

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Brownsville Road Elementary
5292 Banbury Avenue
Memphis, Tennessee 38135

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

163745.23R000-072.354

DATE OF REPORT:

November 21, 2024

ON SITE DATE:

September 16, 2024

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Main Building

3. Gymnasium

4. Annex Building

5. Site Summary.....

6. Property Space Use and Observed Areas

7. ADA Accessibility

8. Purpose and Scope

9. Opinions of Probable Costs

Methodology

Definitions

10. Certification.....

11. Appendices

1

1

2

3

6

7

10

11

13

15

17

18

19

21

23

23

23

25

26

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	3
Main Address	5292 Banbury Ave, Memphis, TN 38135
Site Developed	1964, Phase I / 2021 Phase II
Site Area	1.5 acres (estimated)
Parking Spaces	86 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 17, 2024
Management Point of Contact	Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	Veronica Blayde, Building Engineer 901.427.3392 phone
Assessment and Report Prepared By	Kevin Johnson
Reviewed By	Al Diefert Technical Report Reviewer For, Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Brownsville Road Elementary was constructed in 1964. The property includes a main building, gymnasium and an annex building which was constructed in 2021. All buildings on campus are used as educational spaces, with the main building housing a kitchen and cafeteria. The main building or gymnasium have not had any renovations.

Architectural

In general, the structures appear to be sound with no significant areas of deterioration on the exterior. The building's façade is in good condition with no loose or missing mortar throughout property. The gymnasium roof leaks during heavy downpours. The majority of the leaks are located around the perimeter of the gymnasium floor. The main building has numerous trees located in the area which have produced debris on the roof. This also adds to the blockage of the roof drains. Scheduled roof cleanings and tree trimming is recommended. The windows in main building show sign of wear. The majority of the windows have a yellowish hue which makes it difficult for visibility. Some interior finishes are original to the structure. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated per Building Engineer, there are areas in the main building which have traces of visible mold and are addressed on an as needed basis.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop units. Each classroom, including open spaces, are serviced by a dedicated rooftop unit. The rooftop units are dated however they are in working condition. Smaller spaces are treated by supplemental HVAC units. Classrooms (2nd and 3rd grade) in west wing of main building are served by unit ventilators. The ventilators were upgraded in 2019. Unit ventilators also service office areas. The electrical equipment is in good working condition. The fire panel was replaced in 2017. In general, the plumbing systems are adequate to serve the facilities with equipment and fixtures updated as needed. The MEPF infrastructure itself is generally in fair working condition.

Site

Site maintenance appears to be well maintained, and site improvements and landscaping are generally in fair condition. The asphalt paved parking lots show signs of deteriorating sealant and striping. Parking lot near the gym has ponding water during heavy rain. Several cracks in the asphalt of both parking lots were observed. The playgrounds are in good condition however the surrounding fencing has a large hole near rear. During heavy downpours, soil travels down the hill to a trench at the rear of main building.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

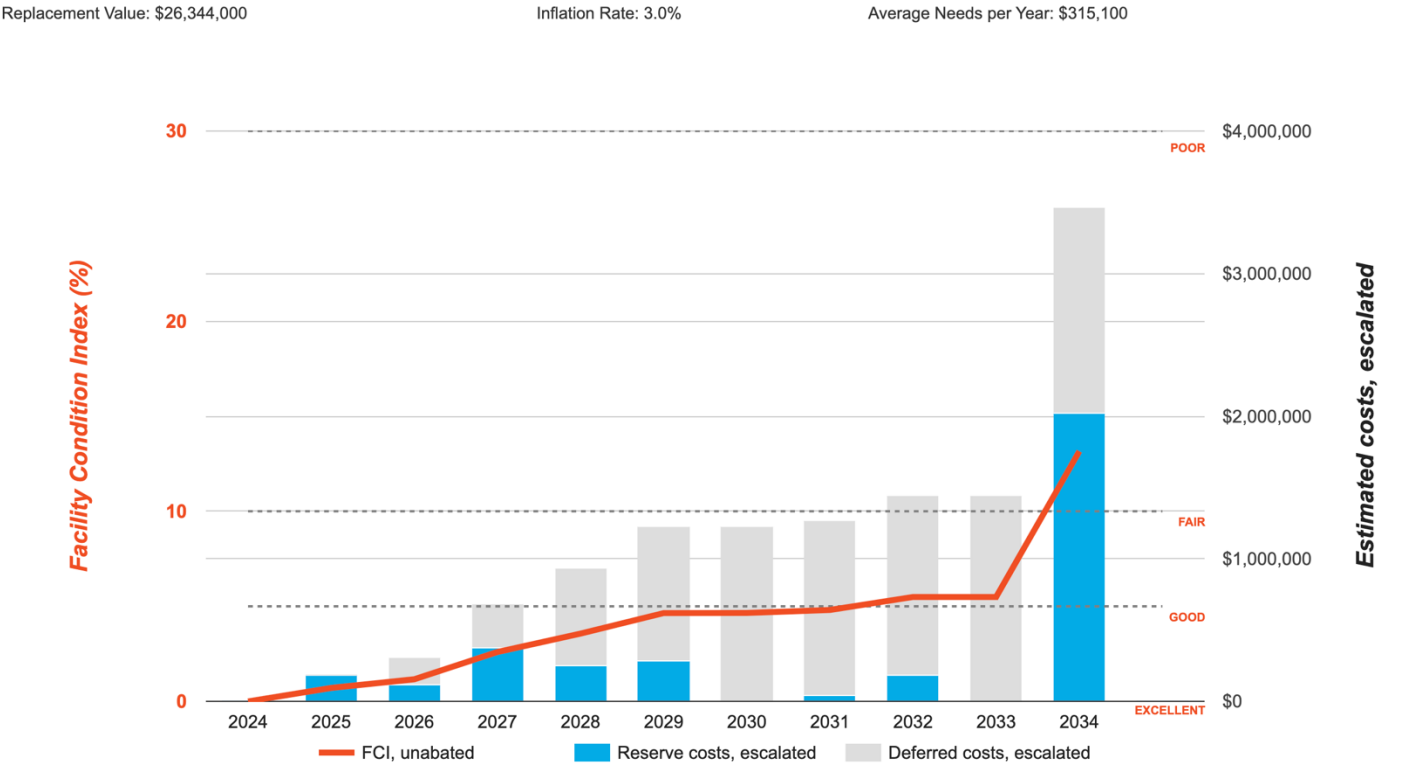
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Brownsville Road Elementary / Annex Building (2021)	\$400	8,860	\$3,544,000	0.0%	0.0%	0.0%	1.1%
Brownsville Road Elementary / Gymnasium (1964)	\$400	9,100	\$3,640,000	0.0%	4.8%	5.0%	9.1%
Brownsville Road Elementary / Main School (1964)	\$394	47,900	\$18,872,600	0.0%	2.3%	5.1%	15.7%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Brownsville Road Elementary



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$300	-	\$500	\$800
Facade	-	\$75,900	\$59,800	-	-	\$135,800
Roofing	-	\$108,700	\$2,300	-	\$1,014,500	\$1,125,500
Interiors	-	\$50,000	\$497,000	\$1,995,300	\$1,140,400	\$3,682,700
Conveying	-	-	-	\$3,700	\$57,900	\$61,600
Plumbing	-	-	\$4,100	\$900	\$35,500	\$40,400
HVAC	-	-	\$264,800	\$173,300	\$494,000	\$932,100
Fire Protection	-	-	-	\$700	\$1,000	\$1,700
Electrical	-	-	\$24,200	\$6,600	\$423,200	\$454,000
Fire Alarm & Electronic Systems	-	-	-	\$2,200	\$37,900	\$40,000
Equipment & Furnishings	-	-	\$58,300	-	\$100,500	\$158,900
Site Pavement	-	\$42,800	\$1,000	\$4,700	\$11,900	\$60,400
Site Development	-	\$29,100	\$6,000	\$26,900	\$32,600	\$94,600
Site Utilities	-	-	-	\$26,900	\$13,900	\$40,800
TOTALS (3% inflation)	-	\$306,400	\$917,900	\$2,241,100	\$3,363,700	\$6,829,100

Immediate Needs

There are no immediate needs to report.

