
D5020	Electrical room	Distribution Panel, 120/208 V, Replace	7359314		30	26	4	1	EA	\$6,000.00	\$6,000					\$6,000																\$6,000	
D5020	Electrical room	Distribution Panel, 120/208 V, Replace	7359293		30	26	4	1	EA	\$8,000.00	\$8,000					\$8,000																\$8,000	
D5030	Throughout building	Electrical System, Wiring & Switches, High Density/Complexity, Replace	7359363		40	35	5	77972	SF	\$4.00	\$311,888						\$311,888															\$311,888	
D5040	Throughout building	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	7359302		20	18	2	93972	SF	\$5.00	\$469,860			\$469,860																		\$469,860	
D5040	Throughout building	Emergency & Exit Lighting, Exit Sign, LED, Replace	7359311		10	6	4	50	EA	\$220.00	\$11,000					\$11,000										\$11,000						\$22,000	
D7010	Auditorium	Entry Security, Metal Detector, Full Body Walkthrough, Replace	7359303		10	8	2	3	EA	\$5,950.00	\$17,850			\$17,850										\$17,850								\$35,700	
D7030	Throughout building	Security/Surveillance System, Full System Installation, High Density, Install	7359254		15	5	10	93972	SF	\$4.00	\$375,888											\$375,888										\$375,888	
D7050	Office	Fire Alarm Panel, Fully Addressable, Replace	7359267		15	13	2	1	EA	\$15,000.00	\$15,000			\$15,000																\$15,000		\$30,000	
D7050	Throughout building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7359365		20	13	7	93972	SF	\$3.00	\$281,916																					\$281,916	
D7050	Mechanical room	Leak Detection & Monitoring System, HVAC Refrigerants, Replace	7359321		20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000					\$30,000	
D8010	Throughout building	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	7359265		15	5	10	93972	SF	\$6.00	\$563,832											\$563,832										\$563,832	
E1030	Kitchen	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	7359347		15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700		\$5,400		
E1030	Kitchen	Foodservice Equipment, Convection Oven, Double, Replace	7359374		10	8	2	1	EA	\$9,500.00	\$9,500			\$9,500									\$9,500									\$19,000	
E1030	Kitchen	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	7359368		15	13	2	2	EA	\$1,700.00	\$3,400			\$3,400														\$3,400			\$6,800		
E1030	Kitchen	Foodservice Equipment, Ice maker, Freestanding, Replace	7359246		15	12	3	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700		\$13,400		
E1030	Kitchen	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	7359340		15	11	4	3	EA	\$5,700.00	\$17,100				\$17,100															\$17,100		\$34,200	
E1030	Kitchen	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	7359288		15	11	4	2	EA	\$4,500.00	\$9,000				\$9,000															\$9,000		\$18,000	
E1030	Kitchen	Foodservice Equipment, Dairy Cooler/Wells, Replace	7359351		15	11	4	2	EA	\$3,600.00	\$7,200				\$7,200														\$7,200		\$14,400		
E1030	Kitchen	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	7359292		15	11	4	1	EA	\$5,100.00	\$5,100				\$5,100														\$5,100		\$10,200		

