

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Berclair Elementary School
810 Perkins Road
Memphis, Tennessee 38122

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

163745.23R000-006.354

DATE OF REPORT:

May 3, 2024

ON SITE DATE:

April 4-5, 2024

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Campus Overview and Assessment Details 1
 - Campus Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 6
 - Key Findings 7
 - Plan Types..... 8
- 2. Main Building 9**
- 3. Old Annex Building 11**
- 4. New Annex Building 13**
- 5. Site Summary 15**
- 6. Property Space Use and Observed Areas 16**
- 7. ADA Accessibility 17**
- 8. Purpose and Scope 19**
- 9. Opinions of Probable Costs 21**
 - Methodology 21
 - Definitions 21
- 10. Certification 23**
- 11. Appendices 24**



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	3
Main Address	810 Perkins Road, Memphis, Tennessee 38122
Site Developed	Main Building: 1952/2016 - 34,672 SF Old Annex Building: 1952/2016 - 8,468 SF New Annex Building: 2016 - 33,582 SF
Site Area	11.37 acres (estimated)
Parking Spaces	85 total spaces all in open lots; 5 of which are accessible.
Outside Occupants/Leased Spaces	None
Date(s) of Visit	April 4-5, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Anthony Worthy
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Berclair Elementary school campus was originally constructed in 1952 and renovated in 2016 which included the main building and a small annex building. The new annex building was added to the campus in 2016, this building was originally constructed as the Berclair Mental Health Center then several years later converted over to classrooms and a gymnasium as part of the elementary school. Overall, the building show evidence of good construction and maintenance practices during the building's daily operation. Generally, the property appears to have been constructed within industry standards at the time of construction.

Architectural

The original two buildings are constructed of masonry block walls, brick and siding façade with aluminum windows. The newest annex building consists of steel framing with masonry block walls, and brick façade with aluminum windows. The interior finishes of these buildings consist of ceramic tile, carpet, quarry tile, VCT flooring with interior wall of CMU, gypsum board, ceramic tile is all in fair to good condition. The roof consists of asphalt shingles and modified bitumen roofing that are in fair to poor condition. Finishes throughout all the facilities have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Regular maintenance and inspection are highly recommended throughout the facility in a timely manner.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF systems and components throughout each facility have been well-maintained over the years since the original construction and the MEPF portfolio for each facility has been upgraded periodically as needed and during renovations. The HVAC system consists of a gas boiler, package unit, fan coil units, ductless split-system and rooftop exhaust fans that are in fair condition. Gas/ electric water heaters supply hot water throughout the building. The building is equipped with a sprinkler system, kitchen suppression system, fire extinguishers, and fire alarm control panel with a full alarm system throughout the building. The existing MEPF is in fair to good condition for the majority of these facilities. Recommend regular maintenance and inspections throughout each facility to maintain and to address any potential future issues.

Site

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

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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Berclair Elementary School / Main Building	\$397	34,672	\$13,764,784	0.0%	0.2%	0.7%	24.3%
Berclair Elementary School / New Annex Building (2016)	\$400	33,582	\$13,432,800	0.0%	1.3%	2.0%	3.5%
Berclair Elementary School / Old Annex Building (1952)	\$400	8,468	\$3,387,200	0.0%	0.5%	0.6%	7.6%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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.

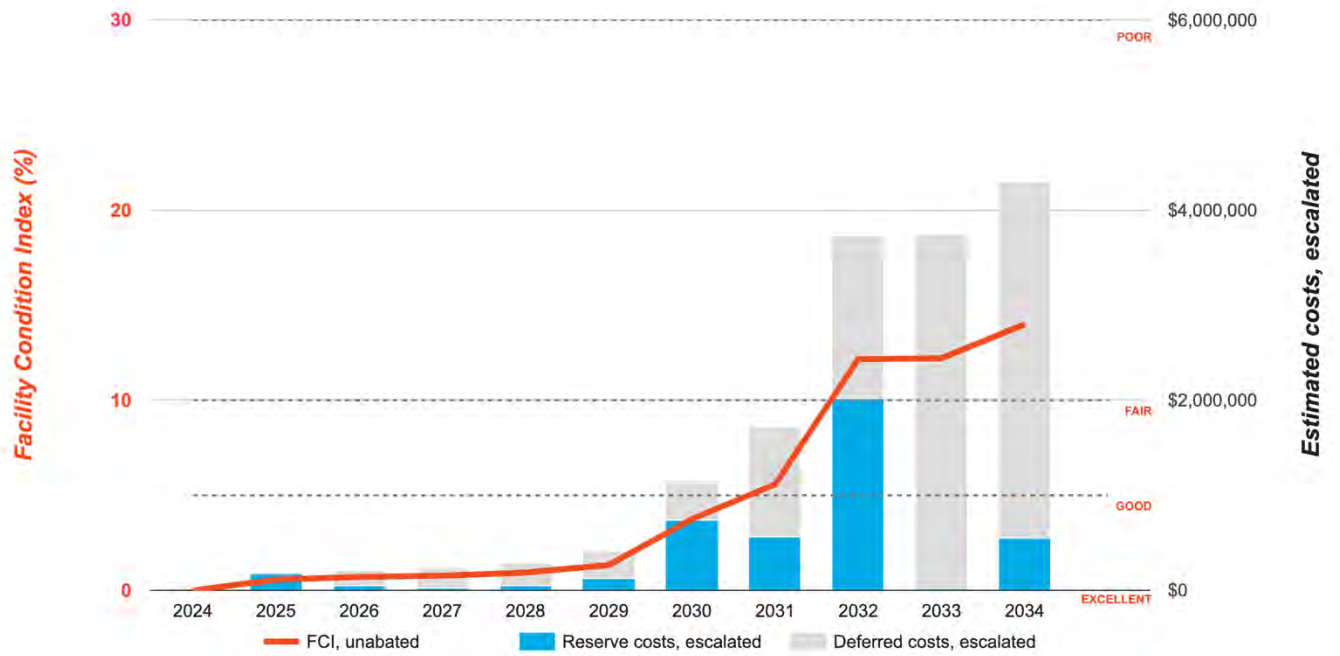
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Berclair Elementary School