Key Findings



Roofing in Poor Condition.

Metal
Gymnasium Brownsville Road Elementary
Roof

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$104,000

\$\$\$\$

Roof leaks - AssetCALC ID: 8520739



Window in Poor Condition.

Aluminum Double-Glazed, 28-40 SF
Main School Brownsville Road Elementary
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

\$\$\$\$

Damaged seals, damaged caulking - AssetCALC ID: 8520797



Site Stairs and Ramps in Poor Condition.

Steps, Concrete (per LF of nosing)
Site Brownsville Road Elementary
Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Damaged/broken concrete at the bottom of the steps. Crack/damaged stairs and landing. Several chipped stairs throughout site. - AssetCALC ID: 8520741



Parking Lots in Poor Condition.

Pavement, Asphalt
Site Brownsville Road Elementary
Parking lot

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,500

\$\$\$\$

Potholes and cracked surface - AssetCALC ID: 8520785



Athletic Surfaces and Courts in Poor Condition.

Basketball/General, Asphalt Pavement
Site Brownsville Road Elementary Site

Uniformat Code: G2050
Recommendation: **Mill & Overlay in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,000

\$\$\$\$

Several small holes in asphalt. Cracked surface with asphalt debris attached. - AssetCALC ID: 8520839



Roof Drains and Interior Leaders in Poor Condition.

Main School Brownsville Road Elementary
Roof

Uniformat Code: B3020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Broken/clogged drain. Drain near curb floods during heavy rain. - AssetCALC ID: 8520800



Exterior Door in Poor Condition.

Steel, Commercial
Main School Brownsville Road Elementary
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$48,700

\$\$\$\$

Door seals are not functional. During heavy rains interior hallway floods. - AssetCALC ID: 8520775



Retaining Wall in Poor Condition.

Treated Timber
Site Brownsville Road Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Damaged/corroded wood. Wall has corroded to the point of separation from foundation. - AssetCALC ID: 8520842



Ceiling Finishes in Poor Condition.

Wood Paneling
Gymnasium Brownsville Road Elementary
Storage room

Uniformat Code: C2050
Recommendation: **Replace in 2026**

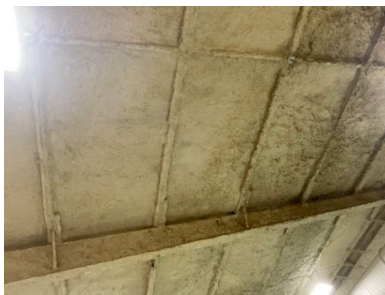
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

Worn ceiling finishing - AssetCALC ID: 8520767



Ceiling Finishes in Poor Condition.

Textured Spray Coating
Gymnasium Brownsville Road Elementary
Gymnasium

Uniformat Code: C2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,000

\$\$\$\$

Ceiling is stain from water damage. Water leaks from metal roof - AssetCALC ID: 8520760



Fences & Gates in Poor Condition.

Fence, Chain Link 8'
Site Brownsville Road Elementary
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,500

\$\$\$\$

Fence is damaged. Several locations where fencing is missing or bent. - AssetCALC ID: 8520790

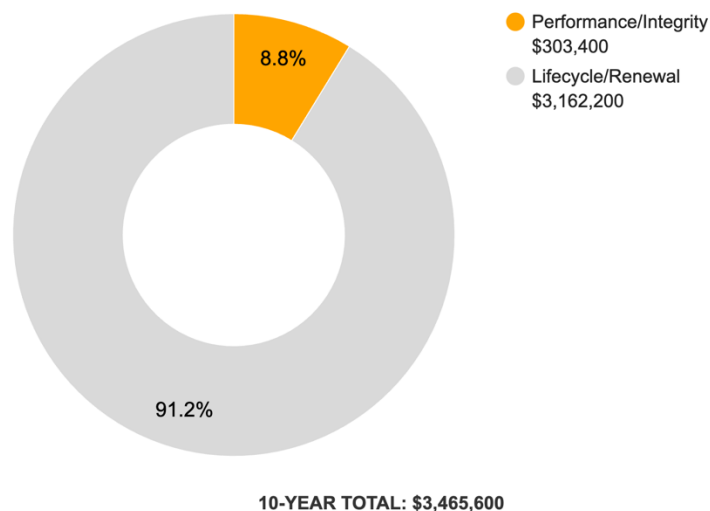
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

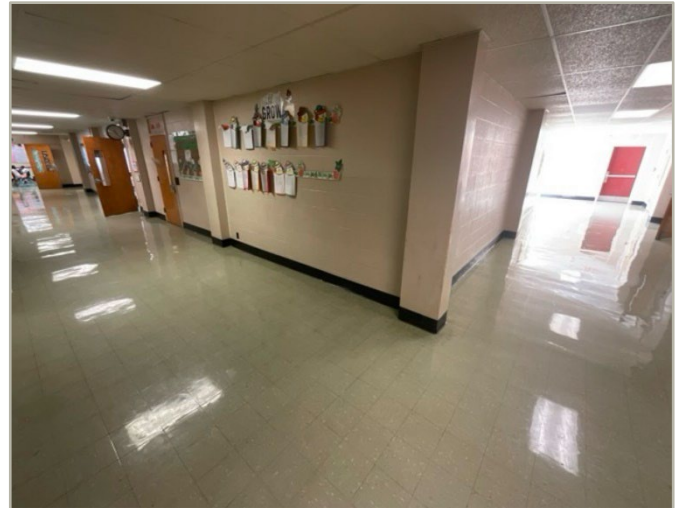
Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1964	
Building/Group Size	47,900 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete raft foundation slab	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board glazed CMU, Unfinished Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lifts	Good
Plumbing	Distribution: Copper supply, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: RTUs, air handlers, fan coil units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good

Main Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	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	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Damaged windows, exterior door	

3. Gymnasium



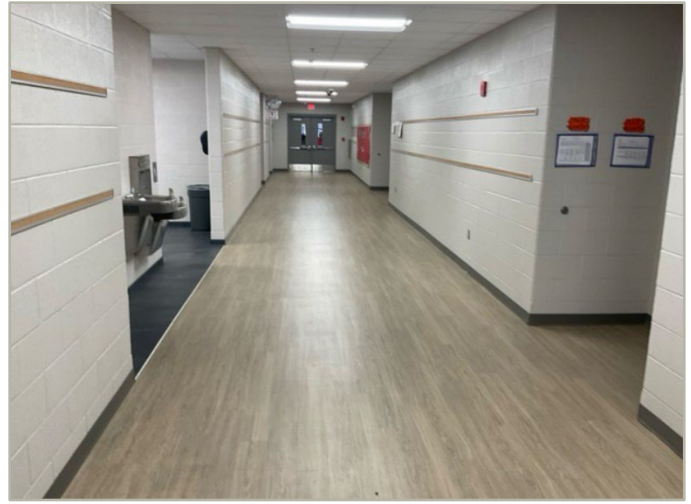
Gymnasium: Systems Summary

Constructed/Renovated	1964	
Building Size	9,100 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation slab	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted CMU Floors: VCT, ceramic tile Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Package unit Supplemental components: Suspended unit heaters	Fair

Gymnasium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Leaking roof	

4. Annex Building



Annex Building: Systems Summary

Constructed/Renovated	2021	
Building Size	8,860 SF	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation slab	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted CMU Floors: Faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic car serving 2 floors	Good
Plumbing	Distribution: Copper supply, PVC waste & venting Hot Water: Electric water heaters with integral tanks heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: RTUs Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Annex Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs and ramps	Fair
Site Development	Property entrance signage; wrought iron Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining walls Severe site slopes at north boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: metal halide Building-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes, damaged stairs, damaged retaining wall, damaged fencing	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1964 with additional buildings added over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General site	1964	No	No
Main Building	1964	No	No
Gymnasium Building	1964	No	No
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Ancillary Building	2021	No	No

