

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



B.T. Washington High School
715 South Lauderdale Street
Memphis, Tennessee 38126

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Bureau Veritas

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 4
 - Key Findings 5
 - Plan Types 8
- 2. Building and Site Information 9**
- 3. Property Space Use and Observed Areas 12**
- 4. ADA Accessibility 13**
- 5. Purpose and Scope 14**
- 6. Opinions of Probable Costs 16**
 - Methodology 16
 - Definitions 16
- 7. Certification..... 18**
- 8. Appendices 19**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	715 South Lauderdale Street, Memphis, Tennessee 38126
Site Developed	1960
Site Area	6.42 acres (estimated)
Parking Spaces	116 total spaces all in open lots; 8 of which are accessible.
Building Area	194,500 SF
Number of Stories	2 above grade with 1 partial below-grade basement levels
Outside Occupants/Leased Spaces	Boys and Girls Club
Date(s) of Visit	January 29-31, 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)	Dennis Hubbard
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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

The school was constructed in 1960 as a High School. The building is still used for that purpose. At some point the Vocational Education classes were eliminated. The building is brick veneer with a large area of ceramic tile veneer and glass block for windows.

Architectural

The northeast corner of the classroom wing has structural cracking and failure of the exterior coating. The roof has been partially replaced with a TPO roof. The remaining area of Modified Bitumen has been coated. That coating is end of life and there are numerous active roof leaks in the building. The exterior windows in the gymnasium are single pane steel framed windows. The interior paint in some areas is peeling off. The hardwood floors have water damage and need to be refinished. The theater curtains are torn with holes. The toilet partitions are rusting out. Generally, the finishes are end of life. There are many areas in the building that have not been maintained.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system has had extensive work done on it in 2019. This included replacement of rooftop equipment, air handlers, unit ventilators, fan coils, and controls. There are still numerous pieces of equipment that are still connected in the school. The electrical system has had upgrades over the years. The electrical distribution system and interior lighting should be upgraded to current technology. There is likely a fair amount of equipment that might be able to be eliminated. This might include the electrical in the commercial kitchen classroom area. The plumbing for the building is cast iron waste and copper supply piping. The equipment is older, and replacement of the piping should be considered. There are numerous showers in that appear to no longer be used. The building has a complete fire alarm system with pull stations, horns and strobes. There are portable fire extinguishers, a wet pipe sprinkler system and an automatic system in the kitchen hood.

Site

South parking lot and west parking lot is cracking and should be milled and overlaid. The north parking lot should be seal coated and striped. The sidewalks are cracking and do not have proper ADA wings.

Recommended Additional Studies

The stucco is in poor condition. The Northeast Corner of the classroom wing has wall cracking and coating failure visible. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 B.T. Washington High School(1960)			
Replacement Value	Total SF	Cost/SF	
\$ 77,800,000	194,500	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 38,800		0.0 %
3-Year	\$ 5,949,700		7.6 %
5-Year	\$ 11,654,400		15.0 %
10-Year	\$ 21,295,100		27.4 %



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.

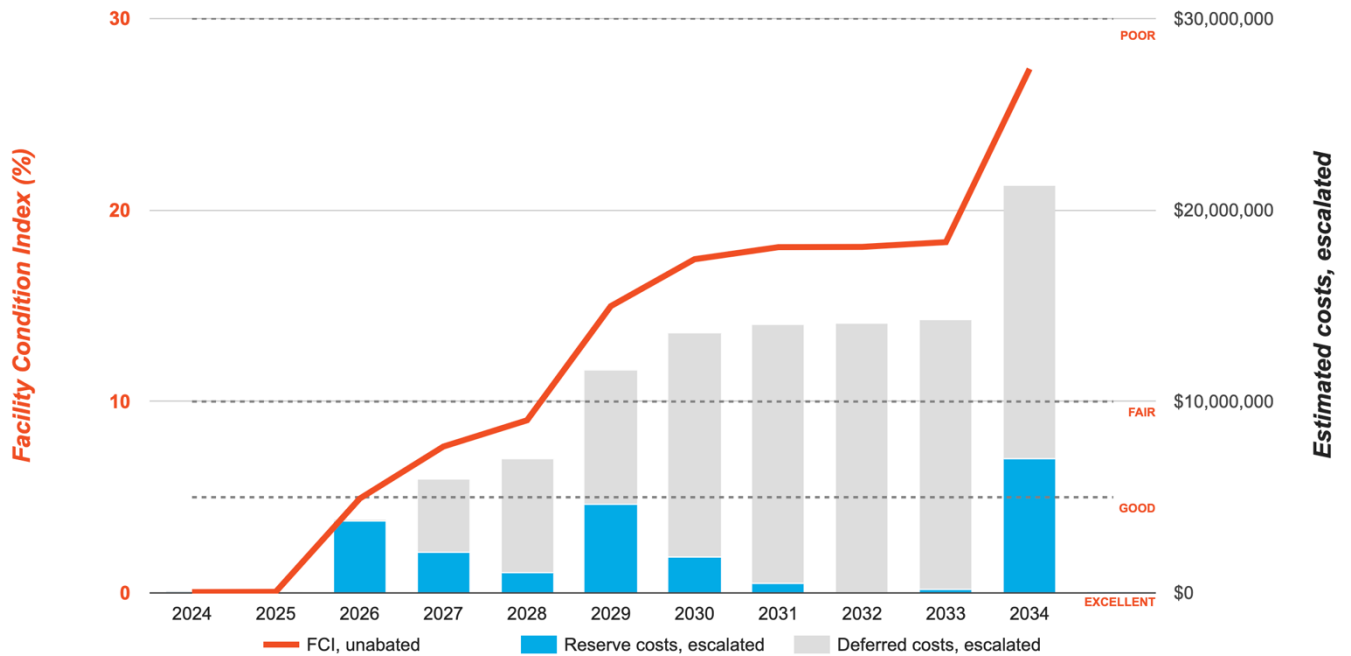
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: B.T. Washington High School

Replacement Value: \$77,800,000

Inflation Rate: 3.0%

Average Needs per Year: \$1,936,000



Immediate Needs

Facility/Building	Total Items	Total Cost
B.T. Washington High School	4	\$38,800
Total	4	\$38,800

B.T. Washington High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7376012	B.T. Washington High School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
7375888	B.T. Washington High School	Classrooms	E1040	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	Failed	Performance/Integrity	\$2,800
7377106	B.T. Washington High School	Classroom	P2030	Engineering Study, Structural, General Design, Evaluate/Report	NA	Safety	\$7,000
7375939	B.T. Washington High School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (4 items)							\$38,800



Key Findings



Recommended Follow-up Study: Structural, General Design

Structural, General Design
B.T. Washington High School Classroom

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$7,000

\$\$\$\$

Exterior coating broken off, cracks visible in exterior wall - AssetCALC ID: 7377106



Roofing in Poor condition.

Modified Bitumen
B.T. Washington High School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$460,000

\$\$\$\$

Roof leaks - AssetCALC ID: 7375859



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
B.T. Washington High School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,103,300

\$\$\$\$

Multiple roof leaks - AssetCALC ID: 7376004



Ceiling in Poor condition.

Dampening Panels for Soundproofing
B.T. Washington High School Gymnasium

Uniformat Code: C2010
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$244,400

\$\$\$\$

Sound panels are falling down - AssetCALC ID: 7375894





Laboratory Equipment in Failed condition.

Exhaust Hood, Constant Volume 4 LF
B.T. Washington High School Classrooms

Uniformat Code: E1040
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Out of service - AssetCALC ID: 7375888



Foodservice Equipment in Failed condition.

Dishwasher Commercial
B.T. Washington High School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Out of service - AssetCALC ID: 7376012



Flooring in Poor condition.

Wood, Strip
B.T. Washington High School Theater

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Water Damaged - AssetCALC ID: 7375855



Toilet Partitions in Poor condition.

