

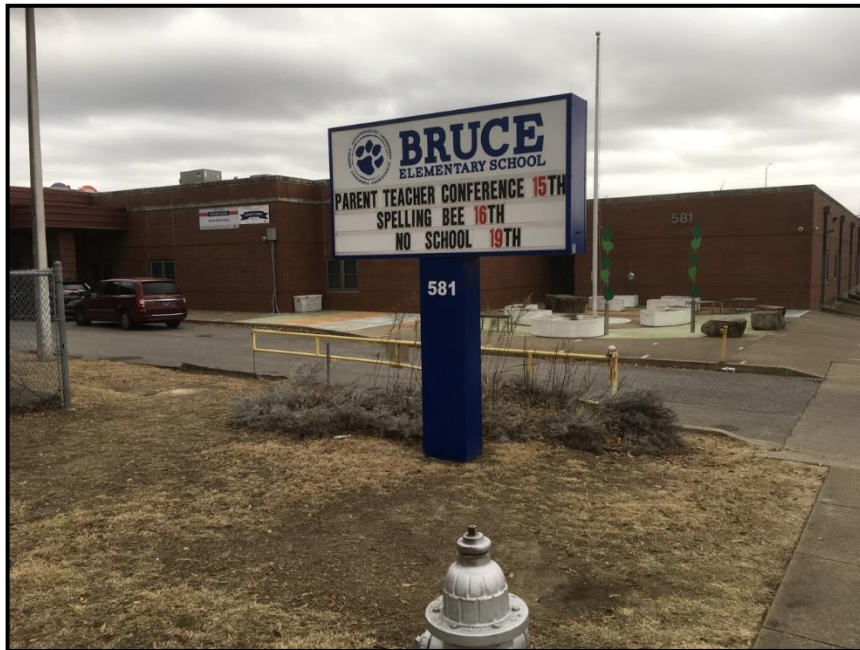
FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Bruce Elementary School
581 South Bellevue Boulevard
Memphis, Tennessee 38104

PREPARED BY:

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

BV CONTACT:

*Andy Hupp
Program Manager
800.733.0660 x6632
Andy.Hupp@bureauveritas.com*

BV PROJECT #:

163745.23R000-007.354

DATE OF REPORT:

April 19, 2024

ON SITE DATE:

February 9, 2024

Bureau Veritas

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI) 3
 - Immediate Needs..... 4
 - Key Findings 5
 - Plan Types 7
- 2. Building and Site Information 8**
- 3. Property Space Use and Observed Areas 11**
- 4. ADA Accessibility 12**
- 5. Purpose and Scope 13**
- 6. Opinions of Probable Costs 15**
 - Methodology 15
 - Definitions 15
- 7. Certification..... 17**
- 8. Appendices 18**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	581 South Bellevue Boulevard, Memphis, Tennessee 38104
Site Developed	1999
Site Area	5.4 acres (estimated)
Parking Spaces	50 total spaces in open lot; One accessible space at main entrance
Building Area	68,491 SF
Number of Stories	One above grade (mechanical mezzanine is present but not included in the count)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 9, 2024
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Tristan Jones
Assessment and Report Prepared By	Eric Fewson, P.E., C.E.M.
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school campus was originally constructed in 1999. Renovations since that time include major HVAC equipment upgrades only. Remaining finishes and fixtures are original.

Architectural

The windows, doors and roof are original. The bituminous roof shows signs of significant wear, with evidence of leakage, visible worn areas along with multiple repairs completed over the last few years. Roof leaks are currently on-going during rain events. The north side of the building exterior has an issue with the surface finish, which should be addressed in the near-term. The interior finishes are generally original with typical life cycle replacements anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems have been replaced over the last decade with the boiler and some rooftop units nearing the end of the expected service life. Some The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots and sidewalks have been periodically repaved and striped as needed over the years. Typical lifecycle replacements are anticipated for asphalt surfaces. The playgrounds are generally in satisfactory condition with the interior playground requiring new playing surface in the short term.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

FCI Analysis | Bruce Elementary School(1999)

<i>Replacement Value</i> \$ 27,396,400	<i>Total SF</i> 68,491	<i>Cost/SF</i> \$ 400
	Est Reserve Cost	FCI
Current	\$ 185,500	0.7 %
3-Year	\$ 2,948,400	10.8 %
5-Year	\$ 4,834,800	17.6 %
10-Year	\$ 4,960,700	18.1 %