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Brownsville Road Elementary, 5292 Banbury Avenue, Memphis, Tennessee 38135 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Kevin Johnson
Project Manager

Reviewed by:



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

11. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- 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 - FRONT ELEVATION



6 - REAR ELEVATION

Photographic Overview



7 - MAIN PARKING AREA



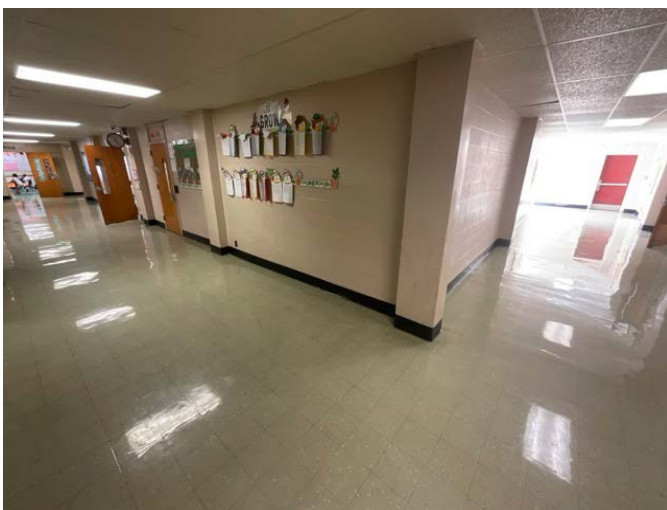
8 - PLAY STRUCTURE



9 - SIGNAGE



10 - SITE FURNISHINGS



11 - HALLWAY



12 - CAFETERIA

Photographic Overview



13 - KITCHEN



14 - CLASSROOM



15 - CLASSROOM



16 - ROOF



17 - ROOFTOP OVERVIEW



18 - ROOFTOP MECHANICAL

Photographic Overview



19 - ROOFTOP MECHANICAL EQUIPMENT



20 - EXHAUST FAN



21 - UNIT HEATER



22 - WHEEL CHAIR LIFT



23 - ELEVATOR



24 - ELEVATOR CAB PANEL

Photographic Overview



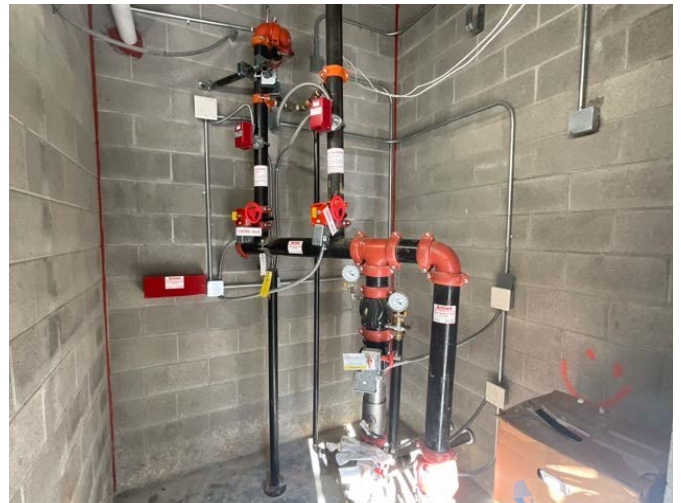
25 - WATER HEATER, ELECTRIC, RESIDENTIAL



26 - ELECTRICAL ROOM



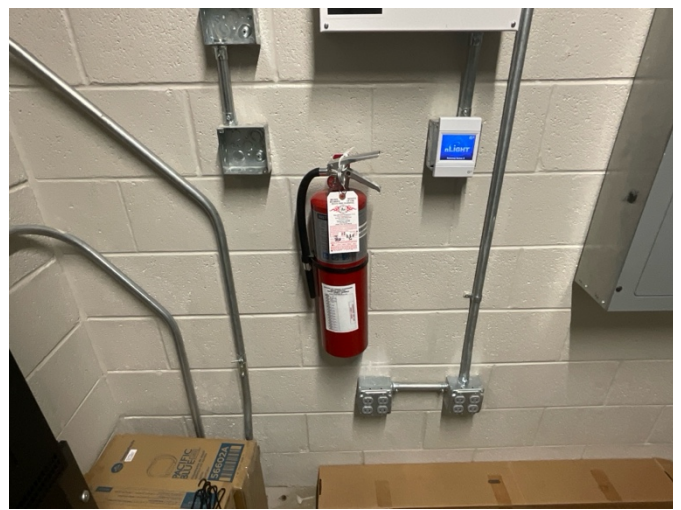
27 - FIRE ALARM PANEL



28 - FIRE SPRINKLER RISERS



29 - FIRE SUPPRESSION SYSTEM





30 - FIRE EXTINGUISHER AND ALARM DEVICE

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163754.23R000-072.354	Brownsville Road Elementary	
	Source	On-Site Date	
	Google	9/17/2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Brownsville Road Elementary

Name of person completing form: Veronica Blayde

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 10 yrs+

Date Completed: 9/16/2024

Phone Number: 901-427-3392

Method of Completion: INTERVIEW - verbally completed during interview

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	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	No	
		Roof	No	
		Interiors	No	
		HVAC	2019	New Unit ventilation in 2nd and 3rd grade classrooms. Total of 16 classrooms.
		Electrical	No	
		Site Pavement	2023	New pavement when annex building was constructed.
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New play ground installed in rear of main building. Installed 2023.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Windows are outdated. They are original to the building. Building is over 60 yrs old.		

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?	✗				Ground north of the main building is uneven. Heavy cracking and
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks in cafe and gymnasium. Serval buckets are in place to prevent water slippage.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Outside drains are clogged. Causing flooding near entrance and side walks.
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?	✗				Unacquainted lighting in all parking lots.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			Parking lot in front of gym has excessive ponding.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

V. Blaydes

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Brownsville Road Elementary

BV Project Number: 163745.23R000-072.354

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

Brownsville Road Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Brownsville Road Elementary: Photographic Overview



2ND AREA OF ACCESSIBLE PARKING



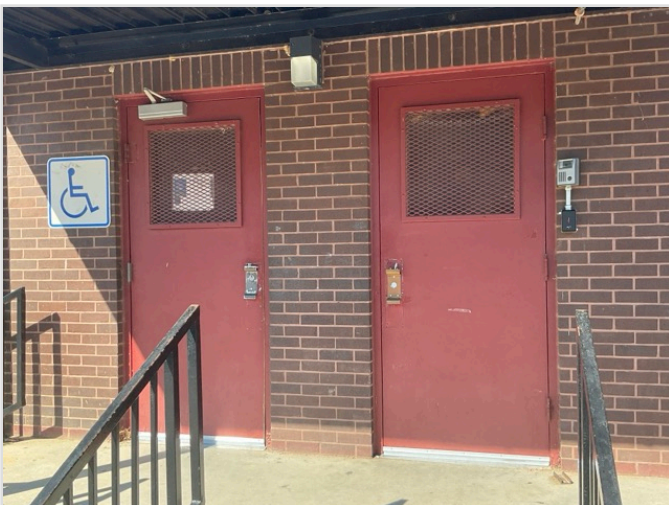
2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE RAMP



