

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Caldwell-Guthrie Elementary
951 Chelsea Avenue
Memphis, Tennessee, 38107

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	951 Chelsea Avenue, Memphis, Tennessee 38107
Site Developed	2000
Site Area	5.55 acres (estimated)
Parking Spaces	76 total spaces all in open lots; 6 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	July 18-19, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Edmund Gabay
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Caldwell-Guthrie Elementary School was originally constructed in 2000 and is a fully functioning elementary school with management recently assumed by Shelby County Board of Education. No significant renovations were reported since original construction.

Architectural

Most building envelope components appear to be original and in fair condition. The roof coverings consist of EPDM throughout most of the flat roof and PVC/TPO membrane in two smaller areas. The PVC/TPO roof covering may have been part of later repair work estimated to be performed in 2015 but was observed in poor condition due to several areas of ponding and debris collection. Near term lifecycle replacement of the membrane roofs is recommended. The existing sloped metal roof over the main entrance appears to be in fair condition and lifecycle replacement is not anticipated in the near term. The interior finishes such as vinyl tile flooring, ceramic tile and acoustic tile ceiling appear to be original. Only typical lifecycle interior finishes, exterior finishes, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility's HVAC system consists of boilers and chillers serving interior AHUs, fan coil units and unit ventilators. Auxiliary heating and cooling provided by ductless split systems around the building. One rooftop chiller appears to be original to construction while a ground mounted chiller was installed in 2014. The two gas fired boilers are expected to have a remaining useful life of 7 years. Near term lifecycle replacement of most of the HVAC system is anticipated.

Electrical infrastructure consists of 277/480V, 2000AMP 3 phase switchboards in the main electrical room. There are multiple main distribution panels and step-down transformers in the main electrical room and auxiliary electrical rooms around the building. The electrical infrastructure appears in generally in good working condition and no major expenditure is anticipated for the near term. Interior lighting consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps.

The plumbing system appears to be adequate to serve the facilities. The equipment and fixtures appear to be original and lifecycle replacement is not anticipated until mid to late term. The domestic water heater is also original, and lifecycle replacement is anticipated for the near term. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the mid-term.

Fire protection consists of a hard-wired fire alarm system estimated to be original and near-term lifecycle replacement is recommended. The fire alarm panel, however, is estimated to have been replaced in 2021. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building appears to have two sprinkler zones covering the entire building.

Site

The parking lots and sidewalks appear to be original and are currently showing signs of wear and weathering including widespread areas of alligator cracking in the asphalt paving. Pavement striping has been worn out in all areas. Site lighting on poles and building exterior has been upgraded to LED recently.

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:

FCI Analysis | Caldwell-Guthrie Elementary(2000)

Replacement Value \$ 41,862,400	Total SF 104,656	Cost/SF \$ 400	
Est Reserve Cost			FCI
Current	\$ 27,100		0.1 %
3-Year	\$ 3,182,400		7.6 %
5-Year	\$ 3,730,300		8.9 %
10-Year	\$ 5,466,600		13.1 %

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.