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

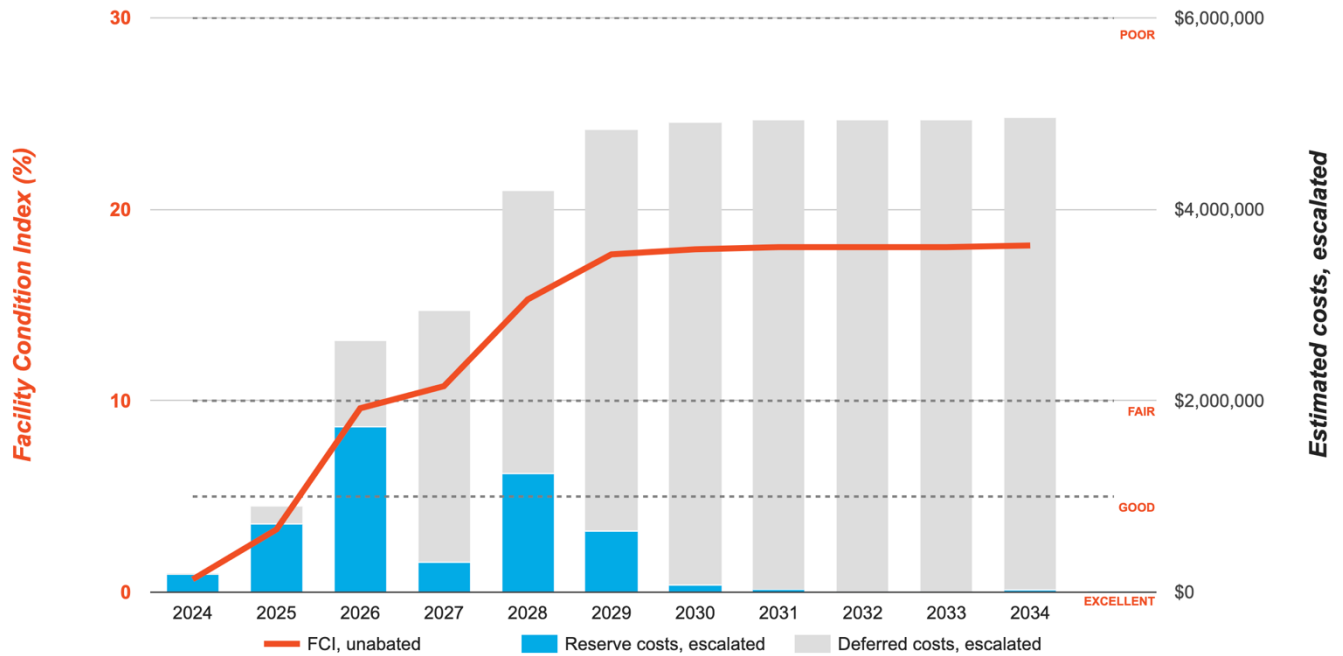
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bruce Elementary School

Replacement Value: \$27,396,400

Inflation Rate: 3.0%

Average Needs per Year: \$451,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Bruce Elementary School	6	\$185,500
Total	6	\$185,500

Bruce Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7359222	Bruce Elementary School	Site	B1080	Stair/Ramp Rails, Metal, Refinish	Poor	Retrofit/Adaptation	\$800
7359145	Bruce Elementary School	Building exterior	B2010	Exterior Walls, Concrete, Repair	Failed	Performance/Integrity	\$69,600
7359126	Bruce Elementary School	Multi purpose	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$35,000
7359158	Bruce Elementary School	Mechanical room	D3020	Unit Heater, Hydronic, Replace	Failed	Performance/Integrity	\$2,400
7359171	Bruce Elementary School	Site	G2050	Playfield Surfaces, Rubber, Small Areas, Replace	Failed	Performance/Integrity	\$70,200
7365708	Bruce Elementary School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (6 items)							\$185,500



Key Findings



Exterior Walls in Failed condition.

Concrete
Bruce Elementary School Building exterior

Uniformat Code: B2010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$69,600

\$\$\$\$

Surface finish is scaling away - AssetCALC ID: 7359145



Roofing in Poor condition.

Modified Bitumen
Bruce Elementary School Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$684,900

\$\$\$\$

Leaks during heavy rain, advanced age-wear, missing grit - AssetCALC ID: 7359111



Playfield Surfaces in Failed condition.

Rubber, Small Areas
Bruce Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$70,200

\$\$\$\$

Worn through and missing portions - AssetCALC ID: 7359171



Unit Heater in Failed condition.

Hydronic
Bruce Elementary School Mechanical room

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Undetermined failure - AssetCALC ID: 7359158





Flooring in Poor condition.

Vinyl Tile (VCT)
Bruce Elementary School Multi purpose

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

\$\$\$\$

Cracks and voids, heaving - AssetCALC ID: 7359126



Foodservice Equipment in Poor condition.

Dairy Cooler/Wells
Bruce Elementary School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,200

\$\$\$\$

Multiple failed seals, excessive moisture and rusting - AssetCALC ID: 7359196



Stair/Ramp Rails in Poor condition.

Metal
Bruce Elementary School Site

Uniformat Code: B1080
Recommendation: **Refinish in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$800

\$\$\$\$

Peeling and rusting throughout - AssetCALC ID: 7359222



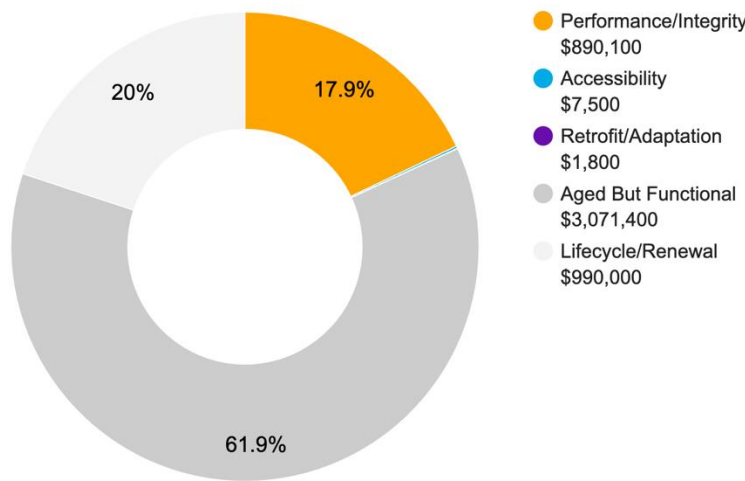
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,960,800