ACCESSIBLE PATH

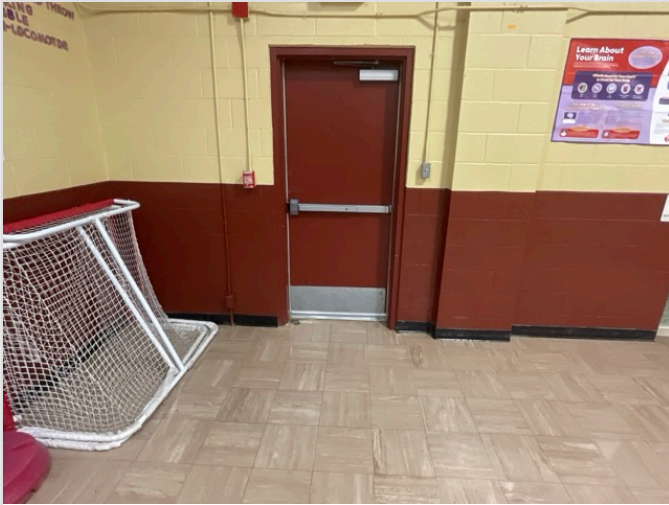


ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

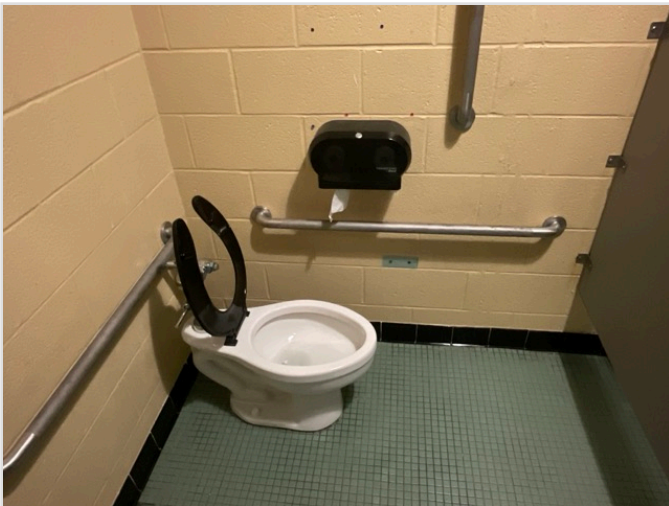
Brownsville Road Elementary: Photographic Overview



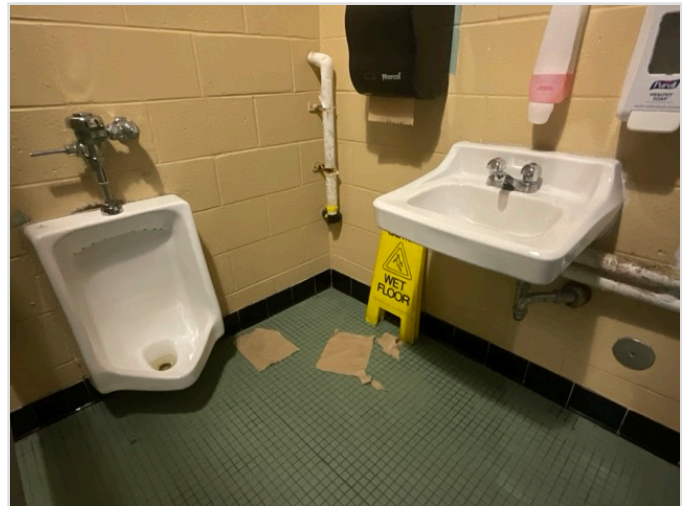
ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES, AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Brownsville Road Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Throughout Building	Good	Roof Structure, Flat, Metal Deck Over Steel Beams	9,939 SF	72	8520992
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	8,080 SF	47	8520998
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	15	27	8520984
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	5	39	8520996
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	9,939 SF	17	8520985
B3060	Roof	Good	Roof Hatch, Metal	1	27	8520983
Interiors						
C1010	Throughout Building	Good	Interior Wall, Concrete Block (CMU)	18,000 SF	47	8520995
C1030	Throughout Building	Good	Interior Door, Steel, Standard	17	37	8520982
C1070	Throughout Building	Good	Suspended Ceilings, Fiberglass Paneling	19,800 SF	22	8520994
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	17	8521002
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	18,000 SF	7	8624411
C2030	Throughout Building	Good	Flooring, Luxury Vinyl Tile (LVT)	18,000 SF	12	8520986
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,500 SF	37	8520990
Conveying						
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Economy	1	7	8520993
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	27	8624410
D2010	Restrooms	Good	Urinal, Standard	4	27	8521015
D2010	Restrooms	Good	Sink/Lavatory, Drop-In Style, Porcelain Enamel	12	27	8521032
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	12	8520987

Component Condition Report | Brownsville Road Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	12	8521026
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water	1	27	8521031
HVAC						
D3020	Mechanical room	Good	Unit Heater, Electric	1	17	8521025
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 1 TON [HP-1]	1	13	8521005
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1-4]	1	19	8521009
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-6]	1	19	8521008
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-3]	1	19	8521021
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1-5]	1	17	8521012
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-4]	1	19	8521033
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-2]	1	19	8521006
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1-3]	1	19	8521016
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1-2]	1	19	8521011
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-1]	1	19	8521027
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1-1]	1	19	8521010
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2-5]	1	19	8521030
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-6]	1	18	8521018
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-4]	1	19	8521023
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-3]	1	18	8521020
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-3]	1	18	8521028
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-2]	1	18	8521019
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF-1]	1	18	8521014
Fire Protection						
D4010	Mechanical Room	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,939 SF	37	8521003
D4030	Electrical Room	Good	Fire Extinguisher, Wet Chemical/CO2	1	7	8521000

Component Condition Report | Brownsville Road Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [LV-R]	1	27	8521004
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	8521017
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [MDP]	1	27	8521024
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [LV-R]	1	27	8521013
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [LV-R]	1	25	8521007
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	8624408
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	8521029
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,800 SF	17	8624409
Fire Alarm & Electronic Systems						
D7050	Mechanical Room	Good	Fire Alarm Panel, Fully Addressable	1	12	8520999
D7050	Throughout Building	Good	Fire Alarm Devices, Horn & Strobe	8	12	8520989

Component Condition Report | Brownsville Road Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Fair	Roof Structure, Pitched, Steel Medium/Heavy Gauge Steel Beams	8,374 SF	25	8520733
Facade						
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	4	3	8520769
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	4	8520765
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	700 SF	16	8520751
B3010	Roof	Poor	Roofing, Metal	8,000 SF	1	8520739
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	5	8520750
Interiors						

Component Condition Report | Brownsville Road Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	8,100 SF	15	8520756
C1010	Lobby	Good	Interior Wall, Brick	380 SF	40	8520748
C1030	Storage room	Good	Interior Door, Steel, Standard	1	37	8520753
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	4	16	8520755
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	6	5	8520742
C1070	Lobby	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	150 SF	3	8520734
C1090	Restrooms	Good	Toilet Partitions, Metal	2	17	8520735
C1090	Restrooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	42 LF	8	8520738
C1090	Restrooms	Good	Toilet Partitions, Wood	1	17	8520744
C2010	Throughout	Good	Wall Finishes, any surface, Prep & Paint	3 SF	7	8520745
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	480 SF	37	8520743
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	10	8520746
C2030	Gymnasium	Good	Flooring, Vinyl Tile (VCT)	6,000 SF	12	8520761
C2050	Gymnasium	Poor	Ceiling Finishes, Textured Spray Coating	6,000 SF	2	8520760
C2050	Storage room	Poor	Ceiling Finishes, Wood Paneling	150 SF	2	8520767
Plumbing						
D2010	Restroom	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	32	8623742
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Residential	1	10	8623741
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	27	8623743
D2010	Restroom	Good	Urinal, Standard	1	26	8623740
HVAC						
D3020	Restrooms	Fair	Unit Heater, Electric	1	8	8520768
D3020	Restrooms	Fair	Unit Heater, Electric	1	8	8520763
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 20]	1	8	8520758
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	22	8520752