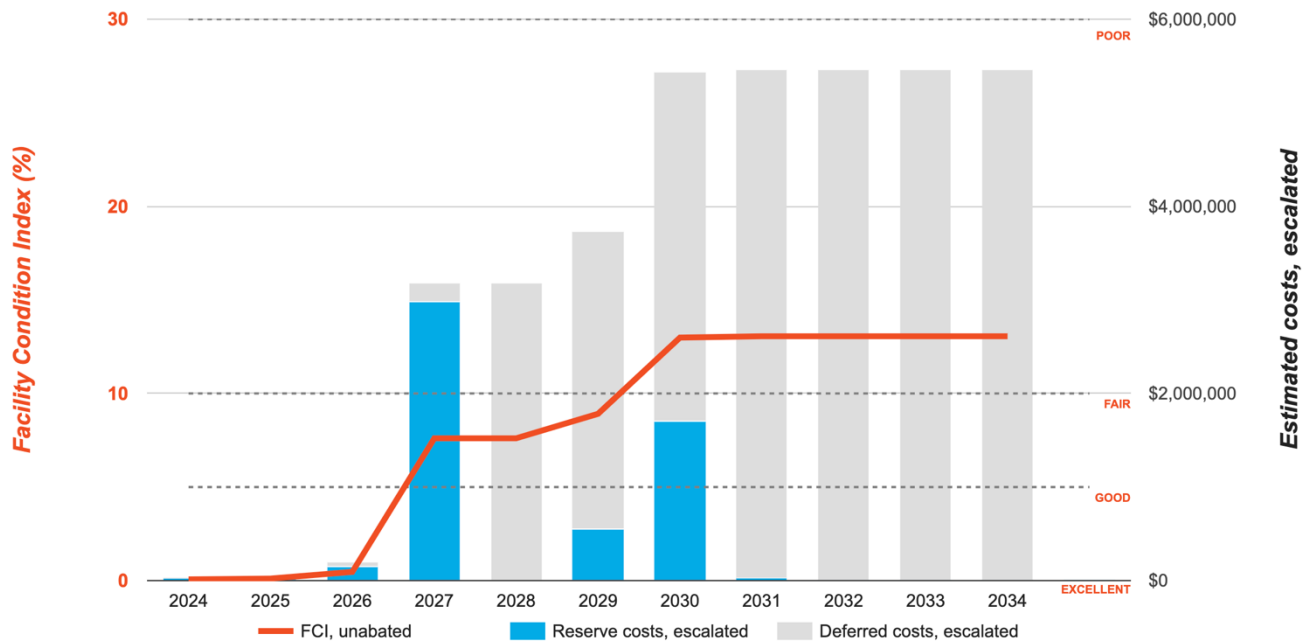
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Caldwell-Guthrie Elementary

Replacement Value: \$41,862,400

Inflation Rate: 3.0%

Average Needs per Year: \$497,000



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
Facade	-	-	-	\$401,400	\$19,300	\$420,700
Roofing	-	\$144,300	\$480,800	-	\$10,400	\$635,500
Interiors	\$4,000	-	\$864,600	\$374,900	\$1,563,300	\$2,806,800
Conveying	-	-	\$15,300	\$65,700	\$15,300	\$96,300
Plumbing	-	-	\$47,900	\$180,800	\$1,863,100	\$2,091,800
HVAC	-	-	\$438,800	\$612,200	\$1,838,400	\$2,889,400
Fire Protection	-	-	\$4,400	-	\$802,400	\$806,700
Electrical	-	-	\$546,000	\$27,000	\$1,174,700	\$1,747,700
Fire Alarm & Electronic Systems	-	-	\$703,300	-	\$756,500	\$1,459,900
Equipment & Furnishings	-	-	\$136,700	\$27,300	\$190,000	\$354,100
Site Development	-	\$4,800	\$108,300	\$24,500	\$40,400	\$178,000
Site Pavement	\$23,100	\$19,500	\$160,600	\$22,600	\$56,500	\$282,300
Site Utilities	-	-	\$28,000	-	-	\$28,000
TOTALS (3% inflation)	\$27,100	\$168,500	\$3,534,600	\$1,736,300	\$8,330,400	\$13,796,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Caldwell-Guthrie Elementary	3	\$27,100
Total	3	\$27,100

Caldwell-Guthrie Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7910855	Caldwell-Guthrie Elementary	Building exterior	B2020	Window, Wood, any type, Repair	Poor	Performance/Integrity	\$0
7910746	Caldwell-Guthrie Elementary	2nd Floor Mens	C1010	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	Poor	Performance/Integrity	\$4,000
7910795	Caldwell-Guthrie Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	\$23,100
Total (3 items)							\$27,100

Key Findings



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Caldwell-Guthrie Elementary Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$136,000

\$\$\$\$

Ponding and debris build up observed - AssetCALC ID: 7910854



Window in Poor condition.

Wood, any type
Caldwell-Guthrie Elementary Building exterior

Uniformat Code: B2020
Recommendation: **Repair in 2024**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$0

\$\$\$\$

Boarded up window - AssetCALC ID: 7910855



Parking Lots in Failed condition.

Pavement, Asphalt
Caldwell-Guthrie Elementary Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,100

\$\$\$\$

Large cracks throughout pavement - AssetCALC ID: 7910795



Interior Remodel in Poor condition.