Metal
B.T. Washington High School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$57,800

\$\$\$\$

Rusting out - AssetCALC ID: 7375962



Air Conditioner

Window/Thru-Wall
B.T. Washington High School Classrooms

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

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$4,400

\$\$\$\$

Abused by students Likey out of service - AssetCALC ID: 7375966

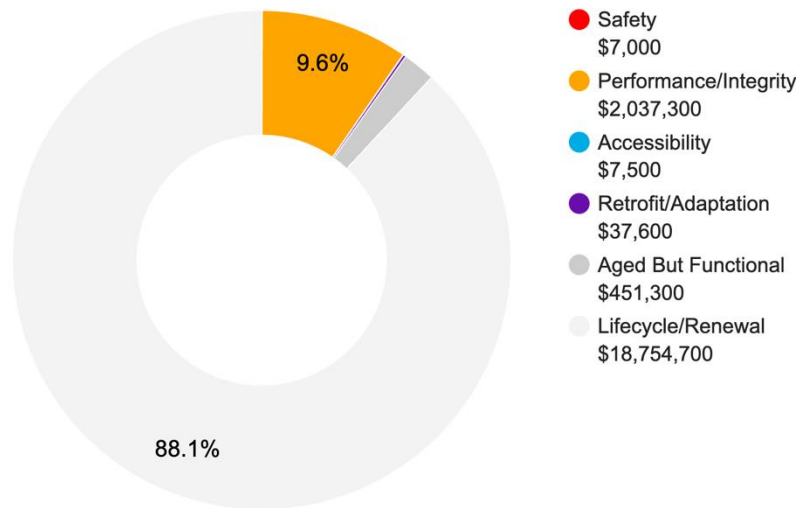
Plan Types

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: \$21,295,400



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system and grade beam	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Ceramic Tile Windows: Aluminum and Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with coated modified bituminous finish	Poor
Interiors	Walls: Painted lath and plaster, painted, glazed CMU, ceramic tile, brick Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, stained concrete Ceilings: Painted lath and plaster, ACT and sound boards	Fair
Elevators	Passenger: 1 hydraulic car serving both floors Freight: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boiler with storage tank, Gas water heaters with integral tanks, Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil, hydronic baseboard radiators and cabinet terminal units Non-Central System: Ductless split-systems	Good

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment, Commercial laundry equipment	Fair
Site Pavement	Asphalt lots with concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; open dumpster area Playgrounds with play structure Limited trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: LED, HPS	Fair
Ancillary Structures	None	--
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	Roof Leaks, cracked exterior walls,	

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	-	-	\$18,900	-	\$3,400	\$22,300
Facade	-	-	\$2,200	\$922,200	\$2,603,800	\$3,528,200
Roofing	-	\$1,658,500	\$24,600	\$68,600	-	\$1,751,700
Interiors	-	\$1,019,900	\$1,451,100	\$3,439,500	\$2,187,200	\$8,097,700
Conveying	-	-	\$153,700	-	\$19,700	\$173,400
Plumbing	-	-	\$2,574,300	\$418,600	\$8,200	\$3,001,000
HVAC	-	\$4,500	\$384,600	\$2,436,300	\$985,400	\$3,810,800
Fire Protection	-	-	\$247,400	\$3,200	\$4,700	\$255,300
Electrical	-	\$928,600	\$55,600	\$1,071,300	\$46,700	\$2,102,200
Fire Alarm & Electronic Systems	-	-	\$1,139,800	\$746,600	\$2,923,600	\$4,810,000
Equipment & Furnishings	\$24,300	\$21,200	\$1,212,800	\$507,300	\$471,200	\$2,236,900
Site Utilities	-	-	\$23,000	-	-	\$23,000
Site Development	-	-	\$92,200	\$9,600	\$4,200	\$105,900
Site Pavement	-	\$159,200	\$443,400	\$17,700	\$44,300	\$664,600
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$38,800	\$3,791,900	\$7,823,700	\$9,640,800	\$9,302,500	\$30,597,700

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Former Auto Shop Classroom Suite; locked room and no key
- Theater Mezzanine Mechanical Room; locked room and no key

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 1960. The facility has not since been substantially renovated.

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

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 B.T. Washington High School, 715 South Lauderdale Street, Memphis, Tennessee 38126, 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.

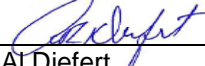
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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



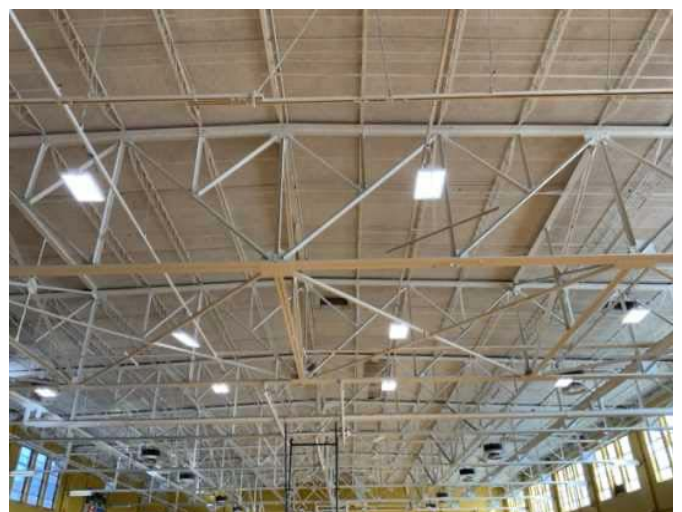
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FACADE