Replacement Reserves Report

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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	7359355	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$9,500.00	\$9,500					\$9,500										\$9,500							\$19,000
E1030	Kitchen	7359337	Foodservice Equipment, Steam Kettle, Replace	20	15	5	2	EA	\$30,000.00	\$60,000					\$60,000																	\$60,000
E1030	Kitchen	7359362	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	\$10,500.00	\$10,500					\$10,500											\$10,500						\$21,000
E1030	Kitchen	7359352	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	4	EA	\$4,600.00	\$18,400												\$18,400									\$18,400	
E1030	Kitchen	7359272	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																	\$15,000				\$15,000	
E1030	Kitchen	7359370	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																	\$25,000				\$25,000	
E1070	Auditorium	7359290	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	2000	SF	\$15.00	\$30,000											\$30,000										\$30,000	
E2010	Classrooms	7359319	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	18	2	8	EA	\$1,200.00	\$9,600			\$9,600																		\$9,600	
E2010	Science	7359316	Casework, Countertop, Solid Surface, Replace	40	35	5	80	LF	\$110.00	\$8,800					\$8,800																\$8,800	
E2010	Gymnasium	7359348	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	16	4	540	EA	\$300.00	\$162,000					\$162,000																\$162,000	
E2010	Auditorium	7359284	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	728	EA	\$350.00	\$254,800					\$254,800																\$254,800	
G2020	Site	7359250	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	25000	SF	\$0.45	\$11,250			\$11,250				\$11,250				\$11,250						\$11,250				\$45,000	
G2020	Site	7359330	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	25000	SF	\$3.50	\$87,500											\$87,500										\$87,500	
G2050	Gymnasium	7359317	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	6	EA	\$9,500.00	\$57,000					\$57,000																\$57,000	
G2050	Gymnasium	7359371	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	21	4	2	EA	\$8,000.00	\$16,000					\$16,000																\$16,000	
G2060	Site	7359338	Picnic Table, Metal Powder-Coated, Replace	20	16	4	2	EA	\$700.00	\$1,400					\$1,400																\$1,400	
G2060	Gymnasium	7359360	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	8	EA	\$600.00	\$4,800					\$4,800																\$4,800	
G2060	Site	7359285	Fences & Gates, Fence, Metal Tube 4", Replace	40	35	5	40	LF	\$34.00	\$1,360					\$1,360																\$1,360	
G2060	Site	7359251	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000					\$25,000	
G2060	Site	7359343	Flagpole, Metal, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500				\$2,500	
G4050	Building exterior	7359271	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	23	EA	\$400.00	\$9,200																\$9,200					\$9,200	
Y1050	Classrooms	7359327	Lab sinks, Lavatory, Faucet Hardware, Replace	0	35	0	22	EA	\$500.00	\$11,000	\$11,000																				\$11,000	
Y1090	Bellevue Middle School	7364353	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500	
Totals, Unescalated											\$1,786,308	\$768,000	\$1,087,762	\$636,260	\$1,726,700	\$612,448	\$35,600	\$293,166	\$80,000	\$0	\$1,006,120	\$947,050	\$61,900	\$81,750	\$20,500	\$695,800	\$82,500	\$100,290	\$6,700	\$281,000	\$937,200	\$11,247,054
Totals, Escalated (3.0% inflation, compounded annually)											\$1,786,308	\$791,040	\$1,154,007	\$695,258	\$1,943,416	\$709,995	\$42,508	\$360,557	\$101,342	\$0	\$1,352,141	\$1,310,939	\$88,255	\$120,053	\$31,008	\$1,084,034	\$132,388	\$165,764	\$11,406	\$492,735	\$1,692,687	\$14,065,842

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	7359310	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Bellevue Middle School	Mechanical room	Westinghouse	E1	No dataplate	1989		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359372	D2010	Storage Tank	Domestic Water	119 GAL	Bellevue Middle School	Mechanical room	A. O. Smith	TJV 120A 000	1545M000866	2015		
2	7359260	D2010	Storage Tank	Domestic Water	200 GAL	Bellevue Middle School	Gymnasium	A. O. Smith	T200A	0-E80-3731	1980		
3	7359313	D2010	Boiler	Gas, Domestic, 260 to 500 MBH	181 MBH	Bellevue Middle School	Gymnasium	Rheem / Ruud	GBC-0181	0503232938	2005		
4	7359283	D2010	Boiler	Gas, Domestic, 260 to 500 MBH	250 MBH	Bellevue Middle School	Mechanical room	Teledyne Laars	No dataplate	No dataplate	2019		
5	7359247	D2010	Pump	Circulation, Domestic Water		Bellevue Middle School	Gymnasium				2005		
6	7359354	D2010	Backflow Preventer	Domestic Water	2 IN	Bellevue Middle School	Mechanical room	Watts	909	192837	1989		
7	7359312	D2030	Pump	Sump		Bellevue Middle School	Mechanical room				1989		2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359315	D3020	Boiler [B-1]	Gas, HVAC	5250 MBH	Bellevue Middle School	Mechanical room	Bryan Boilers	EB125-W-FDG-KD4	102322	2019		
2	7359257	D3020	Unit Heater	Natural Gas	100 MBH	Bellevue Middle School	Gymnasium	Trane	TF-100	H00 116824007	2001		
3	7359318	D3020	Unit Heater	Natural Gas	100 MBH	Bellevue Middle School	Gymnasium	GMC	Inaccessible	Inaccessible	2005		
4	7359358	D3020	Unit Heater	Natural Gas	100 MBH	Bellevue Middle School	Mechanical room	Trane	Inaccessible	Inaccessible	1989		
5	7359359	D3020	Unit Heater	Natural Gas	100 MBH	Bellevue Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	1980		
6	7359345	D3020	Unit Heater	Natural Gas	100 MBH	Bellevue Middle School	Gymnasium	Trane	G0ND012AAC1000L	A93A07732	1993		
7	7359264	D3020	Boiler Supplemental Components	Chemical Feed System		Bellevue Middle School	Mechanical room	No dataplate	No dataplate	No dataplate	2019		