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler feeding packaged rooftop units Non-Central System: Packaged rooftop units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Fluorescent Emergency Power: None	Fair

Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, playground equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and activity field, fencing, benches Moderately furnished park benches and picnic tables	Fair
Landscaping and Topography	Landscaping features including lawns, trees and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Leaking roof, exterior façade issue on north side, playing surface in failed condition, multi-purpose floor damaged	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$800	-	-	\$1,000	\$1,400	\$3,100
Facade	\$69,600	\$3,300	\$129,800	-	\$107,200	\$309,900
Roofing	-	\$711,700	\$1,500	-	\$1,700	\$714,900
Interiors	\$35,000	\$292,800	\$661,200	-	\$1,247,000	\$2,236,000
Plumbing	-	\$2,800	\$182,600	\$22,000	\$1,549,800	\$1,757,200
HVAC	\$2,400	\$258,700	\$241,400	-	\$622,300	\$1,124,800
Fire Protection	-	\$77,700	-	-	-	\$77,700
Electrical	-	\$402,200	\$44,100	-	\$2,054,800	\$2,501,100
Fire Alarm & Electronic Systems	-	\$654,000	\$426,600	\$18,400	\$1,145,600	\$2,244,600
Equipment & Furnishings	-	\$12,300	\$482,600	-	\$269,700	\$764,600
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	-	\$10,000	-	\$11,600	\$197,600	\$219,200
Site Development	\$70,200	\$600	\$32,700	\$72,800	\$940,400	\$1,116,700
Site Utilities	-	\$20,800	-	-	\$17,400	\$38,200
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$185,500	\$2,447,000	\$2,202,300	\$126,000	\$8,155,000	\$13,115,800

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1999. The facility has not since been substantially renovated.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bruce Elementary, 581 South Bellevue Boulevard, Memphis, Tennessee 38104, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

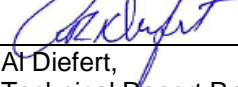
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