6 - STRUCTURAL OVERVIEW

Photographic Overview



7 - STRUCTURAL OVERVIEW



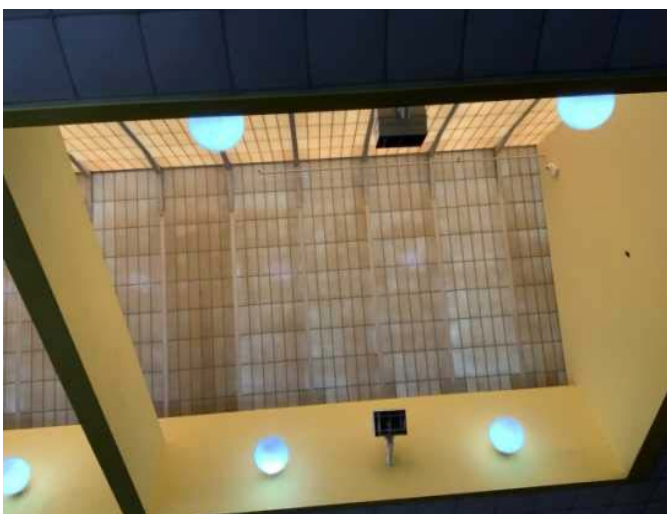
8 - STRUCTURAL ISSUE



9 - PRIMARY ROOF OVERVIEW



10 - SECONDARY ROOF OVERVIEW



11 - ROOF SKYLIGHT



12 - TYPICAL CLASSROOM

Photographic Overview



13 - INTERIOR WALLS



14 - LIBRARY



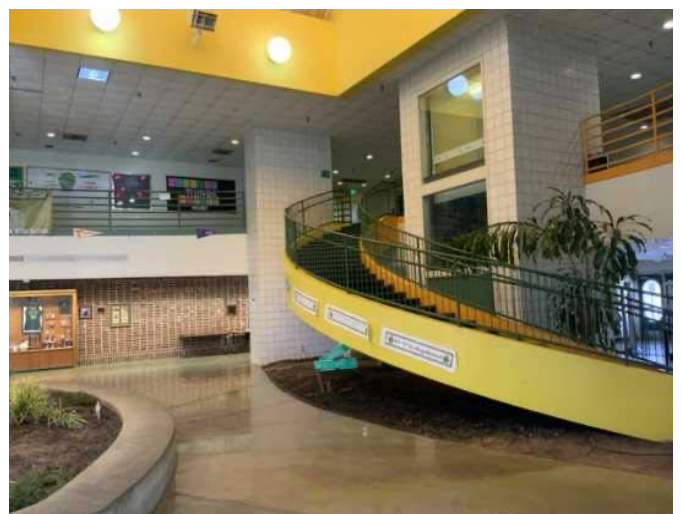
15 - CLINIC



16 - GYMNASIUM



17 - THEATER



18 - LOBBY

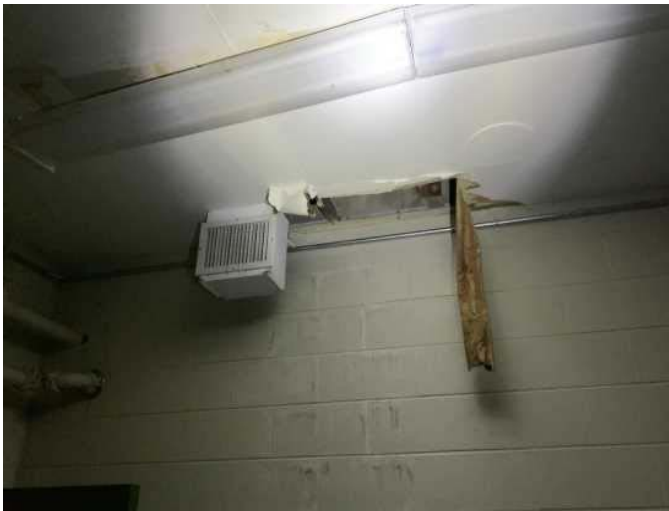
Photographic Overview



19 - CEILING FINISHES



20 - WALL FINISHES



21 - CEILING FINISHES



22 - DOMESTIC WATER PIPING



23 - WATER HEATER



24 - AIR HANDLER

Photographic Overview



25 - DOMESTIC WATER BOILER



26 - HEATING BOILER



27 - UNIT HEATER



28 - SPLIT SYSTEM



29 - AIR HANDLER



30 - DISTRIBUTION PANEL



Photographic Overview



31 - ENTRY SECURITY



32 - SCOREBOARD



33 - BASKETBALL GOAL



34 - FLAGPOLE



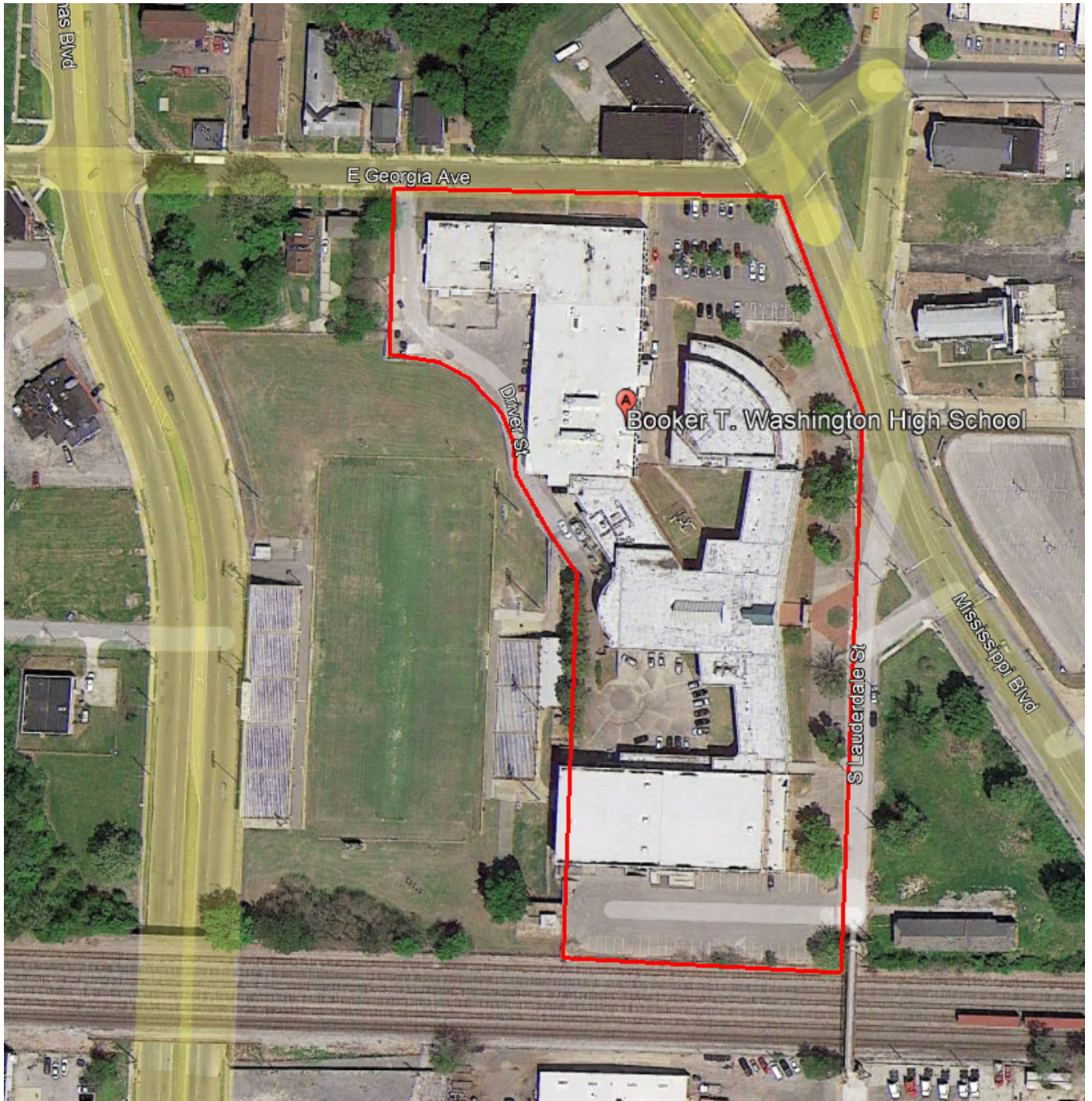
35 - SIGNAGE





36 - PLAYGROUND

Appendix B: Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-004.354	B.T. Washington High School	
	Source	On-Site Date	
	Google	January 29-31, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: B.T. Washington High School

Name of person completing form: Dennis hubbard

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 8

Date Completed: January 29, 2024

Phone Number: 9016501419


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.

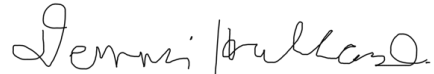
Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated	
2	Building size in SF	187,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2019	Rooftop units replacement
		Electrical	2023	Updated electrical
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement not in budget		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Exterior end cracking
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Ceiling main part 2023 treated addressed
10	Are your elevators unreliable, with frequent service calls?	X				Emergency phone
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			Slowly changing to LED
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Potholes, too narrow
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Have not seen a report
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Boys and Girls club



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: B.T. Washington High School

BV Project Number: 163745.23R000-004.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			Have not seen a report
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



2ND PATHWAY

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?		✗		
5	Do ramp runs on an accessible route appear to have compliant slopes ?		✗		
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

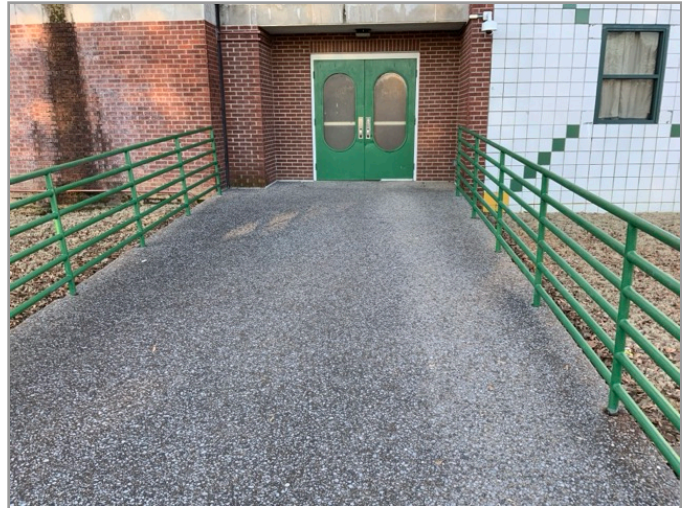
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		X		