Replacement Value: \$30,688,800

Inflation Rate: 3.0%

Average Needs per Year: \$390,400



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

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	-	-	-	\$4,300	-	\$4,300
Facade	-	\$22,300	\$1,400	\$39,500	\$2,394,100	\$2,457,200
Roofing	-	\$179,700	-	\$476,900	-	\$656,600
Interiors	-	-	\$89,400	\$963,500	\$788,600	\$1,841,500
Conveying	-	-	-	\$11,100	\$7,100	\$18,200
Plumbing	-	\$1,400	-	\$1,096,600	\$46,000	\$1,144,000
HVAC	-	-	\$15,100	\$82,900	\$999,100	\$1,097,100
Fire Protection	-	-	\$3,800	\$27,000	\$135,600	\$166,400
Electrical	-	\$10,600	\$9,400	\$599,700	\$244,600	\$864,400
Fire Alarm & Electronic Systems	-	-	-	\$207,700	\$218,800	\$426,500
Equipment & Furnishings	-	\$4,000	\$53,000	\$152,300	\$71,500	\$280,900
Site Utilities	-	-	-	\$6,100	\$23,400	\$29,500
Site Development	-	-	-	\$56,300	\$252,900	\$309,200
Site Pavement	-	-	\$19,300	\$160,600	\$277,100	\$457,000
TOTALS (3% inflation)	-	\$218,000	\$191,500	\$3,884,400	\$5,458,800	\$9,752,700

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

Immediate Needs

There are no immediate needs to report.



Key Findings



Exterior Walls in Poor condition.

Wood Shakes/Shingles
Main Building Berclair Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

\$\$\$\$

Exterior siding wall paint is peeling - AssetCALC ID: 7523936



Roofing in Poor condition.

Modified Bitumen
New Annex Building Berclair Elementary
School New Annex Building Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$167,900

\$\$\$\$

Several areas in the roof have started bulging with air pockets throughout the roof. - AssetCALC ID: 7523960



Exterior Door in Poor condition.

Wood, Solid-Core
Main Building Berclair Elementary School
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Exterior wood doors are peeling and faded - AssetCALC ID: 7524018



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with
Fittings
Old Annex Building Berclair Elementary School
Old Annex Building Roof

Uniformat Code: B3020
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,400

\$\$\$\$

Gutters are peeling and damaged in some areas. - AssetCALC ID: 7524020

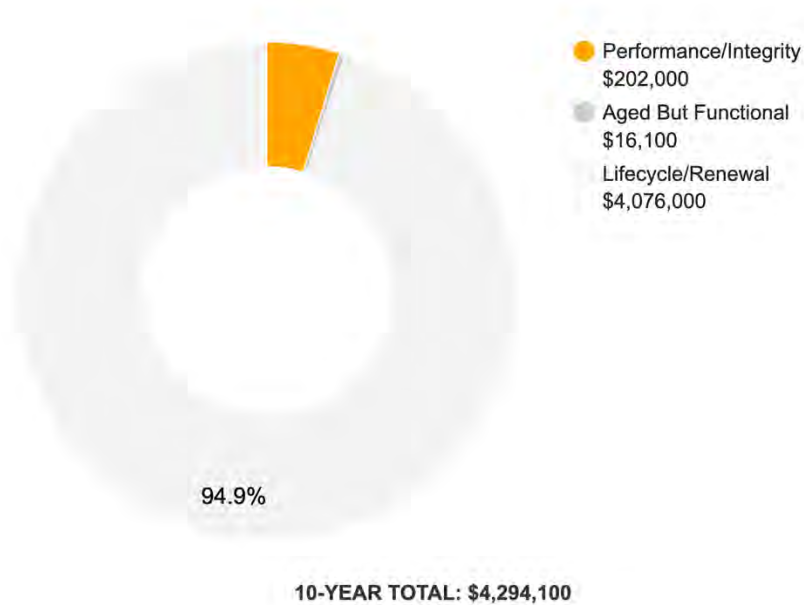
Plan Types

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.

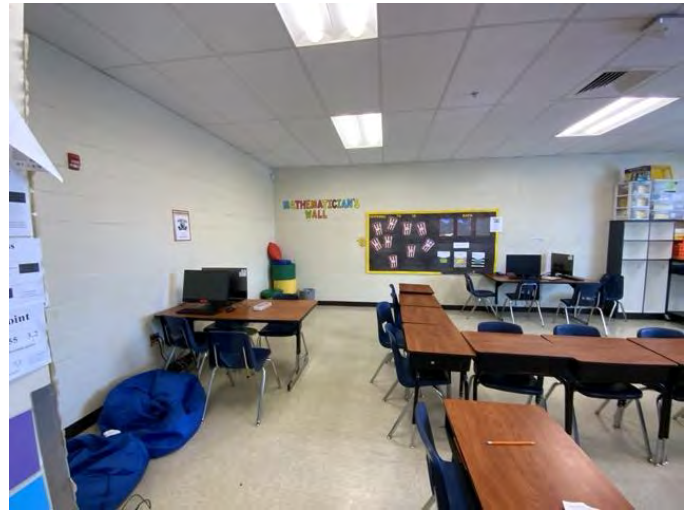
Plan Type Descriptions

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 handicap 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)



2. Main Building

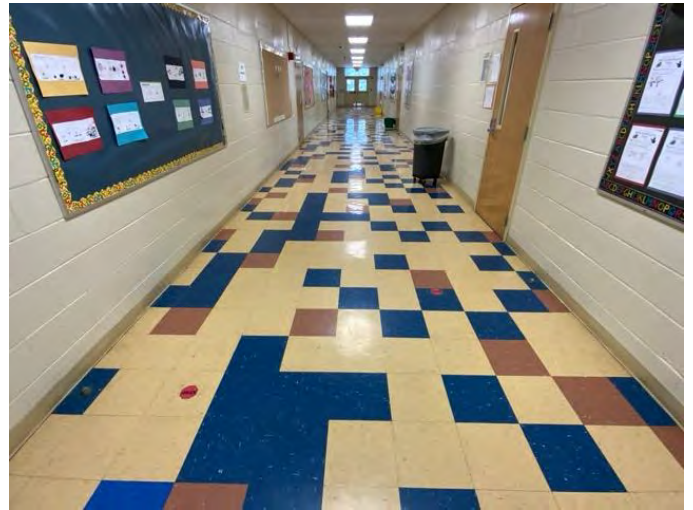


Main Building: Systems Summary

Constructed/Renovated	1952/2016	
Building/Group Size	34,672 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, quarry tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, feeding fan coil and hydronic baseboard radiators. Non-Central System: Packaged units, PTAC units Supplemental components: Ductless split-systems, Suspended unit heaters	Good
Fire Suppression	Dry-piped sprinkler system portion and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Exterior wood doors are peeling and faded, Gutters are peeling and damaged in some areas, Exterior siding wall paint is peeling, several areas in the roof have started bulging with air pockets throughout the roof	

3. Old Annex Building



Old Annex Building: Systems Summary

Constructed/Renovated	1952/2016	
Building Size	8,468 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Packaged units Supplemental components: Ductless split-systems	Good

Old Annex Building: Systems Summary		
Fire Suppression	Dry-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Fed from main building with copper wiring. Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel located in main building with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Gutters are peeling and damaged in some areas.	