Prepared by: Eric Fewson, P.E., C.E.M.
Project Manager

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

8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - RAILS, METAL, REFINISH



6 - EXTERIOR WALLS, CONCRETE, REPAIR

Photographic Overview



7 - WINDOW, ALUMINUM DOUBLE-GLAZED



8 - ROLLING SECURITY SHUTTER



9 - EXTERIOR DOOR, ALUMINUM-FRAMED



10 - ROOFING, MODIFIED BITUMEN



11 - INTERIOR DOOR, WOOD



12 - DOOR HARDWARE

Photographic Overview



13 - SUSPENDED CEILINGS, ACOUSTICAL TILE



14 - TOILET PARTITIONS



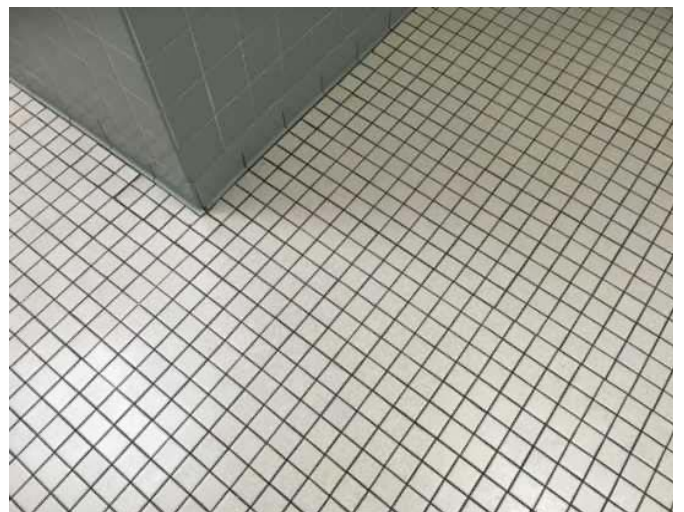
15 - LOCKERS, STEEL



16 - FLOORING, VINYL TILE



17 - WALL FINISHES, CERAMIC TILE



18 - FLOORING, CERAMIC TILE

Photographic Overview



19 - FLOORING, VINYL TILE



20 - WATER HEATER, GAS



21 - SINK/LAVATORY, WALL-HUNG



22 - URINAL, STANDARD



23 - BOILER, GAS



24 - CHILLER, AIR-COOLED

Photographic Overview



25 - HVAC PIPING



26 - PACKAGED UNIT, RTU



27 - AIR HANDLER, EXTERIOR



28 - EXHAUST FAN, ROOF



29 - FIRE SUPPRESSION SYSTEM



30 - TRANSFORMER, DRY

Photographic Overview



31 - SWITCHBOARD



32 - VARIABLE FREQUENCY DRIVE



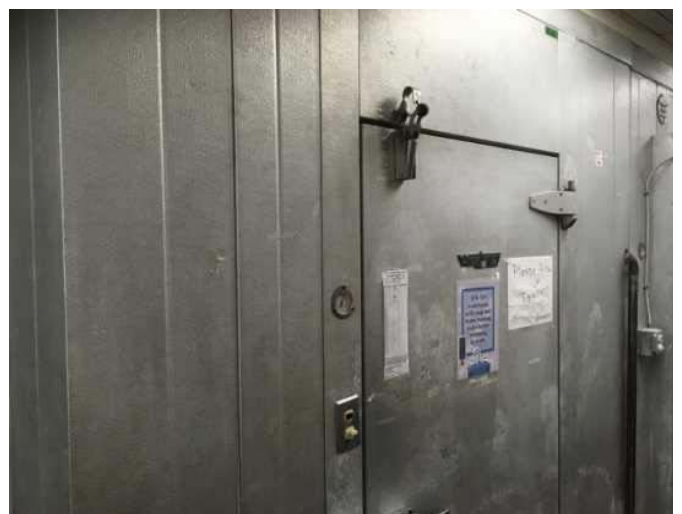
33 - EXIT SIGN



34 - FIRE ALARM SYSTEM



35 - REFRIGERATOR, 2-DOOR REACH-IN



36 - WALK-IN, REFRIGERATOR

Photographic Overview



37 - EVAPORATOR, WALK-IN



38 - RANGE/OVEN, 4-BURNER



39 - CASEWORK, COUNTERTOP



40 - PAVEMENT, ASPHALT, SEAL AND STRIPE



41 - PLAY STRUCTURE, MULTIPURPOSE





42 - PLANTER BOXES

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	163745.23R000-007.354	Bruce Elementary School	
	Source	On-Site Date	
	Google	February 8, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bruce Elementary School

Name of person completing form: Tristan Jones

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 6 mos.

Date Completed: January 31, 2024

Phone Number: 901.623.6001

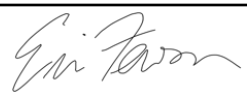
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1999	Renovated	
2	Building size in SF	68,491	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks occasionally		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Bruce Elementary School

BV Project Number: 163745.23R000-007.354

Facility History & 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.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Bruce Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking		Lack of parking		
Exterior Accessible Route			Site	
Building Entrances		Main entrance		
Interior Accessible Route				X
Elevators	NA			
Public Restrooms			Sink wrap	
Kitchens/Kitchenettes		Cooking Area		
Playgrounds & Swimming Pools		Route to playground		
Other	NA			

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

Bruce Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



CURB CUT



ACCESSIBLE PATH



MAIN ENTRANCE



SIGNAGE

Bruce Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

Bruce Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	500 LF	0	7359222
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	6,000 SF	15	7359224
B2010	Building exterior	Failed	Exterior Walls, Concrete, Repair	2,400 SF	0	7359145
B2020	Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	4	7359211
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	92	5	7359132
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	5	7359242
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	31	2	7359218
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	68,491 SF	1	7359111
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	650 LF	2	7359149
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	15	7359164
B3060	Roof	Fair	Roof Hatch, Metal	1	5	7359169
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	100 LF	4	7359228
C1020	Cafeteria	Fair	Interior Window, Fixed, 24 SF	4	15	7359151
C1020	Classrooms	Fair	Interior Window, Fixed, 12 SF	80	15	7359226
C1030	Throughout building	Fair	Door Hardware, School, per Door	195	5	7359210
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	152	15	7359195
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	65,491 SF	4	7359160
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	4	7359115
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	12	4	7359213
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	150,000 SF	2	7359147

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	15	7359174
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	2	7359181
C2030	Multi purpose	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	4	7359161
C2030	Multi purpose	Poor	Flooring, Vinyl Tile (VCT)	7,000 SF	0	7359126
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	48,791 SF	4	7359214
C2030	Kitchen	Fair	Flooring, Quarry Tile	3,000 SF	25	7359223
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,700 SF	15	7359157
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	2	7359146
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	7359233
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	24	5	7359240
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	5	7359120
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	47	5	7359168
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	5	7359220
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	5	7359212
D2010	Mechanical room	Fair	Pump, Circulation, Domestic Water	1	2	7359235
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	68,491 SF	15	7359114
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	16	12	7359185
D2010	Restrooms	Fair	Urinal, Standard	13	5	7359144
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	5	10	7359167
D2010	Mechanical room	Good	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL	1	12	7359118
HVAC						
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	15	7359152
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	15	7359198
D3020	Mechanical room	Failed	Unit Heater, Hydronic [UH-1]	1	0	7359158

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Restrooms	Fair	Unit Heater, Electric	9	4	7359190
D3020	Mechanical room	Fair	Boiler, Gas, HVAC [B-1]	1	5	7359113
D3020	Hallway	Fair	Unit Heater, Natural Gas, 11 to 25 MBH	6	4	7359137
D3030	Site	Good	Chiller, Air-Cooled	1	22	7359217
D3050	Roof	Fair	Air Handler, Exterior AHU [RTU-7]	1	2	7359238
D3050	Restrooms	Fair	Fan Coil Unit, Hydronic Terminal	8	4	7359234
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	68,491 SF	15	7359121
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	2	7359237
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	14	7359139
D3050	Roof	Fair	Air Handler, Exterior AHU [RTU-6]	1	2	7359201
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	17	7359183
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	14	7359200
D3050	Roof	Fair	Air Handler, Exterior AHU [RTU-5]	1	2	7359112
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	17	7359143
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU-1]	1	2	7359186
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-2]	1	3	7359129
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-3]	1	2	7359225
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	3	7359134
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-5]	1	2	7359236
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-4]	1	2	7359182
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1	2	7359194
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3]	1	2	7359123
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-5]	1	2	7359197
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7359227
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-9]	1	2	7359231