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

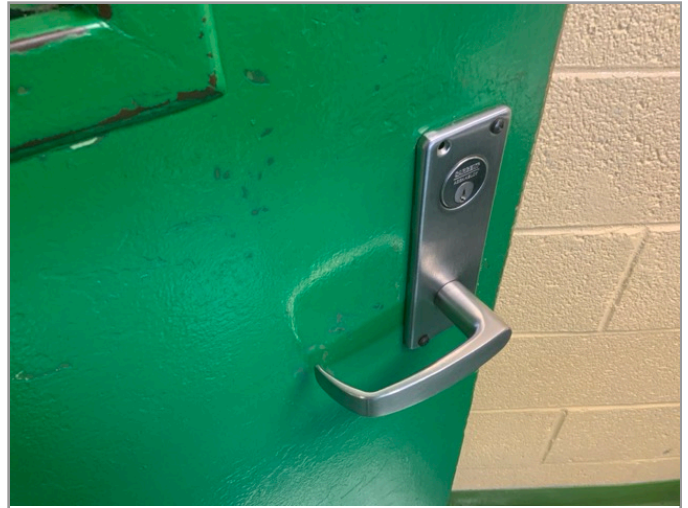
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?		✗		
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?		✗		
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



EMERGENCY CALL PANEL

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?		X		Behind door

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:

Component Condition Report

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Hallway	Fair	Stair/Ramp Rails, Metal, Refinish	1,500 LF	4	7375929
B1080	Stairwell	Fair	Stair Treads, Raised Rubber Tile	1,500 SF	3	7376017
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	60,000 SF	15	7375872
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	6,000 SF	10	7376009
B2020	Ticket booth	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4	6	7376026
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	3	6	7375959
B2020	Gymnasium	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	3	7375948
B2020	Building Exterior	Fair	Glazing, any type, by SF	7,300 SF	6	7375960
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	83	16	7375857
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	5	6	7375908
B2050	Theater	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	6	7375928
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	64,900 SF	2	7376004
B3010	Roof	Poor	Roofing, Modified Bitumen	46,000 SF	2	7375859
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	3	7375860
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,025 SF	9	7375941
B3060	Roof	Fair	Roof Hatch, Metal	1	9	7375882
B3080	Roof	Fair	Soffit, Metal	3,500 SF	4	7375905
Interiors						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	1,600 LF	5	7375893
C1010		Fair	Interior Wall, Brick	6,000 SF	10	7375934
C1010	Throughout building	Fair	Interior Wall Construction, Glazed CMU	15,000 SF	10	7375852

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1010	Gymnasium	Fair	Interior Wall, Wire Mesh Channel-Frame	160 SF	5	7375997
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	71	10	7375916
C1030		Fair	Door Hardware, School, per Door	248	5	7376014
C1030	Utility closet	Fair	Interior Door, Wood, Solid-Core	80	5	7375935
C1030	Throughout building	Fair	Interior Door, Steel, Standard	85	10	7375898
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	147,000 SF	3	7375913
C1090	Restrooms	Poor	Toilet Partitions, Metal	68	2	7375962
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	450	4	7375946
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	365,000 SF	2	7376028
C2010	Building Exterior	Fair	Wall Finishes, Ceramic Tile	10,000 SF	10	7375904
C2010	Gymnasium	Poor	Any Wall including Ceiling, Dampening Panels for Soundproofing	21,400 SF	2	7375894
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	25,000 SF	10	7375937
C2030	Theater	Poor	Flooring, Wood, Strip, Refinish	1,200 SF	1	7375855
C2030	Restrooms	Fair	Flooring, Ceramic Tile	25,000 SF	10	7376010
C2030	Restrooms	Fair	Flooring, Quarry Tile	14,800 SF	10	7375899
C2030	Gymnasium	Fair	Flooring, Rubber	2,000 SF	4	7375956
C2030	Theater	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	4	7375964
C2030	Throughout building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	25,000 SF	4	7375988
C2030	Gymnasium	Fair	Flooring, Rubber Tile	2,000 SF	5	7375918
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	100,000 SF	12	7375924
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	21,400 SF	2	7376001
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	25,000 SF	3	7376030
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	7375976
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	3	7375974

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7376006
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7376022
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7376002
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7376027
Plumbing						
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	3	5	7376003
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	6	7375871
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	5	7375867
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7376011
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	81	6	7375953
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	22	9	7375987
D2010	Restrooms	Fair	Urinal, Standard	28	6	7375963
D2010	Classrooms	Fair	Water Heater, Electric, Residential	1	5	7375900
D2010	Gymnasium	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7375971
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	18	6	7375909
D2010	Gymnasium	Fair	Shower, Ceramic Tile	12	3	7376013
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash	3	5	7375926
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	3	7375961
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	72	6	7375907
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7375877
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	5	7375881
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	3	7376035
D2010	Boiler room	Fair	Water Heater, Gas, Residential	1	4	7375861
D2010	Classrooms	Fair	Backflow Preventer, Domestic Water	1	6	7375917
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	6	7375874

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Elevator	Fair	Backflow Preventer, Domestic Water	1	6	7375920
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	4	5	7375975
D2010	Gymnasium	Fair	Shower, Ceramic Tile	13	6	7375985
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	6	7376023
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	194,500 SF	5	7375967
D2010	Theater	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	6	7375931
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	3	7375978
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	5	7375869
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-3, 4, 5]	3	25	7375921
D3020	Gymnasium	Fair	Unit Heater, Hydronic	5	5	7375983
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	3	7375868
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	30	5	7375902
D3020	Gymnasium	Fair	Unit Heater, Hydronic	23	5	7375911
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	5	7375903
D3030	Classrooms	NA	Air Conditioner, Window/Thru-Wall	2	1	7375966
D3030		Good	Chiller, Water-Cooled, 251 to 300 TON	1	20	7380811
D3030	Building exterior	Good	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON	1	20	7375889
D3030	Classrooms	Fair	Split System Ductless, Single Zone	2	9	7376018
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	7376007
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	7375892
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	7375995
D3030	Classrooms	Good	Unit Ventilator, approx/nominal 3 Ton	15	15	7375993
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 13 to 15 TON	1	10	7380816
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal	10	15	7375930

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	7	15	7376032
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	25	7375856
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	2	15	7375850
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	25	7375885
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	25	7375954
D3050	Boiler room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-1d]	1	25	7375879
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu3]	2	25	7375942
D3050	Classrooms	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu2B/cu1]	1	20	7376031
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	194,500 SF	10	7375876
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2	3	7376039
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	3	20	7375950
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	194,500 SF	10	7376029
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	2	6	7375989
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	25	7375949
D3060	Gymnasium	Fair	Exhaust Fan, Propeller, 0.75 HP Motor	4	3	7375873
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	7376025
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	14	5	7375854
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	4	5	7376000
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	3	4	7380815
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	10	7375984
D4010	Building exterior	Fair	Supplemental Components, Fire Department Connection, Double	2	5	7375982
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	194,500 SF	5	7375952
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7375970
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	18	5	7375912

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	7	7376037
D5010	Building exterior	Fair	Generator, Diesel	1	5	7376019
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS	1	7	7375990
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7375901
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	8	7375940
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7376033
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	7	7375897
D5020	Classrooms	Fair	Distribution Panel, 120/208 V	1	5	7375943
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7375927
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7375979
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7375870
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	7	7	7375999
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	3	7	7376038
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	7	7375910
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	7	7375991
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	194,500 SF	6	7375981
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	194,500 SF	2	7376021
D5040	Theater	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,500 SF	11	7375875
Fire Alarm & Electronic Systems						
D6030	Theater	Fair	Sound System, Theater/Auditorium/Church	13,500 SF	5	7376020
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	194,500 SF	11	7375955
D6060	Throughout building	Good	Clock System, Employee Attendance System, Biometric or RFID	1	16	7376008
D7010	Hallway	Good	Access Control Devices, Screening X-Ray Machine	1	9	7375858
D7010	Hallway	Fair	Entry Security, Metal Detector, Full Body Walkthrough	3	6	7375914

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	194,500 SF	3	7376034
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	194,500 SF	3	7375998
D7030	Vestibule	Fair	Security Panel, Annunciator	1	3	7375922
D7050	Lobby	Good	Fire Alarm Panel, Annunciator	1	11	7376024
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	194,500 SF	16	7375972
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	11	7375977
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	194,500 SF	10	7375890
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7375947
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	7375849
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	7375945
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	4	7375891
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	5	7375883
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7376012
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	7375944
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7376016
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	3	4	7375896
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7375895
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	2	7375994
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7375884
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7375866
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	7	7375862
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	4	7375863
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	7375853
E1030	Locker Room	Fair	Laundry Equipment, Washer, Commercial	1	2	7375951