Component Condition Report | Brownsville Road Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, per EA	16	21	8520740
D4030	Vestibule	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	8520757
Electrical						
D5020	Gymnasium	Fair	Distribution Panel, 120/208 V [P1]	1	8	8622935
D5020	Gymnasium	Fair	Supplemental Components, Circuit Breaker/Disconnect, 200 AMP	1	8	8520766
D5040	Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	4	3	8520736
D5040	Gymnasium	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,400 SF	3	8623739
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Good	Fire Alarm Devices, Strobe	2	12	8520754
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	3	6	8520747

Component Condition Report | Brownsville Road Elementary / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Throughout Building	Fair	Stair/Ramp Rails, Metal, Refinish	210 LF	3	8520818
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	30,000 SF	45	8520859
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	20	1	8520797
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	3	8520778
B2050	Building Exterior	Poor	Exterior Door, Steel, Commercial	12	1	8520775
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	48,000 SF	15	8520820
B3020	Roof	Poor	Roof drains and interior leaders	150 LF	1	8520800
Interiors						

Component Condition Report | Brownsville Road Elementary / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1010	Throughout Building	Fair	Interior Wall, Concrete	3,500 SF	5	8520795
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	70,000 SF	10	8626435
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	12	15	8520770
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core	42	10	8520860
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	46,000 SF	22	8520826
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	8	16	8520771
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	70,000 SF	4	8520812
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	47,000 SF	3	8520804
C2030	Throughout Building	Good	Flooring, Ceramic Tile	1,000 SF	35	8520834
C2050	Office Areas	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,000 SF	25	8520813
Conveying						
D1010	Hallways & Common Areas	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	2	15	8520779
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	10	26	8520816
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	12	26	8520841
D2010	Restrooms	Good	Urinal, Standard	8	25	8520843
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	4	8520817
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	15	8520792
HVAC						
D3020	Utility Rooms/Areas	Fair	Unit Heater, Electric [ECH8]	1	10	8520808
D3020	Restrooms	Fair	Unit Heater, Electric	4	10	8520777
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric [ECH4]	4	10	8520814
D3030	Classrooms General	Good	Unit Ventilator, 800 CFM	14	14	8520838
D3030	Classrooms General	Good	Packaged Terminal Air Conditioner, PTAC, 12000 BTUH	28	12	8520831
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 10]	1	4	8520832

Component Condition Report | Brownsville Road Elementary / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 7]	1	5	8520829
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 2]	1	5	8520856
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 4]	1	5	8520773
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [Rtu 9]	1	4	8520845
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [Rtu 18]	1	4	8520799
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [Rtu 8]	1	5	8520846
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [Rtu 15]	1	4	8520840
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 16]	1	4	8520809
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 3]	1	5	8520789
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 1]	1	5	8520793
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 11]	1	4	8520794
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 13]	1	4	8520796
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-5]	1	5	8520824
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-1]	1	8	8520848
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 14]	1	5	8520798
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8520858
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 17]	1	5	8520852
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 6]	1	5	8520825
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8520822
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 12]	1	4	8520827
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu 19]	1	4	8520780
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	8	8520811
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	8520781
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8520791
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	8520807

Component Condition Report | Brownsville Road Elementary / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	1	3	8520806
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8520802
Electrical						
D5020	Throughout Building	Fair	Distribution Panel, 120/240 V	1	3	8520801
D5020	Electrical Room	Good	Distribution Panel, 120/240 V	1	20	8520815
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	20	8520851
D5040	Interior	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	47,000 SF	15	8624421
D5040	Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	24	5	8520847
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Good	Fire Alarm Devices, Horn & Strobe	10	12	8520772
D7050	Main office	Good	Fire Alarm Panel, Annunciator	1	12	8520854
D7050	Main office	Good	Fire Alarm Panel, Multiplex	1	12	8520850
D7050	Throughout Building	Good	Fire Alarm Devices, Strobe	6	10	8520784
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8520782
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8520786
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	8520835
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8520830
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	8520783
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	8520844
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	8520836
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	8520855
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	11	8520788
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	12	8520787
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8520774

Component Condition Report | Brownsville Road Elementary / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	3	8520837

Component Condition Report | Brownsville Road Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,500 SF	22	8624407
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	2,000 SF	3	8520759
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,500 SF	2	8520997
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,700 SF	2	8520785
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,200 SF	30	8520805
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,100 SF	47	8520762
G2030	Site	Poor	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	210 LF	2	8520741
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,600 SF	47	8520991
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	4,560 SF	2	8520839
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	8520849
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	1	3	8520833
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	1	17	8520828
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	8520819
Sitework						
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 8'	380 LF	2	8520790
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	3	8520853
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	260 LF	37	8521001
G2060	Site	Poor	Retaining Wall, Treated Timber	100 SF	1	8520842
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	10	8520764

Component Condition Report | Brownsville Road Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	17	8520988

Appendix F:

Replacement Reserves

Replacement Reserves Report



11/21/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Brownsville Road Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Brownsville Road Elementary / Annex Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,265	\$0	\$0	\$0	\$0	\$226,839	\$3,378	\$0	\$0	\$0	\$336,898	\$10,215	\$135,721	\$0	\$750,316
Brownsville Road Elementary / Gymnasium	\$0	\$107,120	\$49,968	\$16,527	\$1,351	\$5,773	\$1,075	\$6	\$133,771	\$0	\$15,388	\$0	\$43,286	\$0	\$0	\$252,391	\$17,170	\$3,644	\$0	\$0	\$5,418	\$652,888
Brownsville Road Elementary / Main School	\$0	\$77,477	\$0	\$355,153	\$252,902	\$279,269	\$0	\$0	\$46,110	\$0	\$1,949,055	\$4,291	\$154,880	\$12,622	\$349,408	\$1,235,624	\$9,628	\$0	\$436,163	\$27,530	\$40,276	\$5,230,389
Brownsville Road Elementary / Site	\$0	\$2,060	\$69,815	\$6,993	\$0	\$0	\$0	\$3,597	\$1,140	\$0	\$53,757	\$0	\$32,686	\$1,322	\$0	\$0	\$0	\$22,851	\$1,532	\$0	\$0	\$195,752
Grand Total	\$0	\$186,657	\$119,783	\$378,674	\$254,252	\$285,042	\$1,075	\$40,868	\$181,021	\$0	\$2,018,200	\$4,291	\$457,691	\$17,321	\$349,408	\$1,488,015	\$26,799	\$363,393	\$447,910	\$163,251	\$45,695	\$6,829,345