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	2	7359138
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	2	7359189
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [KEF-2]	1	4	7359135
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [KEF-1]	1	2	7359187
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	68,491	SF	2 7359221
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	68,491	SF	15 7359159
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7359230
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V [DP1]	1	5	7359125
D5020	Mechanical room	Fair	Switchboard, 277/480 V [MSB]	1	15	7359176
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P2]	1	2	7359208
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH2]	1	2	7359153
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P1]	1	2	7359177
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	30	2	7359232
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,491	SF	2 7359140
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	25	2	7359163
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,491	SF	4 7359136
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, High Density, Install	68,491	SF	3 7359116
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,491	SF	2 7359166
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7359107
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	68,491	SF	2 7359202
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7359154

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7359205
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	7359108
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	7359119
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7359229
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7359130
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	7359172
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	2	7359124
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7359173
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7359207
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7359109
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	14	7359142
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7359165
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	4	7359170
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	4	7359155
E1030	Kitchen	Poor	Foodservice Equipment, Dairy Cooler/Wells	2	1	7359196
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7359179
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7359204
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	4	7359206
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	4	7359241
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	7359180
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	4	7359150
E1070	Multi purpose	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	100 SF	4	7359199
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	720 LF	4	7359178
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	720 LF	4	7359122
Special Construction & Demo						

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,000 SF	21	7359184
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	16	7359215
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,000 SF	2	7359188
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	25,000 SF	25	7359203
Athletic, Recreational & Playfield Areas						
G2050	Site	Failed	Playfield Surfaces, Rubber, Small Areas	2,700 SF	0	7359171
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	11	7359175
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	4	7359117
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	7359193
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,000 SF	6	7359141
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	5	7359133
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	2	7359148
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	20 LF	15	7359219
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	4	7359239
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	11	7359128
G2060	Site	Fair	Retaining Wall, Brick/Stone	3,400 SF	15	7359216
G2060	Site	Fair	Flagpole, Metal	1	5	7359191
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	260 LF	15	7359162
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	20 LF	15	7359110
G2060	Site	Fair	Bollard, Concrete or Metal	9	5	7359209
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	15	7359127
G2080	Site	Fair	Planter Boxes, Pre-Manufactured, High-End	75 LF	16	7359156
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	49	2	7359131

Component Condition Report | Bruce Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	21	11	7359192
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7365708

Appendix F: Replacement Reserves

Replacement Reserves Report

Bruce Elementary School



2/23/2024

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
D3050	Mechanical room	7359236	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	\$6,500.00	\$6,500			\$6,500																			\$6,500
D3050	Mechanical room	7359225	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	\$6,500.00	\$6,500			\$6,500																			\$6,500
D3050	Mechanical room	7359134	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$7,600.00	\$7,600				\$7,600																		\$7,600
D3050	Mechanical room	7359129	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$7,600.00	\$7,600				\$7,600																		\$7,600
D3050	Throughout building	7359121	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	68491	SF	\$5.00	\$342,455															\$342,455							\$342,455
D3050	Roof	7359186	Make-Up Air Unit, MUA or MAU, Replace	20	18	2	1	EA	\$35,000.00	\$35,000			\$35,000																			\$35,000
D3050	Roof	7359112	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	\$58,800.00	\$58,800			\$58,800																			\$58,800
D3050	Roof	7359201	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	\$58,800.00	\$58,800			\$58,800																			\$58,800
D3050	Roof	7359238	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	\$58,800.00	\$58,800			\$58,800																			\$58,800
D3050	Restrooms	7359234	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	8	EA	\$2,530.00	\$20,240					\$20,240																	\$20,240
D3050	Roof	7359139	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$9,000.00	\$9,000															\$9,000							\$9,000
D3050	Roof	7359200	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500															\$7,500							\$7,500
D3050	Roof	7359183	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$9,000.00	\$9,000																		\$9,000				\$9,000
D3050	Roof	7359143	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$20,000.00	\$20,000																		\$20,000				\$20,000
D3060	Roof	7359123	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	7359197	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	7359194	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	7359182	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	7359187	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	18	2	1	EA	\$3,000.00	\$3,000			\$3,000																			\$3,000
D3060	Roof	7359231	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	7359227	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D3060	Roof	7359135	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3060	Building exterior	7359138	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	18	2	1	EA	\$1,500.00	\$1,500			\$1,500																			\$1,500
D3060	Building exterior	7359189	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	18	2	1	EA	\$1,500.00	\$1,500			\$1,500																			\$1,500
D4010	Throughout building	7359221	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	68491	SF	\$1.07	\$73,285			\$73,285																			\$73,285
D5020	Mechanical room	7359230	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$30,000.00	\$30,000						\$30,000																\$30,000
D5020	Mechanical room	7359176	Switchboard, 277/480 V, Replace	40	25	15	1	EA	\$75,000.00	\$75,000																\$75,000						\$75,000
D5020	Mechanical room	7359125	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000
D5020	Throughout building	7359159	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	25	15	68491	SF	\$18.00	\$1,232,838															\$1,232,838							\$1,232,838
D5030	Mechanical room	7359153	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$7,000.00	\$7,000			\$7,000																			\$7,000
D5030	Mechanical room	7359208	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$8,800.00	\$8,800			\$8,800																			\$8,800
D5030	Mechanical room	7359177	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$8,800.00	\$8,800			\$8,800																			\$8,800
D5040	Throughout building	7359232	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	30	EA	\$220.00	\$6,600			\$6,600									\$6,600										\$13,200
D5040	Throughout building	7359140	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	68491	SF	\$5.00	\$342,455			\$342,455																			\$342,455
D5040	Throughout building	7359163	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	25	EA	\$220.00	\$5,500			\$5,500									\$5,500										\$11,000
D6060	Throughout building	7359136	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	68491	SF	\$1.65	\$113,010					\$113,010																	\$113,010
D7030	Throughout building	7359116	Security/Surveillance System, Full System Installation, High Density, Install	15	12	3	68491	SF	\$4.00	\$273,964				\$273,964														\$273,964				\$547,928
D7050	Throughout building	7359166	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	68491	SF	\$3.00	\$205,473			\$205,473																			\$205,473
D7050	Office	7359107	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D8010	Throughout building	7359202	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	13	2	68491	SF	\$6.00	\$410,946			\$410,946															\$410,946				\$821,892
E1030	Kitchen	7359196	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	14	1	2	EA	\$3,600.00	\$7,200		\$7,200														\$7,200						\$14,400
E1030	Kitchen	7359124	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600				\$9,200
E1030	Kitchen	7359205	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$9,500.00	\$9,500					\$9,500									\$9,500								\$19,000
E1030	Kitchen	7359108	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000																	\$15,000
E1030	Kitchen	7359119	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000
E1030	Kitchen	7359229	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,700.00	\$2,700					\$2,700														\$2,700			\$5,400
E1030	Kitchen	7359130	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500								\$21,500									\$43,000
E1030	Kitchen	7359172	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600			\$9,200
E1030	Kitchen	7359173	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4																										