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	7375958
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7375878
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	4	7375915
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	6	7375925
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	4	7375969
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7375968
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7375938
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	34	5	7375932
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	7375906
E1040	Classrooms	Failed	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	0	7375888
E1060	Classrooms	Fair	Residential Appliances, Range Hood, Vented or Ventless	4	3	7375973
E1070	Theater	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	3	7375992
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	1,200	5	7375996
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	905 LF	4	7375887
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	435 LF	4	7375851
E2010	Library	Fair	Casework, Cabinetry Hardwood High-End	300 LF	5	7376005
E2010	Theater	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	740	6	7375965
E2010	Gymnasium	Fair	Casework, Countertop, Plastic Laminate	25 LF	6	7375923
E2010	Clinic	Good	Casework, Cabinetry, Hardwood Standard	35 LF	16	7375919
E2010	Gymnasium	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	3	7375880
E2010	Clinic	Good	Casework, Countertop, Plastic Laminate	30 LF	11	7375886
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	700 LF	10	7375980
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	38,750 SF	2	7377223
G2010		Fair	Roadways, Pavement, Asphalt, Seal & Stripe	32,000 SF	2	7377224

Component Condition Report | B.T. Washington High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030		Fair	Sidewalk, Concrete, Large Areas	42,500 SF	5	7377226
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	6	7376015
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	7378553
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	5	7375957
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	5	7375936
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	7375933
G4050		Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	3	5	7379402
Utilities						
G3010	Building exterior	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	2	5	7375864
Follow-up Studies						
P2030	Classroom	NA	Engineering Study, Structural, General Design, Evaluate/Report	1	0	7377106
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7375939

Appendix F: Replacement Reserves

Replacement Reserves Report

B.T. Washington High School



2/26/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Boiler room	7375867	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	\$11,000.00	\$11,000						\$11,000																\$11,000
D2010	Utility closet	7375961	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,900.00	\$1,900				\$1,900															\$1,900			\$3,800
D2010	Boiler room	7375861	Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$1,900.00	\$1,900					\$1,900														\$1,900			\$3,800
D2010	Classrooms	7375900	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$900.00	\$900						\$900														\$900		\$1,800
D2010	Throughout building	7375967	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	194500	SF	\$11.00	\$2,139,500						\$2,139,500																\$2,139,500
D2010	Mechanical room	7375871	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$1,400.00	\$1,400							\$1,400															\$1,400
D2010	Classrooms	7375917	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$3,200.00	\$3,200							\$3,200															\$3,200
D2010	Elevator	7375920	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$3,200.00	\$3,200							\$3,200															\$3,200
D2010	Classrooms	7376035	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	4	EA	\$2,500.00	\$10,000				\$10,000																		\$10,000
D2010	Gymnasium	7376013	Shower, Ceramic Tile, Replace	30	27	3	12	EA	\$2,500.00	\$30,000				\$30,000																		\$30,000
D2010	Utility closet	7375881	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	6	EA	\$1,400.00	\$8,400						\$8,400																\$8,400
D2010	Utility closet	7375975	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	4	EA	\$800.00	\$3,200						\$3,200																\$3,200
D2010	Classrooms	7375926	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	3	EA	\$1,500.00	\$4,500						\$4,500																\$4,500
D2010	Classrooms	7376003	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	3	EA	\$2,300.00	\$6,900						\$6,900																\$6,900
D2010	Kitchen	7376011	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
D2010	Throughout building	7375953	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	81	EA	\$1,500.00	\$121,500							\$121,500															\$121,500
D2010	Restrooms	7375963	Urinal, Standard, Replace	30	24	6	28	EA	\$1,100.00	\$30,800							\$30,800															\$30,800
D2010	Gymnasium	7375971	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
D2010	Throughout building	7375909	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	18	EA	\$1,200.00	\$21,600							\$21,600															\$21,600
D2010	Restrooms	7375907	Toilet, Commercial Water Closet, Replace	30	24	6	72	EA	\$1,300.00	\$93,600							\$93,600															\$93,600
D2010	Kitchen	7375877	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
D2010	Kitchen	7375874	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	24	6	1	EA	\$2,100.00	\$2,100							\$2,100															\$2,100
D2010	Gymnasium	7375985	Shower, Ceramic Tile, Replace	30	24	6	13	EA	\$2,500.00	\$32,500							\$32,500															\$32,500
D2010	Kitchen	7376023	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	24	6	1	EA	\$2,100.00	\$2,100							\$2,100															\$2,100
D2010	Theater	7375931	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	24	6	2	EA	\$1,100.00	\$2,200							\$2,200															\$2,200
D2010	Throughout building	7375987	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	22	EA	\$1,200.00	\$26,400										\$26,400												\$26,400
D2060	Boiler room	7375978	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$5,150.00	\$5,150				\$5,150																		\$5,150
D3020	Boiler room	7375868	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	\$135,000.00	\$135,000				\$135,000																		\$135,000
D3020	Boiler room	7375869	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000
D3020	Gymnasium	7375983	Unit Heater, Hydronic, Replace	20	15	5	5	EA	\$1,700.00	\$8,500						\$8,500																\$8,500
D3020	Throughout building	7375902	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	30	EA	\$800.00	\$24,000						\$24,000																\$24,000
D3020	Gymnasium	7375911	Unit Heater, Hydronic, Replace	20	15	5	23	EA	\$2,900.00	\$66,700						\$66,700																\$66,700
D3020	Boiler room	7375903	Boiler Supplemental Components, Expansion Tank, Replace	40	35	5	1	EA	\$3,540.00	\$3,540						\$3,540																\$3,540
D3030	B.T. Washington High School	7380811	Chiller, Water-Cooled, 251 to 300 TON, Replace	25	5	20	1	EA	\$300,000.00	\$300,000																				\$300,000	\$300,000	
D3030	Building exterior	7375889	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON, Replace	25	5	20	1	EA	\$67,300.00	\$67,300																				\$67,300	\$67,300	
D3030	Classrooms	7375966	Air Conditioner, Window/Thru-Wall, Replace	10	9	1	2	EA	\$2,200.00	\$4,400	\$4,400											\$4,400										\$8,800
D3030	Classrooms	7376018	Split System Ductless, Single Zone, Replace	15	6	9	2	EA	\$4,800.00	\$9,600										\$9,600												\$9,600
D3030	Roof	7376007	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$5,200.00	\$5,200											\$5,200											\$5,200
D3030	Roof	7375892	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$5,200.00	\$5,200											\$5,200											\$5,200
D3030	Roof	7375995	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$5,200.00	\$5,200											\$5,200											\$5,200
D3030	Roof	7380816	Split System, Condensing Unit/Heat Pump, 13 to 15 TON, Replace	15	5	10	1	EA	\$25,300.00	\$25,300											\$25,300											\$25,300
D3030	Classrooms	7375993	Unit Ventilator, approx/nominal 3 Ton, Replace	20	5	15	15	EA	\$9,000.00	\$135,000																\$135,000						\$135,000
D3050	Boiler room	7375989	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	2	EA	\$6,800.00	\$13,600						\$13,600																\$13,600
D3050	Throughout building	7376029	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	194500	SF	\$5.00	\$972,500										\$972,500												\$972,500
D3050	Boiler room	7375950	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	3	EA	\$6,800.00	\$20,400																			\$20,400		\$20,400	
D3050	Gymnasium	7376039	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	2	EA	\$15,000.00	\$30,000				\$30,000																		\$30,000
D3050	Throughout building	7375876	HVAC System, Ductwork, Medium Density, Replace	30	20	10	194500	SF	\$4.00	\$778,000										\$778,000												\$778,000
D3050	Classrooms	7375850	Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	2	EA	\$2,530.00	\$5,060																\$5,060					\$5,060	
D3050	Gymnasium	7375930	Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	10	EA	\$1,670.00	\$16,700																\$16,700					\$16,700	
D3050																																