Down Unit/Space, Minor Repairs
Caldwell-Guthrie Elementary 2nd Floor Mens

Uniformat Code: C1010
Recommendation: **Renovate in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Damaged drywall - AssetCALC ID: 7910746

**Parking Lots in Poor condition.**

Pavement, Asphalt
Caldwell-Guthrie Elementary Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,900

\$\$\$\$

Faded striping - AssetCALC ID: 7910837

**Dumpster Pad in Poor condition.**

Concrete
Caldwell-Guthrie Elementary Site

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Broken concrete pad - AssetCALC ID: 7910786

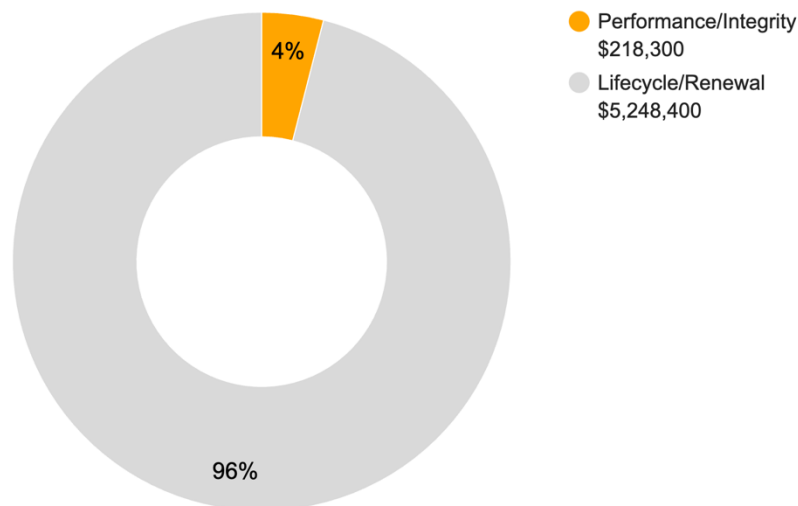
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,466,700

2. School Building



School Building: Systems Summary

Constructed/Renovated	2000	
Building/Group Size	104,656 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 strip/wall footing foundation system.	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum, Wood	Good
Roof	Primary: Flat construction with single-ply EPDM membrane, single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil terminal units Non-Central System: Ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	Fair

School Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Ponding on PVC/TPO roof, boarded up window, damaged drywall	

3. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing; Playground. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED 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, faded stripping	

4. 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 roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. 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 campus was originally constructed in 2000. The campus has not since been substantially renovated.

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

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.

6. 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.

7. 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.

8. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Caldwell-Guthrie Elementary, 951 Chelsea Avenue, Memphis, Tennessee 38107, 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.

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9. 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



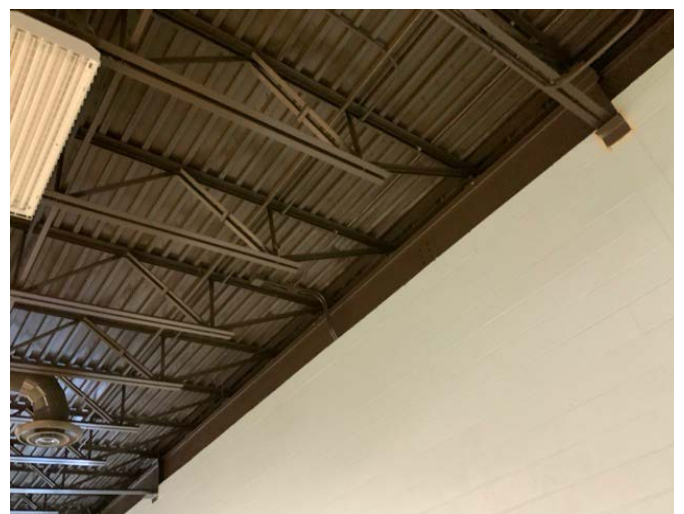
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - STRUCTURAL OVERVIEW