Replacement Reserves Report

Bruce Elementary School



2/23/2024

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	7359170	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	11	4	2	EA	\$4,700.00	\$9,400					\$9,400																\$9,400	\$18,800
E1030	Kitchen	7359155	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500																\$4,500	\$9,000
E1030	Kitchen	7359204	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,700.00	\$2,700					\$2,700																\$2,700	\$5,400
E1030	Kitchen	7359206	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	2	EA	\$1,700.00	\$3,400					\$3,400																\$3,400	\$6,800
E1030	Kitchen	7359241	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	\$30,000.00	\$30,000					\$30,000																	\$30,000
E1030	Kitchen	7359150	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	2	EA	\$5,700.00	\$11,400					\$11,400																\$11,400	\$22,800
E1030	Kitchen	7359154	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	7359207	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	7359179	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600					\$3,600																\$3,600	\$7,200
E1030	Kitchen	7359180	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	7359142	Foodservice Equipment, Icemaker, Freestanding, Replace	15	1	14	1	EA	\$6,700.00	\$6,700															\$6,700							\$6,700
E1070	Multi purpose	7359199	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	100	SF	\$15.00	\$1,500					\$1,500																\$1,500	\$3,000
E2010	Throughout building	7359178	Casework, Countertop, Plastic Laminate, Replace	15	11	4	720	LF	\$50.00	\$36,000					\$36,000																\$36,000	\$72,000
E2010	Throughout building	7359122	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	720	LF	\$300.00	\$216,000					\$216,000																	\$216,000
G2020	Site	7359188	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	21000	SF	\$0.45	\$9,450			\$9,450				\$9,450					\$9,450								\$9,450	\$37,800	
G2020	Site	7359215	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	30000	SF	\$3.50	\$105,000					\$105,000											\$105,000						\$105,000
G2050	Site	7359171	Playfield Surfaces, Rubber, Small Areas, Replace	20	20	0	2700	SF	\$26.00	\$70,200	\$70,200																				\$70,200	\$140,400
G2050	Site	7359117	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	3	EA	\$2,500.00	\$7,500					\$7,500																	\$7,500
G2050	Site	7359133	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000					\$6,000																	\$6,000
G2050	Site	7359193	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	\$35,000.00	\$35,000					\$35,000																	\$35,000
G2050	Site	7359141	Playfield Surfaces, Rubber, Small Areas, Replace	20	14	6	1000	SF	\$26.00	\$26,000					\$26,000																	\$26,000
G2050	Site	7359175	Play Structure, Multipurpose, Very Small, Replace	20	9	11	1	EA	\$6,000.00	\$6,000												\$6,000										\$6,000
G2060	Site	7359148	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	\$600.00	\$600			\$600																			\$600
G2060	Site	7359239	Park Bench, Metal Powder-Coated, Replace	20	16	4	5	EA	\$700.00	\$3,500					\$3,500																	\$3,500
G2060	Site	7359128	Park Bench, Metal Powder-Coated, Replace	20	9	11	6	EA	\$700.00	\$4,200												\$4,200										\$4,200
G2060	Site	7359219	Fences & Gates, Fence, Metal Tube 4', Replace	40	25	15	20	LF	\$34.00	\$680																\$680						\$680
G2060	Site	7359162	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	260	LF	\$25.00	\$6,500																\$6,500						\$6,500
G2060	Site	7359110	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	20	LF	\$25.00	\$500																\$500						\$500
G2060	Site	7359127	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	300	LF	\$21.00	\$6,300																\$6,300						\$6,300
G2060	Site	7359191	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500
G2060	Site	7359216	Retaining Wall, Brick/Stone, Replace	40	25	15	3400	SF	\$140.00	\$476,000																\$476,000						\$476,000
G2060	Site	7359209	Bollard, Concrete or Metal, Replace	30	25	5	9	EA	\$820.00	\$7,380					\$7,380																	\$7,380
G2080	Site	7359156	Planter Boxes, Pre-Manufactured, High-End, Replace	25	9	16	75	LF	\$300.00	\$22,500																	\$22,500					\$22,500
G4050	Building exterior	7359131	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	49	EA	\$400.00	\$19,600			\$19,600																			\$19,600
G4050	Building exterior	7359192	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	9	11	21	EA	\$600.00	\$12,600												\$12,600										\$12,600
Y1090	Bruce Elementary School	7365708	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated											\$185,450	\$692,110	\$1,634,559	\$289,164	\$1,103,864	\$553,880	\$61,000	\$24,450	\$0	\$0	\$17,150	\$22,800	\$336,850	\$0	\$68,700	\$3,443,007	\$134,700	\$456,596	\$273,964	\$327,355	\$90,750	\$9,716,349
Totals, Escalated (3.0% inflation, compounded annually)											\$185,450	\$712,873	\$1,734,104	\$315,977	\$1,242,408	\$642,099	\$72,837	\$30,070	\$0	\$0	\$23,048	\$31,561	\$480,268	\$0	\$103,915	\$5,364,093	\$216,154	\$754,684	\$466,405	\$574,019	\$163,905	\$13,113,870