4. New Annex Building



New Annex Building: Systems Summary

Constructed/Renovated	2016	
Building Size	33,582 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Packaged units Supplemental components: Ductless split-systems	Good

New Annex Building: Systems Summary		
Fire Suppression	Dry-piped sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main Fed from main building with copper wiring. Interior Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel located in main building with, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

5. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, metal halide	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

7. 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 campus was originally constructed in 1952 and substantially renovated in 2016

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Main Building	1952/2016	No	No
Old Annex Building	1952/2016	No	No
New Annex Building	2016	No	No

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



8. 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.

9. 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.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Berclair Elementary School, 810 Pekins Road, Memphis, Tennessee 38122, 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: Anthony Worthy,
Project Manager

Reviewed by: 

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

11. 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 - OLD ANNEX BUILDING



6 - NEW ANNEX BUILDING

Photographic Overview



7 - SIGNAGE



8 - EXTERIOR WALL SIDING



9 - GLAZING/EXTERIOR BRICK WALL



10 - EXTERIOR PARTIALLY-GLAZING DOOR



11 - EXTERIOR FULLY-GLAZING DOOR



12 - EXTERIOR STEEL DOOR

Photographic Overview



13 - ASPHALT SHINGLE ROOFING



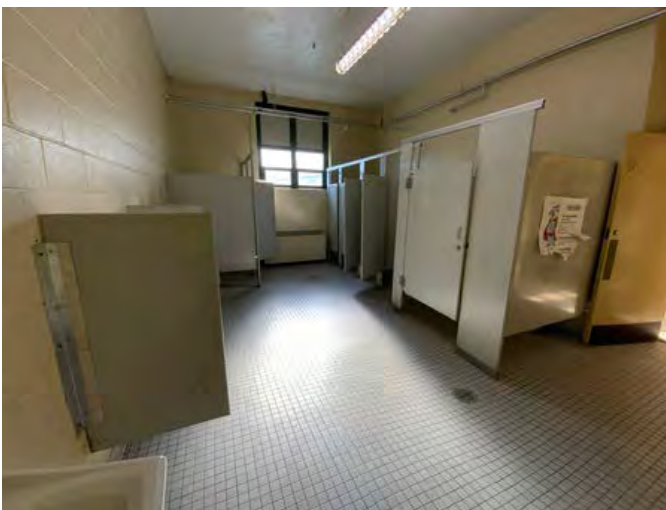
14 - MODIFIED BITUMEN ROOFING



15 - CLASSROOM



16 - GYMNASIUM



17 - RESTROOM



18 - MULTIPURPOSE ROOM



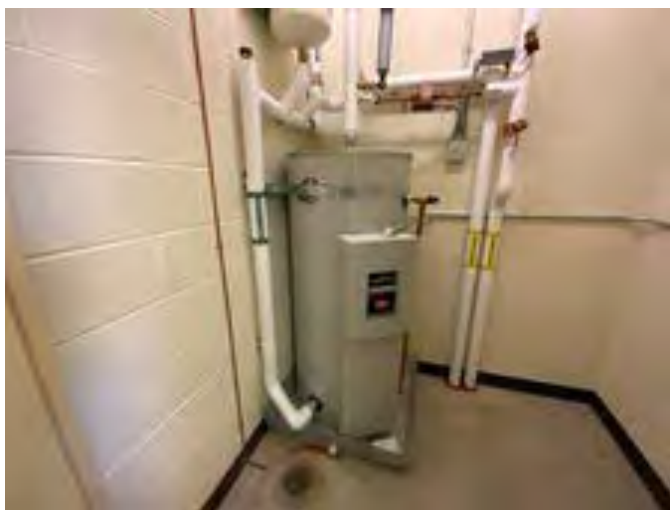
Photographic Overview



19 - ELEVATOR CAB FINISHES



20 - ELEVATOR CONTROLS



21 - WATER HEATER



22 - TOILET



23 - WALL-HUNG, VITREOUS CHINA



24 - STAIN STEEL SINK

Photographic Overview



25 - SERVICE FLOOR SINK



26 - URINAL



27 - BOILER



28 - ELECTRIC UNIT HEATER



29 - SPLIT SYSTEM DUCTLESS



30 - PACKAGED UNIT

Photographic Overview



31 - MAKE UP AIR UNIT



32 - DISTRIBUTION PANEL



33 - SECONDARY TRANSFORMER



34 - SWITCHBOARD



35 - EXTERIOR FIXTURE W/ LAMP



36 - FLOODLIGHTS

Photographic Overview



37 - INTERIOR LIGHTING SYSTEM



38 - FIRE ALARM PANEL



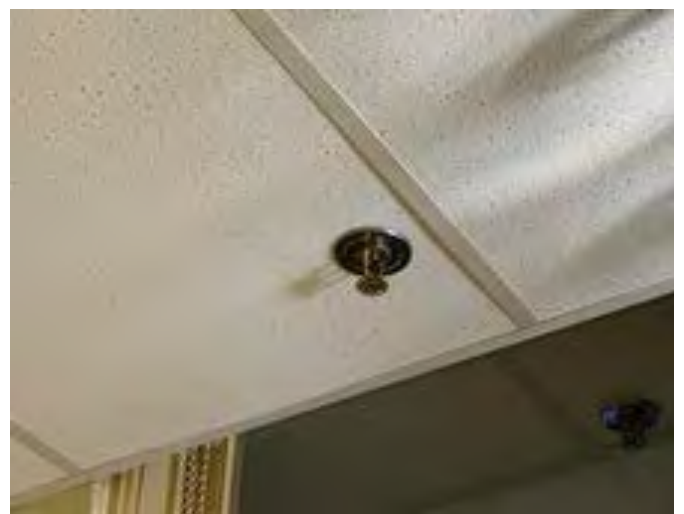
39 - EMERGENCY EXIT



40 - SECURITY/SURVEILLANCE SYSTEM



41 - PIPING AND VALVES



42 - FIRE SPRINKLER SYSTEM

Photographic Overview



43 - DEFIBRILLATOR (AED), CABINET-MOUNTED



44 - FREEZER, 3-DOOR REACH-IN



45 - CONVECTION OVEN, DOUBLE



46 - RANGE/OVEN, 4-BURNER



47 - FLAGPOLE





48 - PLAY STRUCTURE

Appendix B: Site Plan



Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	163745.23R000-006.354	Berclair Elementary School	
	Source	On-Site Date	
	Google Earth	April 1, 2024	