8	7359256	D3020	Boiler Supplemental Components	Expansion Tank	3 GAL	Bellevue Middle School	Gymnasium	Watts	No dataplate	No dataplate	2005	
9	7359255	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Bellevue Middle School	Mechanical room	No dataplate	No dataplate	No dataplate	2019	
10	7359344	D3030	Chiller [CH-1]	Water-Cooled	315 TON	Bellevue Middle School	Mechanical room	Daikin Industries	WSC079LBAZA	STNU191100156	2019	
11	7359243	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit	315 TON	Bellevue Middle School	Site	BAC	S3E-6518-061	u102033101-01	2019	
12	7359280	D3030	Split System	Condensing Unit/Heat Pump		Bellevue Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2001	
13	7359301	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	4 TON	Bellevue Middle School	Roof	Lennox	SSB048H4S43Y	5819B05192	2019	
14	7359324	D3030	Unit Ventilator	approx/nominal 4 Ton	1200 CFM	Bellevue Middle School	Throughout building	Inaccessible	Inaccessible	Inaccessible	2019	42
15	7359259	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	20 HP	Bellevue Middle School	Mechanical room	Baldor Reliance	EM2515T	Z2002040656	2019	
16	7359262	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	25 HP	Bellevue Middle School	Mechanical room	Baldor Reliance	EM2531T	C1910300372	2019	
17	7359291	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	20 HP	Bellevue Middle School	Mechanical room	Baldor Reliance	EM2515T	Z1912190311	2019	
18	7359333	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	25 HP	Bellevue Middle School	Mechanical room	Baldor Reliance	EM2531T	C1910300367	2019	
19	7359334	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Bellevue Middle School	Mechanical room	Baldor Reliance	Inaccessible	Inaccessible	2019	
20	7359377	D3050	Air Handler [AHU 1-1]	Interior AHU, Easy/Moderate Access	9350 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
21	7359297	D3050	Air Handler [AHU 1-2]	Interior AHU, Easy/Moderate Access	2300 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
22	7359331	D3050	Air Handler [AHU 1-3]	Interior AHU, Easy/Moderate Access	5000 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
23	7359274	D3050	Air Handler [AHU 2-1]	Interior AHU, Easy/Moderate Access	5600 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
24	7359307	D3050	Air Handler [AHU 3-1]	Interior AHU, Easy/Moderate Access	3300 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
25	7359282	D3050	Air Handler [AHU 3-2]	Interior AHU, Easy/Moderate Access	5000 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	
26	7359361	D3050	Air Handler [AHU 3-3]	Interior AHU, Easy/Moderate Access	5000 CFM	Bellevue Middle School	Ceiling space	Daikin Industries	Inaccessible		2019	