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359235	D2010	Pump	Circulation, Domestic Water	0.5 HP	Bruce Elementary School	Mechanical room	Grundfos	Inaccessible	Inaccessible	1999		
2	7359233	D2010	Water Heater	Gas, Commercial (125 MBH)	120 GAL	Bruce Elementary School	Mechanical room	A. O. Smith	BTR 120 118	1411M002290	2014		
3	7359118	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 71 to 120 GAL	100 GAL	Bruce Elementary School	Mechanical room	A. O. Smith	BTH-199 300	2132125652306	2021		
4	7359120	D2010	Backflow Preventer	Domestic Water	1 IN	Bruce Elementary School	Mechanical room	Watts	Inaccessible	Inaccessible	1999		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359113	D3020	Boiler [B-1]	Gas, HVAC	4000 MBH	Bruce Elementary School	Mechanical room	Cleaver-Brooks	FL X	BT-6 351	1999		
2	7359190	D3020	Unit Heater	Electric	1.5 KW	Bruce Elementary School	Restrooms	TPI Corporation	CB1-15A	No dataplate	1999		9
3	7359137	D3020	Unit Heater	Natural Gas, 11 to 25 MBH	25 MBH	Bruce Elementary School	Hallway	Inaccessible	Inaccessible	Inaccessible	1999		6
4	7359158	D3020	Unit Heater [UH-1]	Hydronic	75 MBH	Bruce Elementary School	Mechanical room	Trane	Inaccessible	Inaccessible	1999		
5	7359152	D3020	Boiler Supplemental Components	Expansion Tank	15 GAL	Bruce Elementary School	Mechanical room	Amtrol	No dataplate	No dataplate	1999		
6	7359198	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Bruce Elementary School	Mechanical room	No dataplate	No dataplate	No dataplate	1999		
7	7359217	D3030	Chiller	Air-Cooled	200 TON	Bruce Elementary School	Site	Daikin Industries	AGZ170ETSEPNN0A	STNU210700145	2021		
8	7359134	D3050	Pump [P-1]	Distribution, HVAC Heating Water	15 HP	Bruce Elementary School	Mechanical room	Dayton	4GZC4	DV6104648023	1999		

9	7359129	D3050	Pump [P-2]	Distribution, HVAC Heating Water	15 HP	Bruce Elementary School	Mechanical room	Baldor	M2513T	No dataplate	1999	
10	7359225	D3050	Pump [P-3]	Distribution, HVAC Heating Water	7.5 HP	Bruce Elementary School	Mechanical room	Inaccessible	Inaccessible	Inaccessible	1999	
11	7359237	D3050	Pump [P-4]	Distribution, HVAC Heating Water	7.5 HP	Bruce Elementary School	Mechanical room	Inaccessible	Inaccessible	Inaccessible	1999	
12	7359236	D3050	Pump [P-5]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Bruce Elementary School	Mechanical room	Baldor	M3311T	No dataplate	1999	
13	7359112	D3050	Air Handler [RTU-5]	Exterior AHU	8000 CFM	Bruce Elementary School	Roof	Trane	Illegible	Illegible	1999	
14	7359201	D3050	Air Handler [RTU-6]	Exterior AHU	8000 CFM	Bruce Elementary School	Roof	Trane	Illegible	Illegible	1999	
15	7359238	D3050	Air Handler [RTU-7]	Exterior AHU	8000 CFM	Bruce Elementary School	Roof	Trane	Illegible	Illegible	1999	
16	7359234	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Bruce Elementary School	Restrooms	Inaccessible	Inaccessible	Inaccessible	1999	8
17	7359186	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU	4000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	NHMUA1-6-10	100576-44	1999	
18	7359143	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	8.5 TON	Bruce Elementary School	Roof	Trane	TSC102H3R0A260000	213814299L	2021	
19	7359183	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	4 TON	Bruce Elementary School	Roof	Trane	0483006000	21151748PA	2021	
20	7359200	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	3 TON	Bruce Elementary School	Roof	Trane	TSC036G3E0A01000000000	183915418L	2018	
21	7359139	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	4 TON	Bruce Elementary School	Roof	Trane	TSC048G3E0A010000	183814893L	2018	
22	7359227	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	Emerson	5DDD12SA	Illegible	2005	
23	7359123	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999	