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

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

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Berclair Elementary School

BV Project Number: 163745.23R000-006.354

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

Building X: Accessibility Issues				
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor Issues	None*
Parking				<input checked="" type="checkbox"/>
Exterior Route				<input checked="" type="checkbox"/>
Building Entrances				<input checked="" type="checkbox"/>
Interior Route				<input checked="" type="checkbox"/>
Elevators				<input checked="" type="checkbox"/>
Public Restrooms				<input checked="" type="checkbox"/>
Playgrounds & Pools			No accessible play component provided	<input type="checkbox"/>

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

Building X Accessibility: Photographic Overview



Overview of accessible parking area



2nd area of accessible parking



Accessible ramp



2nd path of travel



Main accessible entrance



Additional entrance

Building X Accessibility: Photographic Overview



Accessible interior path



Door hardware



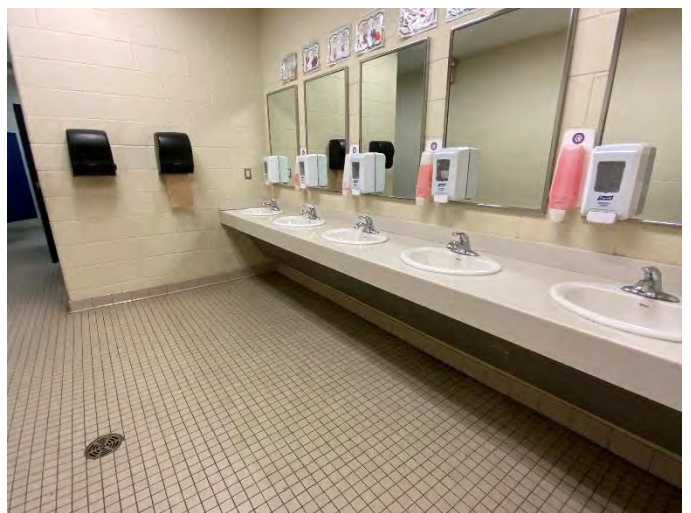
Lobby looking at cabs, with doors open



In-cab controls/emergency call panel



Toilet stall overview



Sink, faucet handles and/or accessories

Appendix E: Component Condition Report

Component Condition Report | Berclair Elementary School / New Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	New annex building	Good	Stairs, Metal or Pan-Filled, Interior	460 SF	42	7523907
Facade						
B2010	New annex building	Good	Exterior Walls, Brick	20,400 SF	42	7523955
B2020	New annex building	Good	Glazing, any type by SF	792 SF	21	7524021
B2050	New annex building	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	21	7524002
B2050	New annex building	Good	Exterior Door, Steel, Standard	4	31	7523909
B2080	New annex building	Good	Awning, Metal, per SF of awning	348 SF	31	7523852
Roofing						
B3010	New Annex Building Roof	Poor	Roofing, Modified Bitumen	16,791 SF	1	7523960
Interiors						
C1020	New annex building	Good	Interior Window, Fixed, 12 SF	20	32	7523957
C1030	New annex building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	31	32	7524061
C1030	New annex building	Good	Interior Door, Steel, Standard	10	32	7523905
C1070	New annex building	Good	Suspended Ceilings, Acoustical Tile (ACT)	27,722 SF	17	7523915
C1090	New annex building restrooms	Fair	Toilet Partitions, Plastic/Laminate	18	12	7523876
C2010	New annex building	Fair	Wall Finishes, any surface, Prep & Paint	50,373 SF	5	7523880
C2030	New annex building	Fair	Flooring, Vinyl Tile (VCT)	28,109 SF	7	7524011
C2030	New annex building	Good	Flooring, Wood, Strip	3,960 SF	22	7524014
C2030	New annex building restrooms	Good	Flooring, Ceramic Tile	1,303 SF	32	7523918
C2030	New annex building	Fair	Flooring, Carpet, Commercial Standard	210 SF	5	7523971
C2050	New Annex restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,860 SF	6	7523911
Conveying						
D1010	New annex building	Fair	Elevator Controls, Automatic, 1 Car	1	12	7523864

Component Condition Report | Berclair Elementary School / New Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	New annex building	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	22	7524029
Plumbing						
D2010	New annex building	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	4	15	7523865
D2010	New annex building teachers lounge room 217	Fair	Water Heater, Electric, Commercial (12 kW)	1	12	7523974
D2010	New annex building janitorial closet room 126	Good	Sink/Lavatory, Service Sink, Floor	1	27	7524062
D2010	New annex building restrooms	Good	Toilet, Commercial Water Closet	20	22	7523954
D2010	New annex building sprinkler room 112	Good	Backflow Preventer, Domestic Water	1	22	7524059
D2010	New annex building restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	22	7524046
D2010	New annex building restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	20	22	7524017
D2010	New annex building teachers lounge room 217	Fair	Pump, Circulation, Domestic Water	1	7	7523923
D2010	New annex building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	22	7523882
D2010	New annex building janitorial closet room 221	Good	Sink/Lavatory, Service Sink, Floor	1	27	7523847
D2010	New annex building restrooms	Good	Urinal, Standard	4	22	7524047
D2010	New annex building sprinkler room 112	Good	Backflow Preventer, Domestic Water	1	22	7523898
HVAC						
D3020	New annex building teachers lounge room 217	Good	Boiler Supplemental Components, Expansion Tank	1	32	7523942
D3020	New annex building sprinkler room 112	Fair	Unit Heater, Electric	1	12	7524043
D3030	New annex building roof	Fair	Split System Ductless, Single Zone	1	6	7523863
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-8]	1	12	7523937
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-16]	1	12	7523964
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-13]	1	12	7523981
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-20]	1	12	7523935
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-22]	1	12	7523991
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-19]	1	12	7523853
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	12	7523962