Replacement Reserves Report

B.T. Washington High School



2/26/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3060	Roof	7376025	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Roof	7375854	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	14	EA	\$1,400.00	\$19,600						\$19,600																\$19,600	
D3060	Roof	7376000	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	15	5	4	EA	\$5,600.00	\$22,400						\$22,400																\$22,400	
D4010	Building exterior	7375982	Supplemental Components, Fire Department Connection, Double, Replace	30	25	5	2	EA	\$1,140.00	\$2,280						\$2,280																\$2,280	
D4010	Throughout building	7375952	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	194500	SF	\$1.07	\$208,115						\$208,115																\$208,115	
D4010	Kitchen	7375984	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	6	LF	\$400.00	\$2,400											\$2,400											\$2,400	
D4030	Kitchen	7375970	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300										\$300						\$600	
D4030	Throughout building	7375912	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	18	EA	\$150.00	\$2,700						\$2,700									\$2,700							\$5,400	
D5010	Building exterior	7376019	Generator, Diesel, Replace	25	20	5	1	EA	\$40,000.00	\$40,000						\$40,000																\$40,000	
D5010	Building exterior	7376037	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$7,300.00	\$7,300																						\$7,300	
D5010	Boiler room	7375990	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$7,300.00	\$7,300																						\$7,300	
D5020	Electrical room	7376033	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000	
D5020	Electrical room	7375979	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000	
D5020	Electrical room	7375901	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000	
D5020	Boiler room	7375897	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$66,000.00	\$66,000							\$66,000															\$66,000	
D5020	Electrical room	7375991	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$150,000.00	\$150,000							\$150,000																\$150,000
D5020	Electrical room	7375870	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600							\$7,600															\$7,600	
D5020	Electrical room	7375927	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$20,000.00	\$20,000																						\$20,000	
D5020	Electrical room	7375940	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$7,600.00	\$7,600										\$7,600												\$7,600	
D5020	Classrooms	7375943	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000	
D5020	Electrical room	7376038	Distribution Panel, 120/208 V, Replace	30	23	7	3	EA	\$30,000.00	\$90,000							\$90,000																\$90,000
D5020	Boiler room	7375910	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$11,500.00	\$11,500							\$11,500																\$11,500
D5020	Throughout building	7375999	Distribution Panel, 120/208 V, Replace	30	23	7	7	EA	\$2,000.00	\$14,000							\$14,000															\$14,000	
D5030	Throughout building	7375981	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	194500	SF	\$2.50	\$486,250						\$486,250																\$486,250	
D5040	Throughout building	7376021	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	194500	SF	\$4.50	\$875,250			\$875,250																			\$875,250	
D5040	Theater	7375875	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	7500	SF	\$4.50	\$33,750												\$33,750										\$33,750	
D6030	Theater	7376020	Sound System, Theater/Auditorium/Church, Replace	20	15	5	13500	SF	\$1.50	\$20,250						\$20,250																\$20,250	
D6030	Throughout building	7375955	Sound System, Theater/Auditorium/Church, Replace	20	9	11	194500	SF	\$1.50	\$291,750												\$291,750										\$291,750	
D6060	Throughout building	7376008	Clock System, Employee Attendance System, Biometric or RFID, Replace	20	4	16	1	EA	\$5,160.00	\$5,160																	\$5,160					\$5,160	
D7010	Hallway	7375914	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	3	EA	\$5,950.00	\$17,850						\$17,850										\$17,850						\$35,700	
D7010	Hallway	7375858	Access Control Devices, Screening X-Ray Machine, Replace	10	1	9	1	EA	\$55,000.00	\$55,000										\$55,000												\$110,000	
D7010	Throughout building	7376034	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	12	3	194500	SF	\$3.25	\$632,125				\$632,125														\$632,125				\$1,264,250	
D7030	Throughout building	7375998	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	194500	SF	\$2.00	\$389,000				\$389,000														\$389,000				\$778,000	
D7030	Vestibule	7375922	Security Panel, Annunciator, Replace	15	12	3	1	EA	\$500.00	\$500				\$500														\$500				\$1,000	
D7050	Office	7375977	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000	
D7050	Lobby	7376024	Fire Alarm Panel, Annunciator, Replace	15	4	11	1	EA	\$1,580.00	\$1,580												\$1,580										\$1,580	
D7050	Throughout building	7375972	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	4	16	194500	SF	\$2.00	\$389,000																\$389,000						\$389,000	
D8010	Throughout building	7375890	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	194500	SF	\$2.50	\$486,250										\$486,250												\$486,250	
E1030	Locker Room	7375951	Laundry Equipment, Washer, Commercial, Replace	10	8	2	1	EA	\$7,000.00	\$7,000			\$7,000										\$7,000									\$14,000	
E1030	Kitchen	7376012	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500										\$21,500									\$21,500		\$64,500	
E1030	Kitchen	7375947	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600														\$3,600					\$7,200	
E1030	Kitchen	7375994	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700														\$6,700					\$13,400	
E1030	Kitchen	7375853	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700														\$2,700					\$5,400	
E1030	Kitchen	7375878	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400	
E1030	Kitchen	7375891	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	2	EA	\$10,500.00	\$21,000					\$21,000										\$21,000							\$42,000	
E1030	Kitchen	7375896	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	3	EA	\$9,500.00	\$28,500					\$28,500										\$28,500							\$57,000	
E1030	Kitchen	7375863	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	2	EA	\$10,500.00	\$21,000					\$21,000										\$21,000							\$42,000	
E1030	Kitchen	7375915	Service Line, Commercial Kitchen, Replace	15	11	4	1	LS	\$25,000.00	\$25,000					\$25,000												\$25,000					\$50,000	
E1030	Kitchen	7375969	Service Line, Commercial Kitchen, Replace	15	11	4	1	LS	\$25,000.00	\$25,000																							