Brownsville Road Elementary

Brownsville Road Elementary / Annex Building

Format 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		
B3010	Roof	8520985	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	9939	SF	\$11.00	\$109,329																		\$109,329				\$109,329		
C1090	Restrooms	8521002	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	12	EA	\$750.00	\$9,000																		\$9,000				\$9,000		
C2010	Throughout Building	8624411	Wall Finishes, any surface, Prep & Paint	10	3	7	18000	SF	\$1.50	\$27,000								\$27,000										\$27,000				\$54,000		
C2030	Throughout Building	8520986	Flooring, Luxury Vinyl Tile (LVT), Replace	15	3	12	18000	SF	\$7.50	\$135,000													\$135,000									\$135,000		
D1010	Elevator Shafts/Utility	8520993	Elevator Cab Finishes, Economy, Replace	10	3	7	1	EA	\$3,000.00	\$3,000								\$3,000										\$3,000				\$6,000		
D2010	Mechanical Room	8520987	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	\$900.00	\$900														\$900								\$900		
D2010	Hallways & Common Areas	8521026	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	4	EA	\$1,500.00	\$6,000														\$6,000								\$6,000		
D3020	Mechanical room	8521025	Unit Heater, Electric, Replace	20	3	17	1	EA	\$3,600.00	\$3,600																			\$3,600				\$3,600	
D3030	Roof	8521005	Split System, Condensing Unit/Heat Pump, 1 TON, Replace	15	2	13	1	EA	\$2,300.00	\$2,300															\$2,300								\$2,300	
D3050	Roof	8521012	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$7,500.00	\$7,500																			\$7,500				\$7,500	
D3050	Roof	8521010	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521011	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521027	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521006	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521016	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521021	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521009	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521008	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8521033	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3060	Roof	8521019	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	2	18	1	EA	\$1,200.00	\$1,200																			\$1,200				\$1,200	
D3060	Roof	8521014	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	2	18	1	EA	\$1,200.00	\$1,200																			\$1,200				\$1,200	
D3060	Roof	8521028	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	2	18	1	EA	\$1,200.00	\$1,200																			\$1,200				\$1,200	
D3060	Roof	8521018	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	2	18	1	EA	\$1,200.00	\$1,200																			\$1,200				\$1,200	
D3060	Roof	8521020	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	2	18	1	EA	\$1,200.00	\$1,200																			\$1,200				\$1,200	
D3060	Roof	8521023	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	1	19	1	EA	\$2,400.00	\$2,400																					\$2,400			\$2,400
D4030	Electrical Room	8521000	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$300.00	\$300								\$300											\$300				\$600	
D5040	Throughout	8624409	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	9800	SF	\$4.50	\$44,100																			\$44,100				\$44,100	
D7050	Throughout Building	8520989	Fire Alarm Devices, Horn & Strobe, Replace	15	3	12	8	EA	\$275.00	\$2,200														\$2,200									\$2,200	
D7050	Mechanical Room	8520999	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$15,000.00	\$15,000														\$15,000									\$15,000	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,300	\$0	\$0	\$0	\$0	\$159,100	\$2,300	\$0	\$0	\$0	\$203,829	\$6,000	\$77,400	\$0	\$478,929		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,265	\$0	\$0	\$0	\$0	\$226,839	\$3,378	\$0	\$0	\$0	\$336,898	\$10,215	\$135,721	\$0	\$750,316		

Brownsville Road Elementary / Gymnasium

[illegible]

Replacement Reserves Report



11/21/2024

Information 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
B3010	Roof	8520739	Roofing, Metal, Replace	40	39	1	8000	SF	\$13.00	\$104,000		\$104,000																				\$104,000
B3010	Roof	8520751	Roofing, Modified Bitumen, Replace	20	4	16	700	SF	\$10.00	\$7,000																	\$7,000					\$7,000
B3020	Roof	8520750	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	220	LF	\$9.00	\$1,980						\$1,980																\$1,980
C1010	Throughout Building	8520756	Interior Wall, Concrete Block (CMU), Replace	50	35	15	8100	SF	\$20.00	\$162,000																\$162,000						\$162,000
C1030	Throughout Building	8520755	Interior Door, Wood, Solid-Core, Replace	40	24	16	4	EA	\$700.00	\$2,800																	\$2,800					\$2,800
C1030	Throughout Building	8520742	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	10	5	6	EA	\$500.00	\$3,000						\$3,000														\$3,000	\$6,000	
C1070	Lobby	8520734	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	22	3	150	SF	\$5.50	\$825				\$825																		\$825
C1090	Restrooms	8520735	Toilet Partitions, Metal, Replace	20	3	17	2	EA	\$850.00	\$1,700																		\$1,700				\$1,700
C1090	Restrooms	8520744	Toilet Partitions, Wood, Replace	20	3	17	1	EA	\$500.00	\$500																		\$500				\$500
C1090	Restrooms	8520738	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	12	8	42	LF	\$500.00	\$21,000									\$21,000													\$21,000
C2010	Throughout	8520745	Wall Finishes, any surface, Prep & Paint	10	3	7	3	SF	\$1.50	\$5								\$5										\$5				\$9
C2030	Restrooms	8520746	Flooring, Ceramic Tile, Replace	40	30	10	600	SF	\$18.00	\$10,800											\$10,800											\$10,800
C2030	Gymnasium	8520761	Flooring, Vinyl Tile (VCT), Replace	15	3	12	6000	SF	\$5.00	\$30,000												\$30,000										\$30,000
C2050	Storage room	8520767	Ceiling Finishes, Wood Paneling, Replace	30	28	2	150	SF	\$14.00	\$2,100			\$2,100																			\$2,100
C2050	Gymnasium	8520760	Ceiling Finishes, Textured Spray Coating, Replace	20	18	2	6000	SF	\$7.50	\$45,000			\$45,000																			\$45,000
D2010	Utility Rooms/Areas	8623741	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$650.00	\$650											\$650											\$650
D3020	Restrooms	8520763	Unit Heater, Electric, Replace	20	12	8	1	EA	\$2,200.00	\$2,200									\$2,200													\$2,200
D3020	Restrooms	8520768	Unit Heater, Electric, Replace	20	12	8	1	EA	\$2,200.00	\$2,200									\$2,200													\$2,200
D3050	Roof	8520758	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$75,000.00	\$75,000									\$75,000													\$75,000
D4030	Vestibule	8520757	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$300.00	\$300							\$300										\$300					\$600
D5020	Gymnasium	8622935	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$2,000									\$2,000													\$2,000
D5020	Gymnasium	8520766	Supplemental Components, Circuit Breaker/Disconnect, 200 AMP, Replace	30	22	8	1	EA	\$3,200.00	\$3,200									\$3,200													\$3,200
D5040	Gymnasium	8623739	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	1400	SF	\$4.50	\$6,300				\$6,300																		\$6,300
D5040	Exterior	8520736	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	17	3	4	EA	\$800.00	\$3,200				\$3,200																		\$3,200
D7050	Throughout Building	8520747	Fire Alarm Devices, Manual Pull Station, Replace	10	4	6	3	EA	\$200.00	\$600						\$600											\$600					\$1,200
D7050	Throughout Building	8520754	Fire Alarm Devices, Strobe, Replace	15	3	12	2	EA	\$180.00	\$360												\$360										\$360
Totals, Unescalated											\$0	\$104,000	\$47,100	\$15,125	\$1,200	\$4,980	\$900	\$5	\$105,600	\$0	\$11,450	\$0	\$30,360	\$0	\$0	\$162,000	\$10,700	\$2,205	\$0	\$0	\$3,000	\$498,624
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$107,120	\$49,968	\$16,527	\$1,351	\$5,773	\$1,075	\$6	\$133,771	\$0	\$15,388	\$0	\$43,286	\$0	\$0	\$252,391	\$17,170	\$3,644	\$0	\$0	\$5,418	\$652,888

Brownsville Road Elementary / Main School

[illegible]