Component Condition Report | Berclair Elementary School / New Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	12	7523985
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-23]	1	12	7523850
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-12]	1	12	7523872
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	12	7524025
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-21]	1	12	7523874
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-10]	1	12	7523897
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-9]	1	12	7524031
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	12	7523990
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-17]	1	12	7524068
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-18]	1	12	7523896
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	12	7523894
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-11]	1	12	7523902
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	12	7523878
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-15]	1	12	7523893
D3050	New annex building roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-7]	1	12	7523945
D3060	New annex building roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-1 BERCLAI]	1	11	7523998
D3060	New annex building roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [F-4 BERCLAI]	1	11	7523953
D3060	New annex building roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	11	7523875
D3060	New annex building roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-3 BERCLAI]	1	11	7524005
Fire Protection						
D4010	New annex building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	33,582 SF	17	7523995
D4010	New annex building sprinkler room 112	Good	Supplemental Components, Fire Riser, Wet	1	32	7524004
D4030	New annex building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	7523978
Electrical						
D5020	New annex building 1st electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7523846

Component Condition Report | Berclair Elementary School / New Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	New annex building 2nd electrical room	Good	Distribution Panel, 277/480 V	1	22	7524010
D5020	New annex building 2nd electrical room	Good	Distribution Panel, 277/480 V [MP2]	1	22	7523948
D5020	New annex building 1st electrical room	Good	Distribution Panel, 277/480 V [MDP]	1	22	7523904
D5020	New annex building 1st electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7523881
D5020	New annex building 2nd electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	7524030
D5040	New annex building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	33,582 SF	12	7523938
D5040	New annex building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	11	5	7523912
D5040	New annex building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	22	5	7523958
Equipment & Furnishings						
E1040	New annex building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7524064
E2010	New annex building	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	12	7524013
Sitework						
G4050	New annex building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	12	7523931

Component Condition Report | Berclair Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Interior	64 SF	10	7523979
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	39,337 SF	3	7523992
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	39,337 SF	16	7523916
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	5,140 SF	10	7523867
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	12 LF	42	7523940
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	12	7523869

Component Condition Report | Berclair Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	17	7523868
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	12	7523947
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	6	7523994
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	12	7523949
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	12	7523857
G2060	Site	Fair	Flagpole, Metal	1	8	7524033
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 8'	50 LF	42	7523906
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	12	7523973
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	12	7523901
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	7	7523848
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	755 LF	10	7523993
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	1,218 LF	32	7523944
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	12	7523914

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Shakes/Shingles	1,780 SF	2	7523936
B2010	Building Exterior	Fair	Exterior Walls, Brick	22,695 SF	15	7524040
B2020	Building Exterior	Good	Glazing, any type by SF	3,040 SF	22	7523879
B2020	Building Exterior	Good	Glazing, any type by SF	1,856 SF	22	7523997
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Partially Glazed, Standard Swing	13	8	7524028
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	22	7523858
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	2	2	7524018

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	28,927 SF	6	7524009
B3010	Roof	Fair	Roofing, Modified Bitumen	14,251 SF	6	7524012
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,100 LF	8	7523908
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	67	10	7523983
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	42	10	7523987
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	8	7523887
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	31,312 SF	17	7524060
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	288	8	7523977
C1090	Restrooms	Fair	Toilet Partitions, Metal	35	7	7524055
C1090	Restrooms	Fair	Toilet Partitions, Wood	30	8	7523972
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	52,008 SF	6	7524044
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,344 SF	8	7523886
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,016 SF	12	7524035
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	31,312 SF	8	7523982
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,360 SF	6	7523849
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	7523932
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	40	22	7524034
D2010	Restrooms	Fair	Urinal, Standard	3	8	7524032
D2010	Throughout Campus	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	76,722 SF	8	7523984
D2010	Boiler room	Fair	Water Heater, Gas, Residential	1	2	7524065
D2010	Restrooms	Good	Urinal, Standard	4	22	7523950

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	6	7523975
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	23	7523859
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	8	7523892
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	8	7523891
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	8	7523967
D2010	Throughout building	Excellent	Drinking Fountain, Wall-Mounted, Bi-Level	8	15	7523934
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	22	7524007
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	23	7523903
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [BOILER #2]	1	22	7523884
D3020	Boiler room	Good	Boiler, Gas, HVAC [BOILER #1]	1	22	7523917
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	6	7523919
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	8	7523924
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	8	7524057
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	8	7524052
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	8	7523861
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7523980
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	8	7	7523941
D3050	Building exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7524069
D3050	Throughout building	Good	Fan Coil Unit, Hydronic Terminal	38	14	7523939
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	682 SF	32	7524045
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM	1	12	7523890
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7523877
D3050	Building exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7524016
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	7	7523843

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Building exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7524003
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	7	7524042
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	12	7523925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	12	7523885
D3060	Kitchen	Fair	Exhaust Fan, Propeller, 5 HP Motor, 35000 CFM	1	7	7524026
D3060	Kitchen	Fair	Exhaust Fan, Propeller, 0.75 HP Motor	1	6	7523920
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	8	7524058
D4010	Teachers lounge	Fair	Piping & Valves, Gate Valve, Fire Suppression	2	8	7523976
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	34,672 SF	17	7523888
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	18	5	7523930
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	10	7523970
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRANSF. 1]	1	7	7524053
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7523968
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	8	7523899
D5030	Throughout Campus	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,722 SF	10	7524001
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	24	6	7523860
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	34,672 SF	8	7523883
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	14	6	7523951
Fire Alarm & Electronic Systems						
D7030	Throughout Campus	Fair	Security/Surveillance System, Full System Upgrade, Average Density	76,722 SF	7	7524037
D7050	Throughout Campus	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	76,722 SF	12	7523952
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	7523871
Equipment & Furnishings						

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	4	7524019
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	7523961
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 4-Door Reach-In	1	6	7523921
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7524056
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7523966
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7524006
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7523845
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7523913
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7523856
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	7523999
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7524000
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	2	7523842
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7523943
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hook #2]	1	8	7524050
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	7523988
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	7524008
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7523933
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7524054
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	7523956
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	6	7523900
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7524041
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7523895
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7523870
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	7523862
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7523854

Component Condition Report | Berclair Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #1]	1	7	7523963
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7524027
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	7524015
E1040	Main Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7524063
Sitework						
G4050	Building exterior	Fair	Floodlights, Floodlights, 90 W, Replace/Install	4	8	7524038