Replacement Reserves Report

B.T. Washington High School



2/26/2024

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	7375958	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100															\$5,100
E1030	Kitchen	7375925	Foodservice Equipment, Steam Kettle, Replace	20	14	6	1	EA	\$30,000.00	\$30,000							\$30,000															\$30,000
E1030	Kitchen	7375862	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	2	EA	\$4,600.00	\$9,200								\$9,200														\$9,200
E1030	Kitchen	7376016	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	7375884	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	7375968	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	7375849	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	\$15,000.00	\$15,000													\$15,000									\$15,000
E1030	Kitchen	7375945	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	\$25,000.00	\$25,000													\$25,000									\$25,000
E1030	Kitchen	7375866	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$1,700.00	\$1,700													\$1,700									\$1,700
E1040	Classrooms	7375888	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	15	0	1	EA	\$2,800.00	\$2,800	\$2,800															\$2,800						\$5,600
E1040	Classrooms	7375932	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	25	5	34	EA	\$2,450.00	\$83,300						\$83,300																\$83,300
E1040	Hallway	7375906	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000										\$3,000						\$6,000
E1060	Classrooms	7375973	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	12	3	4	EA	\$200.00	\$800				\$800														\$800				\$1,600
E1070	Theater	7375992	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	2000	SF	\$15.00	\$30,000				\$30,000													\$30,000					\$60,000
E2010	Gymnasium	7375880	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	12	LF	\$300.00	\$3,600				\$3,600																		\$3,600
E2010	Throughout building	7375887	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	905	LF	\$300.00	\$271,500					\$271,500																	\$271,500
E2010	Throughout building	7375851	Casework, Countertop, Plastic Laminate, Replace	15	11	4	435	LF	\$50.00	\$21,750					\$21,750													\$21,750				\$43,500
E2010	Library	7376005	Casework, Cabinetry Hardwood High-End, Replace	20	15	5	300	LF	\$500.00	\$150,000					\$150,000																	\$150,000
E2010	Gymnasium	7375923	Casework, Countertop, Plastic Laminate, Replace	15	9	6	25	LF	\$50.00	\$1,250						\$1,250																\$1,250
E2010	Classrooms	7375980	Casework, Countertop, Solid Surface, Replace	40	30	10	700	LF	\$110.00	\$77,000										\$77,000												\$77,000
E2010	Clinic	7375886	Casework, Countertop, Plastic Laminate, Replace	15	4	11	30	LF	\$50.00	\$1,500												\$1,500										\$1,500
E2010	Clinic	7375919	Casework, Cabinetry, Hardwood Standard, Replace	20	4	16	35	LF	\$300.00	\$10,500																\$10,500						\$10,500
E2010	Gymnasium	7375996	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	15	5	1200	EA	\$300.00	\$360,000					\$360,000																	\$360,000
E2010	Theater	7375965	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	14	6	740	EA	\$350.00	\$259,000						\$259,000																\$259,000
G2010	B.T. Washington High School	7377224	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	32000	SF	\$0.45	\$14,400		\$14,400					\$14,400					\$14,400					\$14,400					\$57,600
G2010	Site	7377223	Roadways, Pavement, Asphalt, Mill & Overlay	25	23	2	38750	SF	\$3.50	\$135,625		\$135,625																				\$135,625
G2030	B.T. Washington High School	7377226	Sidewalk, Concrete, Large Areas, Replace	50	45	5	42500	SF	\$9.00	\$382,500					\$382,500																	\$382,500
G2050	Gymnasium	7375957	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	6	EA	\$9,500.00	\$57,000					\$57,000																	\$57,000
G2050	Gymnasium	7376015	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	19	6	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000
G2050	Site	7378553	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2060	Site	7375936	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500
G2060	Site	7375933	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,000.00	\$3,000											\$3,000											\$3,000
G3010	Building exterior	7375864	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	25	5	2	EA	\$3,910.00	\$7,820					\$7,820																	\$7,820
G4050	B.T. Washington High School	7379402	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	15	5	3	EA	\$4,000.00	\$12,000					\$12,000																	\$12,000
P2030	Classroom	7377106	Engineering Study, Structural, General Design, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000
Y1090	B.T. Washington High School	7375939	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated											\$38,800	\$9,200	\$3,565,263	\$1,939,175	\$948,700	\$3,999,885	\$1,599,050	\$397,300	\$7,600	\$148,650	\$5,237,850	\$355,780	\$1,215,900	\$54,700	\$335,250	\$1,797,250	\$472,310	\$27,400	\$1,065,025	\$150,250	\$448,000	\$23,813,338
Totals, Escalated (3.0% Inflation, compounded annually)											\$38,800	\$9,476	\$3,782,388	\$2,118,989	\$1,067,770	\$4,636,963	\$1,909,349	\$488,629	\$9,627	\$193,955	\$7,039,232	\$492,483	\$1,733,583	\$80,329	\$507,096	\$2,800,057	\$757,919	\$45,288	\$1,813,134	\$263,464	\$809,138	\$30,597,668

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	7376022	D1010	Elevator Controls	Automatic, 1 Car		B.T. Washington High School	Elevator	Dover Elevators	No dataplate	No dataplate	2000		
2	7376027	D1010	Elevator Controls	Automatic, 1 Car		B.T. Washington High School	Elevator	Dover	Inaccessible	Inaccessible	1960		
3	7375974	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	B.T. Washington High School	Elevator	Dover Elevators	EP-6020	EC-5215	1992		
4	7375976	D1010	Passenger Elevator	Hydraulic, 2 Floors	4000 LB	B.T. Washington High School	Elevator	Dover Elevators	No dataplate	No dataplate	1960		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375867	D2010	Storage Tank	Domestic Water	1340 GAL	B.T. Washington High School	Boiler room	Illegible	Illegible	Illegible	1960		
2	7375900	D2010	Water Heater	Electric, Residential	38 GAL	B.T. Washington High School	Classrooms	Rheem	82SV40-2	RH 0908D04580	2008		
3	7375961	D2010	Water Heater	Gas, Residential	75 GAL	B.T. Washington High School	Utility closet	State Industries, Inc.	PRV 100 NRRT0	K96930975	1996		
4	7375861	D2010	Water Heater	Gas, Residential	100 GAL	B.T. Washington High School	Boiler room	State Industries, Inc.	SBD100250NEA 118	J06M009109	2006		
5	7375871	D2010	Backflow Preventer	Domestic Water	1 IN	B.T. Washington High School	Mechanical room	Watts Regulator	909	Illegible	2000		
6	7375917	D2010	Backflow Preventer	Domestic Water	2 IN	B.T. Washington High School	Classrooms	Watts Regulator	N0. 709	137252	2000		
7	7375920	D2010	Backflow Preventer	Domestic Water	2 IN	B.T. Washington High School	Elevator	Watts	909	300079	2000		
8	7375978	D2060	Air Compressor	Tank-Style	.75 HP	B.T. Washington High School	Boiler room	No dataplate	No dataplate	No dataplate			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375869	D3020	Boiler	Gas, HVAC	325 MBH	B.T. Washington High School	Boiler room	Raytheon	325WHT	094906	1994		
2	7375868	D3020	Boiler	Gas, HVAC	2511 MBH	B.T. Washington High School	Boiler room	Cleaver-Brooks	CBH775-60	1-34707	1964		
3	7375921	D3020	Boiler [B-3, 4, 5]	Gas, HVAC	850 MBH	B.T. Washington High School	Boiler room	Lochinvar	FTX850N	1928 115529912	2019		3
4	7375902	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		B.T. Washington High School	Throughout building				1995		30

5	7375983	D3020	Unit Heater	Hydronic	36 MBH	B.T. Washington High School	Gymnasium	Dayton	Inaccessible	Inaccessible	2000	5
6	7375911	D3020	Unit Heater	Hydronic	150 MBH	B.T. Washington High School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	1960	23
7	7375903	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	B.T. Washington High School	Boiler room	Inaccessible	Inaccessible	Inaccessible	1960	
8	7380811	D3030	Chiller	Water-Cooled, 251 to 300 TON		B.T. Washington High School					2019	
9	7375889	D3030	Cooling Tower	(Typical) Open Circuit , 251 to 300 TON	289 TON	B.T. Washington High School	Building exterior	Evapco	AT 19-3.J12	Illegible	2019	
10	7375966	D3030	Air Conditioner	Window/Thru-Wall	1 TON	B.T. Washington High School	Classrooms	Inaccessible	Inaccessible	Inaccessible	2000	2
11	7376007	D3030	Split System	Condensing Unit/Heat Pump	4 TON	B.T. Washington High School	Roof	AAON, Inc.	CFA14854	201908-CNCJ06809	2019	
12	7375892	D3030	Split System	Condensing Unit/Heat Pump	4 TON	B.T. Washington High School	Roof	AAON, Inc.	CFA14852	201908-CNCC06807	2019	
13	7375995	D3030	Split System	Condensing Unit/Heat Pump	4 TON	B.T. Washington High School	Roof	AAON, Inc.	CFA14853	201908-CNCB06808	2019	
14	7380816	D3030	Split System	Condensing Unit/Heat Pump, 13 to 15 TON	15 TON	B.T. Washington High School	Roof	AAON, Inc.	CFA-015-B-A-3-AC00J	201908-CNCL06806	2019	
15	7376018	D3030	Split System Ductless	Single Zone	2 TON	B.T. Washington High School	Classrooms	Johnson Controls	DHP24NWB21S	D1K1800642	2018	2
16	7375993	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	B.T. Washington High School	Classrooms	Johnson Controls	JCUVF621888223Y4J1AAA90JB4H	J191088364	2019	15
17	7375950	D3050	Pump	Distribution, HVAC Heating Water	10 HP	B.T. Washington High School	Boiler room	Illegible	Illegible	Illegible	2019	3
18	7375989	D3050	Pump	Distribution, HVAC Heating Water	10 HP	B.T. Washington High School	Boiler room	Peerless pump	Illegible	Illegible	2005	2
19	7375856	D3050	Air Handler	Interior AHU, Easy/Moderate Access	14000 CFM	B.T. Washington High School	Mechanical room	York	XTI-060X102	CKGM XT0077	2019	
20	7375885	D3050	Air Handler	Interior AHU, Easy/Moderate Access	7000 CFM	B.T. Washington High School	Mechanical room	York	XTI-042X069	CKGM XT0069	2019	
21	7375954	D3050	Air Handler	Interior AHU, Easy/Moderate Access	17500 CFM	B.T. Washington High School	Roof	Airtek	FWE624/DJE100/0/M	DK8744 RT-2D	2019	
22	7376039	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	B.T. Washington High School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	1960	2
23	7375949	D3050	Air Handler	Interior AHU, Easy/Moderate Access	19000 CFM	B.T. Washington High School	Roof	Airtex.	FWE624/DJE100/0/M	DK8744 RT-1D	2019	
24	7375879	D3050	Air Handler [Ahu-1d]	Interior AHU, Easy/Moderate Access	4700 CFM	B.T. Washington High School	Boiler room	York	XTI-042X054	CKGM XT0038	2019	
25	7376031	D3050	Air Handler [Ahu2B/cu1]	Interior AHU, Easy/Moderate Access	1000 CFM	B.T. Washington High School	Classrooms	Johnson Controls	Inaccessible	Inaccessible	2019	
26	7375942	D3050	Air Handler [Ahu3]	Interior AHU, Easy/Moderate Access	8000 CFM	B.T. Washington High School	Mechanical room	York	XTI-042X078	CKGM XT0029	2019	2