Replacement Reserves Report



11/21/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency
																															Repair Estimate
D3020	Utility Rooms/Areas	8520808	Unit Heater, Electric, Replace	20	10	10	1	EA	\$2,200.00	\$2,200											\$2,200										\$2,200
D3020	Restrooms	8520777	Unit Heater, Electric, Replace	20	10	10	4	EA	\$2,200.00	\$8,800											\$8,800										\$8,800
D3030	Classrooms General	8520831	Packaged Terminal Air Conditioner, PTAC, 12000 BTUH, Replace	15	3	12	28	EA	\$3,400.00	\$95,200												\$95,200									\$95,200
D3030	Classrooms General	8520838	Unit Ventilator, 800 CFM, Replace	20	6	14	14	EA	\$9,000.00	\$126,000														\$126,000							\$126,000
D3050	Roof	8520780	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520827	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520822	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520832	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520809	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520794	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520796	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3050	Roof	8520840	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																\$9,000
D3050	Roof	8520799	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																\$9,000
D3050	Roof	8520845	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																\$9,000
D3050	Roof	8520825	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520829	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520773	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520789	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520793	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520824	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520798	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520858	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520852	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520846	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$9,000						\$9,000															\$9,000
D3050	Roof	8520856	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$11,000.00	\$11,000						\$11,000															\$11,000
D3050	Roof	8520848	Make-Up Air Unit, MUA or MAU, Replace	20	12	8	1	EA	\$35,000.00	\$35,000								\$35,000													\$35,000
D3060	Roof	8520806	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000
D3060	Roof	8520807	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	8520802	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																	\$1,200
D3060	Roof	8520791	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																	\$1,200
D3060	Roof	8520781	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																	\$1,200
D3060	Roof	8520811	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400								\$1,400													\$1,400
D5020	Throughout Building	8520801	Distribution Panel, 120/240 V, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																	\$2,500
D5020	Electrical Room	8520851	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	\$6,000.00	\$6,000																			\$6,000	\$6,000	
D5020	Electrical Room	8520815	Distribution Panel, 120/240 V, Replace	30	10	20	1	EA	\$5,500.00	\$5,500																			\$5,500	\$5,500	
D5040	Exterior	8520847	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	24	EA	\$400.00	\$9,600					\$9,600																\$9,600
D5040	Interior	8624421	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	47000	SF	\$4.50	\$211,500															\$211,500						\$211,500
D7050	Throughout Building	8520784	Fire Alarm Devices, Strobe, Replace	15	5	10	6	EA	\$180.00	\$1,080										\$1,080											\$1,080
D7050	Main office	8520850	Fire Alarm Panel, Multiplex, Replace	15	3	12	1	EA	\$4,000.00	\$4,000												\$4,000									\$4,000
D7050	Main office	8520854	Fire Alarm Panel, Annunciator, Replace	15	3	12	1	EA	\$1,580.00	\$1,580												\$1,580									\$1,580
D7050	Throughout Building	8520772	Fire Alarm Devices, Horn & Strobe, Replace	15	3	12	10	EA	\$275.00	\$2,750																					

Replacement Reserves Report



11/21/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
E1030	Kitchen	8520783	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600					\$4,600															\$4,600	\$9,200	
E1030	Kitchen	8520830	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,500.00	\$4,500					\$4,500															\$4,500	\$9,000	
E1030	Kitchen	8520788	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	4	11	1	EA	\$3,100.00	\$3,100											\$3,100										\$3,100	
E1030	Kitchen	8520787	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	\$5,100.00	\$5,100												\$5,100									\$5,100	
Totals, Unescalated											\$0	\$75,220	\$0	\$325,015	\$224,700	\$240,900	\$0	\$0	\$36,400	\$0	\$1,450,280	\$3,100	\$108,630	\$8,595	\$231,000	\$793,100	\$6,000	\$0	\$256,200	\$15,700	\$22,300	\$3,797,140
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$77,477	\$0	\$355,153	\$252,902	\$279,269	\$0	\$0	\$46,110	\$0	\$1,949,055	\$4,291	\$154,880	\$12,622	\$349,408	\$1,235,624	\$9,628	\$0	\$436,163	\$27,530	\$40,276	\$5,230,389

Brownsville Road Elementary / Site

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
G2020	Parking lot	8520785	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	8700	SF	\$3.50	\$30,450			\$30,450																			\$30,450
G2020	Site	8520997	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	6500	SF	\$0.45	\$2,925			\$2,925					\$2,925					\$2,925					\$2,925				\$11,700
G2020	Parking area	8520759	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	2000	SF	\$0.45	\$900				\$900					\$900					\$900					\$900			\$3,600
G2030	Site	8520741	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	48	2	210	LF	\$33.20	\$6,972			\$6,972																			\$6,972
G2050	Site	8520839	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	4560	SF	\$3.50	\$15,960			\$15,960																			\$15,960
G2050	Site Sports Fields & Courts	8520833	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps, Replace	25	22	3	1	EA	\$5,000.00	\$5,000				\$5,000																		\$5,000
G2050	Site	8520819	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000
G2050	Site	8520849	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$20,000.00	\$20,000												\$20,000										\$20,000
G2050	Site	8520828	Play Structure, Swing Set, 4 Seats, Replace	20	3	17	1	EA	\$2,500.00	\$2,500																		\$2,500				\$2,500
G2060	Site	8520790	Fences & Gates, Fence, Chain Link 8', Replace	40	38	2	380	LF	\$25.00	\$9,500			\$9,500																			\$9,500
G2060	Site	8520853	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	17	3	1	EA	\$500.00	\$500				\$500																		\$500
G2060	Site	8520842	Retaining Wall, Treated Timber, Replace	25	24	1	100	SF	\$20.00	\$2,000		\$2,000																				\$2,000
G4050	Site	8520764	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	5	EA	\$4,000.00	\$20,000										\$20,000												\$20,000
G4050	Site	8520988	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	2	EA	\$4,200.00	\$8,400																		\$8,400				\$8,400
Totals, Unescalated											\$0	\$2,000	\$65,807	\$6,400	\$0	\$0	\$0	\$2,925	\$900	\$0	\$40,000	\$0	\$22,925	\$900	\$0	\$0	\$0	\$13,825	\$900	\$0	\$0	\$156,582
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$2,060	\$69,815	\$6,993	\$0	\$0	\$0	\$3,597	\$1,140	\$0	\$53,757	\$0	\$32,686	\$1,322	\$0	\$0	\$0	\$22,851	\$1,532	\$0	\$0	\$195,752

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	8520779	D1010	Vertical Lift	Wheelchair, 5' Rise	495 LBS	Brownsville Road Elementary / Main School	Hallways & Common Areas	Garaventa	Xpress II	No dataplate			2
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8623741	D2010	Water Heater	Electric, Residential	19 GAL	Brownsville Road Elementary / Gymnasium	Utility Rooms/Areas	A.O. Smith	EJCS-20-200	2350136969674			
2	8520987	D2010	Water Heater	Electric, Residential	50 GAL	Brownsville Road Elementary / Annex Building	Mechanical Room	Bradford White	LE35053-3NCWW	YK50457118			
3	8520792	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	100 GAL	Brownsville Road Elementary / Main School	Mechanical Room	Bradford White	SBD85365NEA118	1909113907253	2019		
4	8521031	D2010	Backflow Preventer	Domestic Water	3 IN	Brownsville Road Elementary / Annex Building	Mechanical 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	8520768	D3020	Unit Heater	Electric	10 kW	Brownsville Road Elementary / Gymnasium	Restrooms	Inaccessible	Inaccessible	Inaccessible			
2	8520763	D3020	Unit Heater	Electric	10 kW	Brownsville Road Elementary / Gymnasium	Restrooms	Inaccessible	Inaccessible	Inaccessible			
3	8520777	D3020	Unit Heater	Electric	10 kW	Brownsville Road Elementary / Main School	Restrooms	Dayton	No dataplate	No dataplate			4

4	8521025	D3020	Unit Heater	Electric	11 KW	Brownsville Road Elementary / Annex Building	Mechanical room	Inaccessible	Inaccessible		Inaccessible		
5	8520814	D3020	Unit Heater [ECH4]	Electric	10 kW	Brownsville Road Elementary / Main School	Hallways & Common Areas	No dataplate	No dataplate		No dataplate	4	
6	8520808	D3020	Unit Heater [ECH8]	Electric	10 kW	Brownsville Road Elementary / Main School	Utility Rooms/Areas	No dataplate	No dataplate		No dataplate		
7	8520831	D3030	Packaged Terminal Air Conditioner	PTAC, 12000 BTUH	12000 BTUH	Brownsville Road Elementary / Main School	Classrooms General	Mars	PTHP12F130A		No dataplate	2021	28
8	8521005	D3030	Split System [HP-1]	Condensing Unit/Heat Pump, 1 1TON TON		Brownsville Road Elementary / Annex Building	Roof	Daikin	RX12AXVJU		K030076	2022	
9	8520838	D3030	Unit Ventilator	800 CFM	800 CFM	Brownsville Road Elementary / Main School	Classrooms General	Daikin	UA2U7024C912ZL4AL92GI		Inaccessible	2018	14
10	8520848	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU	2000 CFM	Brownsville Road Elementary / Main School	Roof	CaptiveAire	A1D250G10		No dataplate	2012	
11	8520858	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Carrier	50TM-006-A-501		1406G40194		
12	8520822	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Carrier	501M-004-A-501		1606G30286		
13	8520793	D3050	Packaged Unit [Rtu 1]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y		5612B03619		
14	8520832	D3050	Packaged Unit [Rtu 10]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y		5612B03605		