24	7359182	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999
25	7359197	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999
26	7359194	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999
27	7359231	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999
28	7359187	D3060	Exhaust Fan [KEF-1]	Roof or Wall-Mounted, 24" Damper	2000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	CNU150RG LESS	WWF612701	1999
29	7359135	D3060	Exhaust Fan [KEF-2]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Bruce Elementary School	Roof	CaptiveAire Systems	No dataplate	No dataplate	1999
30	7359138	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Bruce Elementary School	Building exterior	Mars	36NCH 0	25094 (99)	1999
31	7359189	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Bruce Elementary School	Building exterior	Mars	36NCH-0	25094 (99)	1999

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359230	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Bruce Elementary School	Mechanical room	GE	QL	No dataplate	1999		
2	7359176	D5020	Switchboard [MSB]	277/480 V	1600 AMP	Bruce Elementary School	Mechanical room	GE	No dataplate	No dataplate	1999		
3	7359125	D5020	Distribution Panel [DP1]	120/208 V	800 AMP	Bruce Elementary School	Mechanical room	GE	No dataplate	No dataplate	1999		
4	7359153	D5030	Variable Frequency Drive [AH2]	VFD, by HP of Motor	10 HP	Bruce Elementary School	Mechanical room	Emerson	No dataplate	No dataplate	1999		
5	7359177	D5030	Variable Frequency Drive [P1]	VFD, by HP of Motor	15 HP	Bruce Elementary School	Mechanical room	Emerson	No dataplate	No dataplate	1999		
6	7359208	D5030	Variable Frequency Drive [P2]	VFD, by HP of Motor	15 HP	Bruce Elementary School	Mechanical room	Emerson	No dataplate	No dataplate	1999		

7	7359232	D5040	Emergency & Exit Lighting	Exit Sign, LED		Bruce Elementary School	Throughout building				1999		30
8	7359163	D5040	Emergency & Exit Lighting	Exit Sign, LED		Bruce Elementary School	Throughout building				1999		25
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359107	D7050	Fire Alarm Panel	Fully Addressable		Bruce Elementary School	Office	Fire-Lite	Inaccessible	Inaccessible	2016		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7359205	E1030	Foodservice Equipment	Convection Oven, Double		Bruce Elementary School	Kitchen	Blodgett			1999		
2	7359196	E1030	Foodservice Equipment	Dairy Cooler/Wells		Bruce Elementary School	Kitchen	Nor-Lake			1999		2
3	7359179	E1030	Foodservice Equipment	Dairy Cooler/Wells		Bruce Elementary School	Kitchen	Beverage-Air Corporation	ST58HC-W	14108481	2014		
4	7359130	E1030	Foodservice Equipment	Dishwasher Commercial		Bruce Elementary School	Kitchen	Hobart			1999		
5	7359173	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Bruce Elementary School	Kitchen				1999		
6	7359206	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Bruce Elementary School	Kitchen				1999		2
7	7359150	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Bruce Elementary School	Kitchen				1999		2
8	7359142	E1030	Foodservice Equipment	Icemaker, Freestanding		Bruce Elementary School	Kitchen	Manitowoc	IYT0620A-161	1120973276	2023		
9	7359170	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Bruce Elementary School	Kitchen				1999		2
10	7359155	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Bruce Elementary School	Kitchen				1999		

11	7359229	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Bruce Elementary School	Kitchen	Continental	1RE-PT	15596079	1999
12	7359109	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Bruce Elementary School	Kitchen	Continental	1RE-PT	15596079	1999
13	7359204	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Bruce Elementary School	Kitchen	Arctic Air	AR23E	435030	1999
14	7359154	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Bruce Elementary School	Kitchen	MasterBuilt	R49-S	R49S12080030	2014
15	7359207	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Bruce Elementary School	Kitchen	Atosta			2014
16	7359180	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Bruce Elementary School	Kitchen	Dukers	Inaccessible		2014
17	7359241	E1030	Foodservice Equipment	Steam Kettle	Bruce Elementary School	Kitchen				1999
18	7359165	E1030	Foodservice Equipment	Steamer, Freestanding	Bruce Elementary School	Kitchen				2010
19	7359172	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Bruce Elementary School	Kitchen	Heatcraft	LSC090AJ	D99L07074	1999
20	7359124	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Bruce Elementary School	Kitchen	Heatcraft	LSF094BJ	D99E06680	1999
21	7359119	E1030	Foodservice Equipment	Walk-In, Freezer	Bruce Elementary School	Kitchen				1999
22	7359108	E1030	Foodservice Equipment	Walk-In, Refrigerator	Bruce Elementary School	Kitchen				1999