Component Condition Report | Berclair Elementary School / Old Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Old annex Building Exterior	Fair	Exterior Walls, Brick	6,135 SF	15	7524048
B2050	Old Annex Building Exterior	Fair	Exterior Door, Aluminum-Framed & Partially Glazed, Standard Swing	4	8	7527740
B2050	Old Annex Building Exterior	Fair	Exterior Door, Steel, Standard	4	6	7523969
B2080	Old annex building	Fair	Awning, Fabric, each and up to 32 SF per	5	5	7523959
B2080	Old annex building	Fair	Awning, Fabric, per SF of awning	900 SF	6	7524067
Roofing						
B3010	Old annex building	Fair	Roofing, Modified Bitumen	3,840 SF	6	7524066
B3010	Old annex building	Fair	Roofing, Asphalt Shingle, 30-Year Premium	7,153 SF	6	7524039
B3020	Old Annex Building Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	708 LF	2	7524020
Interiors						
C1030	Old annex building	Good	Interior Door, Wood, Fire-Rated at 90 Minutes or Over	4	32	7523996
C1030	Old annex building	Good	Interior Door, Wood-Framed & Partially Glazed, Standard Swing	8	32	7524023
C1070	Old annex building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,940 SF	17	7527746
C1090	Old annex restroom	Fair	Toilet Partitions, Wood	14	6	7523929
C2010	Old annex restroom	Fair	Wall Finishes, any surface, Prep & Paint	12,702 SF	6	7524070

Component Condition Report | Berclair Elementary School / Old Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Old annex building	Fair	Flooring, Vinyl Tile (VCT)	7,940 SF	7	7523873
C2030	Old annex restroom	Good	Flooring, Ceramic Tile	528 SF	32	7524036
C2050	Old annex restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	528 SF	6	7527743
Plumbing						
D2010	Old annex restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	7	22	7523866
D2010	Old annex restroom	Good	Toilet, Commercial Water Closet	14	22	7523910
D2010	Old annex restroom	Good	Urinal, Standard	3	22	7523986
HVAC						
D3030	Old annex building	Fair	Split System Ductless, Single Zone	1	8	7524049
D3050	Old annex building	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7523855
D3050	Old annex building	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7523928
D3050	Old Annex Building	Good	HVAC System, Ductwork, Medium Density	720 SF	24	7527738
D3060	Old annex Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-1]	1	7	7523927
D3060	Old annex Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-2]	1	7	7523946
Fire Protection						
D4010	Old annex building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,468 SF	9	7524051
D4010	Old annex building	Fair	Piping & Valves, Check Valve, Fire Suppression	2	11	7524022
D4030	Old annex building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	7523844
Electrical						
D5020	Old annex building	Fair	Secondary Transformer, Dry, Stepdown [ANNEX-PANEL C]	1	2	7523851
Athletic, Recreational & Playfield Areas						
G2050	Old annex building	Fair	Playfield Surfaces, Rubber, Small Areas	1,600 SF	12	7523989
G2050	Old annex building	Fair	Play Structure, Multipurpose, Medium	1	6	7523965
G2050	Old annex building	Fair	Play Structure, Multipurpose, Large	1	12	7523889

Appendix F: Replacement Reserves



Replacement Reserves Report



5/3/2024

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	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
G2060	Site		7524033	Flagpole, Metal, Replace	30	22	8	1	EA	\$2,500.00 \$2,500									\$2,500													\$2,500
G4050	Site		7523914	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	2	EA	\$4,000.00 \$8,000												\$8,000										\$8,000
Totals, Unescalated											\$0	\$0	\$0	\$17,702	\$0	\$0	\$3,600	\$3,000	\$20,202	\$0	\$121,855	\$0	\$53,700	\$17,702	\$0	\$0	\$137,680	\$47,500	\$17,702	\$0	\$0	\$440,641
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$19,343	\$0	\$0	\$4,299	\$3,690	\$25,591	\$0	\$163,763	\$0	\$76,563	\$25,995	\$0	\$0	\$220,935	\$78,510	\$30,136	\$0	\$0	\$648,825

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	7523864	D1010	Elevator Controls	Automatic, 1 Car		Berclair Elementary School / New Annex Building	New annex building	ThyssenKrupp	ECW736	No dataplate	2016		
2	7524029	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Berclair Elementary School / New Annex Building	New annex building	ThyssenKrupp	EP08020	No dataplate	2016		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523923	D2010	Pump	Circulation, Domestic Water	.75 HP	Berclair Elementary School / New Annex Building	New annex building teachers lounge room 217	Grundfos	UP 15-18B7	No dataplate	2016		
2	7523974	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Berclair Elementary School / New Annex Building	New annex building teachers lounge room 217	Bradford White	MI18093SF09	NB37370033-07	2016		
3	7524065	D2010	Water Heater	Gas, Residential	40 GAL	Berclair Elementary School / Main Building	Boiler room	Rheem	22V40F1	RHLN0211404215	2011		
4	7524059	D2010	Backflow Preventer	Domestic Water	2 IN	Berclair Elementary School / New Annex Building	New annex building sprinkler room 112	Watts	LF 919	27909	2016		
5	7523898	D2010	Backflow Preventer	Domestic Water	3 IN	Berclair Elementary School / New Annex Building	New annex building sprinkler room 112	Watts Regulator	957	QC-2194	2016		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523917	D3020	Boiler [BOILER #1]	Gas, HVAC	1800 MBH	Berclair Elementary School / Main Building	Boiler room	Cleaver-Brooks	CFC	16010180110537	2016		