15	8520794	D3050	Packaged Unit [Rtu 11]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03613	
16	8521010	D3050	Packaged Unit [Rtu 1-1]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09089	2023
17	8520827	D3050	Packaged Unit [Rtu 12]	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH092H4BE1Y	5612B03606	
18	8521011	D3050	Packaged Unit [Rtu 1-2]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09099	2023
19	8520796	D3050	Packaged Unit [Rtu 13]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03617	
20	8521016	D3050	Packaged Unit [Rtu 1-3]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09104	2023
21	8520798	D3050	Packaged Unit [Rtu 14]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03607	
22	8521009	D3050	Packaged Unit [Rtu 1-4]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09094	2023
23	8520840	D3050	Packaged Unit [Rtu 15]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03611	
24	8521012	D3050	Packaged Unit [Rtu 1-5]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09105	
25	8520809	D3050	Packaged Unit [Rtu 16]	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH060H4EM1Y	5612B03620	

26	8520852	D3050	Packaged Unit [Rtu 17]	RTU, Pad or Roof-Mounted	10 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH150S4BM2Y	5612B02859	
27	8520799	D3050	Packaged Unit [Rtu 18]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH15054BM2Y	5612B02858	
28	8520780	D3050	Packaged Unit [Rtu 19]	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH092H4BS1Y	5612B02860	
29	8520856	D3050	Packaged Unit [Rtu 2]	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Lennox	No dataplate	No dataplate	
30	8520758	D3050	Packaged Unit [Rtu 20]	RTU, Pad or Roof-Mounted	30 TON	Brownsville Road Elementary / Gymnasium	Roof	McQuay	MPS020BGCM40D	2P7876ADBAF141202916	2012
31	8521027	D3050	Packaged Unit [Rtu 2-1]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09107	2023
32	8521006	D3050	Packaged Unit [Rtu 2-2]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EBIG	5623A09109	2023
33	8521021	D3050	Packaged Unit [Rtu 2-3]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09100	2023
34	8521033	D3050	Packaged Unit [Rtu 2-4]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EBIG	5623A09101	2023
35	8521030	D3050	Packaged Unit [Rtu 2-5]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09096	2023
36	8521008	D3050	Packaged Unit [Rtu 2-6]	RTU, Pad or Roof-Mounted	3 TON	Brownsville Road Elementary / Annex Building	Roof	Lennox	LGT036H4EB1G	5623A09102	2023

37	8520789	D3050	Packaged Unit [Rtu 3]	RTU, Pad or Roof-Mounted	5 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03612	
38	8520773	D3050	Packaged Unit [Rtu 4]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03616	
39	8520825	D3050	Packaged Unit [Rtu 6]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03614	
40	8520829	D3050	Packaged Unit [Rtu 7]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH48H4ES1Y	5612B03618	
41	8520846	D3050	Packaged Unit [Rtu 8]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH092H4ES1Y	5612B03615	
42	8520845	D3050	Packaged Unit [Rtu 9]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612803608	
43	8520824	D3050	Packaged Unit [Rtu-5]	RTU, Pad or Roof-Mounted	4 TON	Brownsville Road Elementary / Main School	Roof	Lennox	LGH048H4ES1Y	5612B03619	
44	8520811	D3060	Exhaust Fan	Centrifugal, 12" Damper	400 CFM	Brownsville Road Elementary / Main School	Roof	Barry Blower	DX11R	812C716852	2007
45	8520752	D3060	Exhaust Fan	Centrifugal, 12" Damper	Illegible	Brownsville Road Elementary / Gymnasium	Roof	Penn Ventilation	DX1SVSP	Illegible	
46	8520781	D3060	Exhaust Fan	Roof or Wall- Mounted, 10" Damper	500 CFM	Brownsville Road Elementary / Main School	Roof	No dataplate	No dataplate	No dataplate	
47	8520791	D3060	Exhaust Fan	Roof or Wall- Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Brownsville Road Elementary / Main School	Roof	No dataplate	No dataplate	No dataplate	2007

48	8520802	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Brownsville Road Elementary / Main School	Roof	No dataplate	No dataplate	No dataplate			
49	8520807	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	625 CFM	Brownsville Road Elementary / Main School	Roof	Loren Cook	100ACE100C2B	223593-00//002901	2007		
50	8520806	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	5500 CFM	Brownsville Road Elementary / Main School	Roof	Loren Cook	195ACET95C8B	223S930939	2007		
51	8521014	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-060B	500017199-00007	2022		
52	8521019	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-095B	500018266-00013	2022		
53	8521020	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-070B	500021885-00009	2022		
54	8521028	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-070B	500021885-00011	2022		
55	8521023	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-160B	50226-4-00006	2023		
56	8521018	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Brownsville Road Elementary / Annex Building	Roof	Twin City	DCRD-070B	500022659-00007	2022		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8521000	D4030	Fire Extinguisher	Wet Chemical/CO2		Brownsville Road Elementary / Annex Building	Electrical Room						

2	8520757	D4030	Fire Extinguisher	Wet Chemical/CO2		Brownsville Road Elementary / Gymnasium	Vestibule						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8521017	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens			C301270068	2023	
2	8624408	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	3F3Y0303CDIS		CB01275607	2023	
3	8521029	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	3F3Y0303CDIS		CB01275607	2023	
4	8520851	D5020	Distribution Panel	120/208 V	400 AMP	Brownsville Road Elementary / Main School	Electrical Room	Eaton	PRL3A				
5	8520801	D5020	Distribution Panel	120/240 V	200 AMP	Brownsville Road Elementary / Main School	Throughout Building	No dataplate	No dataplate		No dataplate		
6	8520815	D5020	Distribution Panel	120/240 V	400 AMP	Brownsville Road Elementary / Main School	Electrical Room	Eaton	PRL3a		No dataplate		
7	8521004	D5020	Distribution Panel [LV-R]	120/208 V	400 AMP	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	P3		No dataplate		
8	8521013	D5020	Distribution Panel [LV-R]	120/208 V	400 AMP	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	P3		No dataplate		
9	8521007	D5020	Distribution Panel [LV-R]	120/208 V	400 AMP	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	P3		No dataplate		

10	8521024	D5020	Distribution Panel [MDP]	120/208 V	400 AMP	Brownsville Road Elementary / Annex Building	Electrical Room	Siemens	P1		No dataplate			
11	8622935	D5020	Distribution Panel [P1]	120/208 V	200 AMP	Brownsville Road Elementary / Gymnasium	Gymnasium	Siemens	P1		No dataplate		2002	
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8520999	D7050	Fire Alarm Panel	Fully Addressable		Brownsville Road Elementary / Annex Building	Mechanical Room	Siemens	No dataplate		No dataplate		2021	
2	8520850	D7050	Fire Alarm Panel	Multiplex		Brownsville Road Elementary / Main School	Main office	No dataplate	No dataplate		No dataplate		2021	
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8520782	E1030	Foodservice Equipment	Convection Oven, Double		Brownsville Road Elementary / Main School	Kitchen	Illegible	E702-GV		20ABJA0017			
2	8520774	E1030	Foodservice Equipment	Dairy Cooler/Wells		Brownsville Road Elementary / Main School	Kitchen	No dataplate	No dataplate		No dataplate			
3	8520830	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	NA	Brownsville Road Elementary / Main School	Kitchen	CapiveAire	5612B03605		Illegible			
4	8520844	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Illegible	Brownsville Road Elementary / Main School	Kitchen	CapiveAire	NCA15FA		NA		2012	
5	8520786	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Brownsville Road Elementary / Main School	Kitchen	FWE	MTU-12		102721903			