27	7375930	D3050	Fan Coil Unit	Hydronic Terminal	400 CFM	B.T. Washington High School	Gymnasium	Johnson Controls	FWI	Illegible	2019	10
28	7376032	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	B.T. Washington High School	Classrooms	Inaccessible	Inaccessible	Inaccessible	2019	7
29	7375850	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	B.T. Washington High School	Classrooms	Johnson Controls	F1CX	6FGM 008423	2019	2
30	7376025	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	B.T. Washington High School	Roof	Illegible	Illegible	Illegible	2000	
31	7375873	D3060	Exhaust Fan	Propeller, 0.75 HP Motor	5000 CFM	B.T. Washington High School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	1960	4
32	7375854	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	B.T. Washington High School	Roof	Greenheck	G-90-DGEX-QD	92005359	1992	14
33	7380815	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	B.T. Washington High School	Roof	No dataplate	No dataplate	No dataplate		3
34	7376000	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	10000 CFM	B.T. Washington High School	Roof	Illegible	Illegible	Illegible	2000	4

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375984	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		B.T. Washington High School	Kitchen				2014		6
2	7375912	D4030	Fire Extinguisher	Type ABC, up to 20 LB		B.T. Washington High School	Throughout building				2019		18
3	7375970	D4030	Fire Extinguisher	Wet Chemical/CO2		B.T. Washington High School	Kitchen				2019		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7376019	D5010	Generator	Diesel	60 KW	B.T. Washington High School	Building exterior	Onan	Model 60	Inaccessible	2000		
2	7376037	D5010	Automatic Transfer Switch	ATS	40 AMP	B.T. Washington High School	Building exterior	Onan	0TCU 40C	H910416672	1991		
3	7375990	D5010	Automatic Transfer Switch	ATS	40 AMP	B.T. Washington High School	Boiler room	Onan	0TCU 40C	H910416671	1991		
4	7375901	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	B.T. Washington High School	Electrical room	Challenger	152-415F	J90 L0683	1990		
5	7375940	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	B.T. Washington High School	Electrical room	Challenger	452-F15E	J92 B0846	1992		
6	7376033	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	B.T. Washington High School	Electrical room	Challenger	152-415F	J90 K1608	1990		
7	7375927	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	B.T. Washington High School	Electrical room	Challenger	153-415F	J91 I1008	1991		

8	7375979	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	B.T. Washington High School	Electrical room	Cutler-Hammer	H48M28F15A	J00C3762	2000		
9	7375870	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	B.T. Washington High School	Electrical room	Challenger	452-415F	J91 C0238	1991		
10	7375897	D5020	Switchboard	120/208 V	1200 AMP	B.T. Washington High School	Boiler room	Square D	No dataplate	No dataplate	1991		
11	7375991	D5020	Switchboard	120/208 V	3000 AMP	B.T. Washington High School	Electrical room	Square D	No dataplate	No dataplate	1991		
12	7375943	D5020	Distribution Panel	120/208 V	800 AMP	B.T. Washington High School	Classrooms	Inaccessible	Inaccessible	Inaccessible	1960		
13	7375999	D5020	Distribution Panel	120/208 V	200 AMP	B.T. Washington High School	Throughout building	Westinghouse	PRL1	No dataplate	1991		7
14	7376038	D5020	Distribution Panel	120/208 V	1600 AMP	B.T. Washington High School	Electrical room	Square D	No dataplate	No dataplate	1991		3
15	7375910	D5020	Distribution Panel	120/208 V	1200 AMP	B.T. Washington High School	Boiler room	Square D	No dataplate	No dataplate	1991		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375858	D7010	Access Control Devices	Screening X-Ray Machine		B.T. Washington High School	Hallway				2023		
2	7375977	D7050	Fire Alarm Panel	Fully Addressable		B.T. Washington High School	Office	Honeywell	Firevoice 25/50	No dataplate	2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7375951	E1030	Laundry Equipment	Washer, Commercial	50 LB	B.T. Washington High School	Locker Room	Milnor	Inaccessible	Inaccessible	2015		
2	7375896	E1030	Foodservice Equipment	Convection Oven, Double		B.T. Washington High School	Kitchen	Blodgett	No dataplate	No dataplate	2010		3
3	7375947	E1030	Foodservice Equipment	Dairy Cooler/Wells		B.T. Washington High School	Kitchen	Master Inc	D0MC-164-A	1911307713	2011		
4	7375895	E1030	Foodservice Equipment	Dairy Cooler/Wells		B.T. Washington High School	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10576996	2015		
5	7375938	E1030	Foodservice Equipment	Dairy Cooler/Wells		B.T. Washington High School	Kitchen	Beverage-Air Corporation	ST58N-W	11213445	2011		
6	7376012	E1030	Foodservice Equipment	Dishwasher Commercial		B.T. Washington High School	Kitchen	Champion	54	Inaccessible	2010		
7	7375883	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		B.T. Washington High School	Kitchen	Greenheck	GHAD-14.5-S	Illegible	1992		2
8	7376016	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		B.T. Washington High School	Kitchen	FWE	TS-1826-18P	185588302	2018		
9	7375884	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		B.T. Washington High School	Kitchen	FWE	Inaccessible	Inaccessible	2018		

10	7375866	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	B.T. Washington High School	Kitchen	FWE	UHS-12	227983203	2022	
11	7375878	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	B.T. Washington High School	Kitchen	FWE	UHS-12	123465906	2012	
12	7375968	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	B.T. Washington High School	Kitchen	FWE	Inaccessible	Inaccessible	2018	
13	7375958	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	B.T. Washington High School	Kitchen	Supera	F2R-1	P-09171510099	2015	
14	7375994	E1030	Foodservice Equipment	Icemaker, Freestanding	B.T. Washington High School	Kitchen	Koolaire	Inaccessible	Inaccessible	2010	
15	7375944	E1030	Foodservice Equipment	Range, 2-Burner	B.T. Washington High School	Kitchen	Garland	No dataplate	No dataplate	2000	
16	7375853	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	B.T. Washington High School	Kitchen	Traulsen	Inaccessible	Inaccessible	2010	
17	7375925	E1030	Foodservice Equipment	Steam Kettle	B.T. Washington High School	Kitchen	Groen	No dataplate	No dataplate	2010	
18	7375891	E1030	Foodservice Equipment	Steamer, Freestanding	B.T. Washington High School	Kitchen	Accurate Technologies	N61201E06000200	45064	2014	2
19	7375863	E1030	Foodservice Equipment	Steamer, Freestanding	B.T. Washington High School	Kitchen	ACCUTEMP	Inaccessible	Inaccessible	2018	2
20	7375862	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	B.T. Washington High School	Kitchen	Heat Transfer Products Inc	AM26-094-ADAE	E162100205	2016	2
21	7375945	E1030	Foodservice Equipment	Walk-In, Freezer	B.T. Washington High School	Kitchen	No dataplate	No dataplate	No dataplate	2016	
22	7375849	E1030	Foodservice Equipment	Walk-In, Refrigerator	B.T. Washington High School	Kitchen	No dataplate	No dataplate	No dataplate	2016	
23	7375888	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	B.T. Washington High School	Classrooms				1960	
24	7375906	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	B.T. Washington High School	Hallway				2019	2