27	7359342	D3050	Air Handler [AHU 3-4]	Interior AHU, Easy/Moderate Access	2400 CFM	Bellevue Middle School	Library	Daikin Industries	Inaccessible			2019	
28	7359357	D3050	Air Handler [AHU 3-5]	Interior AHU, Easy/Moderate Access	2400 CFM	Bellevue Middle School	Old lecture	Daikin Industries	Inaccessible			2019	
29	7359373	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Bellevue Middle School	Band Building	Lennox	KGB048S4BH2Y	5619M08609		2019	
30	7359356	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	18 TON	Bellevue Middle School	Gymnasium	Lennox	LGH180H4BH2Y	5612A05850		2012	
31	7359286	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	18 TON	Bellevue Middle School	Gymnasium	Lennox	LGH180H4BH2Y	5612A05851		2012	
32	7359366	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	Bellevue Middle School	Restrooms	Inaccessible	Inaccessible	Inaccessible		2019	4
33	7359335	D3060	Exhaust Fan [EF-1]	Centrifugal, 16" Damper	2000 CFM	Bellevue Middle School	Mechanical room	Inaccessible	Inaccessible	Inaccessible		2019	
34	7359309	D3060	Exhaust Fan [Kitchen Exhaust]	Roof or Wall-Mounted, 36"Damper	8000 CFM	Bellevue Middle School	Roof	Inaccessible	Inaccessible	Inaccessible		2019	2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359270	D4010	Backflow Preventer	Fire Suppression	4 IN	Bellevue Middle School	Mechanical room	Watts	No dataplate	No dataplate	2000		
2	7359276	D4010	Backflow Preventer	Fire Suppression	3 IN	Bellevue Middle School	Mechanical room	Watts	109	123701	2000		
3	7359266	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Bellevue Middle School	Throughout building				2019		50

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359268	D5010	Generator	Gas or Gasoline	25 KW	Bellevue Middle School	Building exterior	Generac	95A02147-S	2020344	1989		
2	7359369	D5020	Switchboard	120/208 V	1600 AMP	Bellevue Middle School	Electrical room				1989		
3	7359275	D5020	Distribution Panel	120/208 V	300 AMP	Bellevue Middle School	Gymnasium	Westinghouse	No dataplate	No dataplate	1960		
4	7359304	D5020	Distribution Panel [ACC1]	120/208 V, 400 AMP	400	Bellevue Middle School	Gymnasium	Square D	No dataplate	No dataplate	2019		
5	7359314	D5020	Distribution Panel [DA]	120/208 V	400 AMP	Bellevue Middle School	Electrical room	Square D	No dataplate	No dataplate	1989		
6	7359293	D5020	Distribution Panel [DB]	120/208 V	800 AMP	Bellevue Middle School	Electrical room	Siemens	No dataplate	No dataplate	1989		
7	7359311	D5040	Emergency & Exit Lighting	Exit Sign, LED		Bellevue Middle School	Throughout building				1989		50

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359267	D7050	Fire Alarm Panel	Fully Addressable		Bellevue Middle School	Office	Vigilant	Inaccessible	Inaccessible	2011		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359374	E1030	Foodservice Equipment	Convection Oven, Double		Bellevue Middle School	Kitchen	Blodgett	BD0-100-G-ES	021418C1049B	2002		
2	7359355	E1030	Foodservice Equipment	Convection Oven, Double		Bellevue Middle School	Kitchen	Blodgett	BD0-100-G-ES	092717C1043B	2009		
3	7359351	E1030	Foodservice Equipment	Dairy Cooler/Wells		Bellevue Middle School	Kitchen	Nor-Lake			2005		2
4	7359288	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Bellevue Middle School	Kitchen				2000		2
5	7359368	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Bellevue Middle School	Kitchen	Metro			2010		2
6	7359340	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Bellevue Middle School	Kitchen	Delfield			2005		3
7	7359292	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Bellevue Middle School	Kitchen	Migali	Inaccessible		2009		
8	7359246	E1030	Foodservice Equipment	Icemaker, Freestanding		Bellevue Middle School	Kitchen	Hoshizaki			2002		
9	7359347	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Bellevue Middle School	Kitchen				2011		
10	7359337	E1030	Foodservice Equipment	Steam Kettle		Bellevue Middle School	Kitchen	Groen			2009		2
11	7359362	E1030	Foodservice Equipment	Steamer, Freestanding		Bellevue Middle School	Kitchen	ACCUTEMP			2019		
12	7359352	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Bellevue Middle School	Kitchen	Kolpak	Inaccessible		2021		4
13	7359272	E1030	Foodservice Equipment [Cooler]	Walk-In, Refrigerator		Bellevue Middle School	Kitchen	Kolpak		410237278DW2	2021		
14	7359370	E1030	Foodservice Equipment [Freezer]	Walk-In, Freezer		Bellevue Middle School	Kitchen	Kolpak	Inaccessible		2021		