2	7523884	D3020	Boiler [BOILER #2]	Gas, HVAC	1800 MBH	Berclair Elementary School / Main Building	Boiler room	Cleaver-Brooks	CFC	16010180110536	2016
3	7524043	D3020	Unit Heater	Electric	10 KW	Berclair Elementary School / New Annex Building	New annex building sprinkler room 112	Inaccessible	Inaccessible	Inaccessible	2016
4	7523919	D3020	Unit Heater	Hydronic	100 MBH	Berclair Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	
5	7523942	D3020	Boiler Supplemental Components	Expansion Tank	12 GAL	Berclair Elementary School / New Annex Building	New annex building teachers lounge room 217	Watts	PLT-12	No dataplate	2016
6	7523924	D3030	Split System Ductless	Single Zone	1.5 TON	Berclair Elementary School / Main Building	Building exterior	Daikin Industries	RXN18NMVJU	G016674	2017
7	7524057	D3030	Split System Ductless	Single Zone	1.5 TON	Berclair Elementary School / Main Building	Building exterior	Daikin Industries	Inaccessible	Inaccessible	2017
8	7524049	D3030	Split System Ductless	Single Zone	1.8 TON	Berclair Elementary School / Old Annex Building	Old annex building	Daikin Industries	RXN18NMVJU	G016554	2017
9	7524052	D3030	Split System Ductless	Single Zone	1.5 TON	Berclair Elementary School / Main Building	Building exterior	Daikin Industries	RXN18NMVJU	G016556	2017
10	7523861	D3030	Split System Ductless	Single Zone	1.5 TON	Berclair Elementary School / Main Building	Building exterior	Daikin Industries	Inaccessible	Inaccessible	2017
11	7523863	D3030	Split System Ductless	Single Zone	1.5 TON	Berclair Elementary School / New Annex Building	New annex building roof	Daikin Industries	RXS18LVJU	E011422	2015
12	7523980	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Berclair Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	Illegible	

13	7523877	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Berclair Elementary School / Main Building	Boiler room	Bell & Gossett	Illegible	Illegible		
14	7523941	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Berclair Elementary School / Main Building	Throughout building	Inaccessible	Inaccessible	Inaccessible		8
15	7523939	D3050	Fan Coil Unit	Hydronic Terminal	3200 CFM	Berclair Elementary School / Main Building	Throughout building	Inaccessible	Inaccessible	Inaccessible	2018	38
16	7523890	D3050	Make-Up Air Unit	MUA or MAU, 6001 to 12000 CFM	8500 CFM	Berclair Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2016	
17	7523855	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Berclair Elementary School / Old Annex Building	Old annex building	Lennox	LGH180H4BS3Y	5618A03137	2018	
18	7524069	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Berclair Elementary School / Main Building	Building exterior	Lennox	LGH180H4BS3G	5618A03138	2018	
19	7523928	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Berclair Elementary School / Old Annex Building	Old annex building	Lennox	LGH180H4BS3Y	5618A03136	2018	
20	7524016	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Berclair Elementary School / Main Building	Building exterior	Lennox	LGH180H4BS3G	5618A03139	2018	
21	7524003	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Berclair Elementary School / Main Building	Building exterior	Lennox	LGH092H4BS3G	5618A02820	2018	
22	7523894	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04055	2016	
23	7523897	D3050	Packaged Unit [RTU-10]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04059	2016	

24	7523902	D3050	Packaged Unit [RTU-11]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04048	2016
25	7523872	D3050	Packaged Unit [RTU-12]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04060	2016
26	7523981	D3050	Packaged Unit [RTU-13]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04067	2016
27	7523893	D3050	Packaged Unit [RTU-15]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04054	2016
28	7523964	D3050	Packaged Unit [RTU-16]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04051	2016
29	7524068	D3050	Packaged Unit [RTU-17]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04053	2016
30	7523896	D3050	Packaged Unit [RTU-18]	RTU, Pad or Roof-Mounted	2.5 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	KGB030S4DW1P	5615M05387	2016
31	7523853	D3050	Packaged Unit [RTU-19]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04040	2016
32	7524025	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04052	2016
33	7523935	D3050	Packaged Unit [RTU-20]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04042	2016
34	7523874	D3050	Packaged Unit [RTU-21]	RTU, Pad or Roof-Mounted	6 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH072H4BH4G	5615M04082	2016

35	7523991	D3050	Packaged Unit [RTU-22]	RTU, Pad or Roof-Mounted	6 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH072H4BH4G	5615M04084	2016
36	7523850	D3050	Packaged Unit [RTU-23]	RTU, Pad or Roof-Mounted	4 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH048H4ES4G	5615M04080	2016
37	7523990	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04062	2016
38	7523962	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04061	2016
39	7523985	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04058	2016
40	7523878	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04050	2016
41	7523945	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04043	2016
42	7523937	D3050	Packaged Unit [RTU-8]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04046	2016
43	7524031	D3050	Packaged Unit [RTU-9]	RTU, Pad or Roof-Mounted	3 TON	Berclair Elementary School / New Annex Building	New annex building roof	Lennox	LGH036H4ES4G	5615M04041	2016
44	7523920	D3060	Exhaust Fan	Propeller, 0.75 HP Motor	7500 CFM	Berclair Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	
45	7524026	D3060	Exhaust Fan	Propeller, 5 HP Motor, 35000 CFM	35000 CFM	Berclair Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	

46	7523875	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	200 CFM	Berclair Elementary School / New Annex Building	New annex building roof	Cook	90 ACEH 90017DEC	223SF96033+00/0002201	2015
47	7523925	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3500 CFM	Berclair Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2016
48	7523885	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	9500 CFM	Berclair Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2016
49	7523927	D3060	Exhaust Fan [F-1]	Roof or Wall-Mounted, 10" Damper	250 CFM	Berclair Elementary School / Old Annex Building	Old annex Building Exterior	Inaccessible	Inaccessible	Inaccessible	
50	7523998	D3060	Exhaust Fan [F-1 BERCLAI]	Roof or Wall-Mounted, 10" Damper	325 CFM	Berclair Elementary School / New Annex Building	New annex building roof	Cook	90 ACEH 90C17DEC.	223SF96033-00/0000701	2015
51	7523946	D3060	Exhaust Fan [F-2]	Roof or Wall-Mounted, 10" Damper	250 CFM	Berclair Elementary School / Old Annex Building	Old annex Building Exterior	Inaccessible	Inaccessible	Inaccessible	
52	7524005	D3060	Exhaust Fan [F-3 BERCLAI]	Roof or Wall-Mounted, 10" Damper	75 CFM	Berclair Elementary School / New Annex Building	New annex building roof	Cook	101 ACE 101017DEC 33	223SF96033-007/0003701	2015
53	7523953	D3060	Exhaust Fan [F-4 BERCLAI]	Roof or Wall-Mounted, 16" Damper	1400 CFM	Berclair Elementary School / New Annex Building	New annex building roof	Cook	120 ACE 120017DEC	223SF96033-00/0005201	2015

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7524058	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Berclair Elementary School / Main Building	Kitchen						10
2	7523978	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Berclair Elementary School / New Annex Building	New annex building						4
3	7523844	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Berclair Elementary School / Old Annex Building	Old annex building						6

4	7523930	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Berclair Elementary School / Main Building	Throughout building						18
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523846	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Berclair Elementary School / New Annex Building	New annex building 1st electrical room	Square D	EP45T3HNISCUNP	006500165747	2016		
2	7523968	D5020	Secondary Transformer	Dry, Stepdown	167 KVA	Berclair Elementary School / Main Building	Electrical room	Siemens	1D1Y167	No dataplate			
3	7523881	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Berclair Elementary School / New Annex Building	New annex building 1st electrical room	Square D	EP30T3HNISCUNP	006500165723	2016		
4	7524030	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Berclair Elementary School / New Annex Building	New annex building 2nd electrical room	Square D	EP45T3H	No dataplate	2016		
5	7523851	D5020	Secondary Transformer [ANNEX-PANEL C]	Dry, Stepdown	75 KVA	Berclair Elementary School / Old Annex Building	Old annex building	Square D	75T3HB	No dataplate			
6	7524053	D5020	Secondary Transformer [TRANSF. 1]	Dry, Stepdown	15 KVA	Berclair Elementary School / Main Building	Electrical room	Siemens	SF3Y015	No dataplate			
7	7523899	D5020	Switchboard	277/480 V	1000 AMP	Berclair Elementary School / Main Building	Electrical room	Siemens	FC-II	No dataplate	1992		
8	7523970	D5020	Distribution Panel	277/480 V	225 AMP	Berclair Elementary School / Main Building	Electrical room	Siemens	S3F42ML225FTS	No dataplate			
9	7524010	D5020	Distribution Panel	277/480 V	225 AMP	Berclair Elementary School / New Annex Building	New annex building 2nd electrical room	Square D	12362072960820001	No dataplate	2016		
10	7523904	D5020	Distribution Panel [MDP]	277/480 V	500 AMP	Berclair Elementary School / New Annex Building	New annex building 1st electrical room	Square D	12362072960010001	No dataplate	2016		

11	7523948	D5020	Distribution Panel [MP2]	277/480 V	225 AMP	Berclair Elementary School / New Annex Building	New annex building 2nd electrical room	Square D	12362072960030001	No dataplate	2016		
12	7523951	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Berclair Elementary School / Main Building	Throughout building						14
13	7523958	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Berclair Elementary School / New Annex Building	New annex building						22
14	7523860	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Berclair Elementary School / Main Building	Throughout building						24
15	7523912	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Berclair Elementary School / New Annex Building	New annex building						11

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523871	D7050	Fire Alarm Panel	Fully Addressable		Berclair Elementary School / Main Building	Main Office	EST	No dataplate	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7523933	E1030	Foodservice Equipment	Convection Oven, Double		Berclair Elementary School / Main Building	Kitchen	Blodgett	Inaccessible	Inaccessible			
2	7523895	E1030	Foodservice Equipment	Convection Oven, Double		Berclair Elementary School / Main Building	Kitchen	Duke Manufacturing	Inaccessible	Inaccessible			
3	7523961	E1030	Foodservice Equipment	Dairy Cooler/Wells		Berclair Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10550119			
4	7523999	E1030	Foodservice Equipment	Dairy Cooler/Wells		Berclair Elementary School / Main Building	Kitchen	MasterBuilt	D0MC-164SS-A	18010548	2018		

5	7524008	E1030	Foodservice Equipment	Dairy Cooler/Wells	Berclair Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10577002	
6	7523854	E1030	Foodservice Equipment	Dairy Cooler/Wells	Berclair Elementary School / Main Building	Kitchen	MasterBuilt	D0MC-164-A	16070865	2016
7	7523966	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Berclair Elementary School / Main Building	Kitchen	FWE	UHS-12	123232808	
8	7524000	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Berclair Elementary School / Main Building	Kitchen	FWE	UHS-12	123465603	
9	7523900	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Traulsen	G12011	T82955K04	
10	7523988	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Hoshizaki	F2A-FS	M55398L	
11	7524006	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Migali Industries Inc	C-3F	C-3F15061392008	
12	7523921	E1030	Foodservice Equipment	Freezer, 4-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	McCall	4-4070F01	S-842348	
13	7523842	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Berclair Elementary School / Main Building	Kitchen	Electra Motor	Illegible	Illegible	
14	7523913	E1030	Foodservice Equipment	Icemaker, Freestanding	Berclair Elementary School / Main Building	Kitchen	Manitowoc	Inaccessible	Inaccessible	
15	7523943	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Berclair Elementary School / Main Building	Kitchen	Manitowoc	SCFT-60-NU	1706150000981	2017

16	7524054	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Berclair Elementary School / Main Building	Kitchen	Eagle Group	HT5-NG	1705990190	2017
17	7523870	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Berclair Elementary School / Main Building	Kitchen	Eagle Group	HT5-NG	1704990507	2017
18	7523862	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Berclair Elementary School / Main Building	Kitchen	Manitowoc	SCFT-60-NU	1706150000985	2017
19	7524041	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Berclair Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	
20	7523956	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Migali Industries Inc	C-2R-HC	C-2R-HC00318101200920004	
21	7524056	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Saturn	FBTM72R	FBTM72R140914J2007	
22	7523845	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Migali Industries Inc	C-3F	C-3F00317062800920022	2017
23	7523856	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Berclair Elementary School / Main Building	Kitchen	Migali Industries Inc	Inaccessible	Inaccessible	2017
24	7524019	E1030	Foodservice Equipment	Steam Kettle	Berclair Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	
25	7524027	E1030	Foodservice Equipment	Steamer, Tabletop	Berclair Elementary School / Main Building	Kitchen	Accutemp	N61201D06000200	56652	2018
26	7524015	E1030	Foodservice Equipment	Steamer, Tabletop	Berclair Elementary School / Main Building	Kitchen	AccACCUTEMPording to	N61201D06000200	56708	2018

27	7523963	E1030	Foodservice Equipment [Hood #1]	Exhaust Hood, 8 to 10 LF	Berclair Elementary School / Main Building	Kitchen	ECON-AIR	No dataplate	No dataplate
28	7524050	E1030	Foodservice Equipment [Hook #2]	Exhaust Hood, 8 to 10 LF	Berclair Elementary School / Main Building	Kitchen	ECON-AIR	4824 EFG	204532
29	7524064	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Berclair Elementary School / New Annex Building	New annex building			
30	7524063	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Berclair Elementary School / Main Building	Main Office			