Photographic Overview



7 - METAL ROOFING



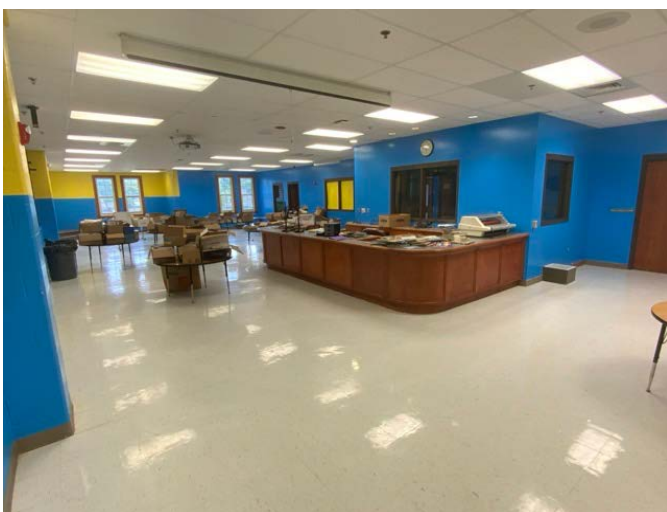
8 - EPDM ROOFING



9 - PVC/TPO ROOFING



10 - SCHOOL OFFICE



11 - 2ND FLOOR READING ROOM

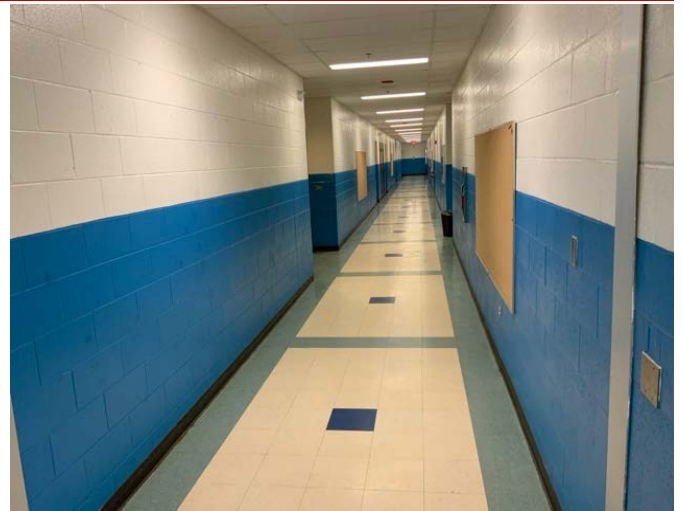


12 - LIBRARY OFFICE

Photographic Overview



13 - LOBBY



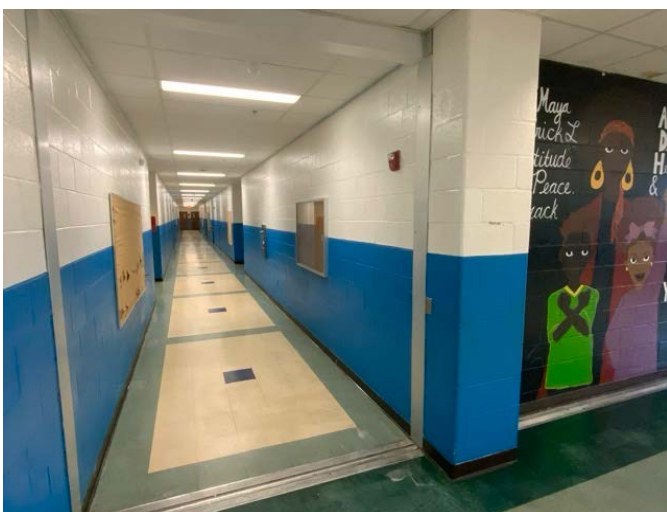
14 - HALLWAY - 1ST FLOOR



15 - ENTRANCE LOBBY



16 - MULTIPURPOSE ROOM



17 - HALLWAY - 2ND FLOOR



18 - CLASSROOM

Photographic Overview



19 - CAFETERIA



20 - NURSE OFFICE



21 - OFFICE



22 - STORAGE TANK



23 - DOMESTIC GAS BOILER



24 - BACKFLOW PREVENTER

Photographic Overview



25 - PLUMBING SYSTEM



26 - MECHANICAL ROOM OVERVIEW



27 - HVAC BOILER



28 - AIR COOLED CHILLER



29 - AIR COOLED CHILLER



30 - SPLIT SYSTEM CONDENSING UNIT

Photographic Overview



31 - VENTILATOR



32 - TYPICAL CRICULATION PUMP



33 - HVAC DUCTWORK



34 - AIR HANDLER



35 - FAN COIL UNIT



36 - EXHAUST FAN

Photographic Overview



37 - FIRE SUPPRESSION SYSTEM



38 - KITCHEN HOOD SUPPRESSION SYSTEM



39 - ELECTRICAL ROOM



40 -SECONDARY TRANSFORMER

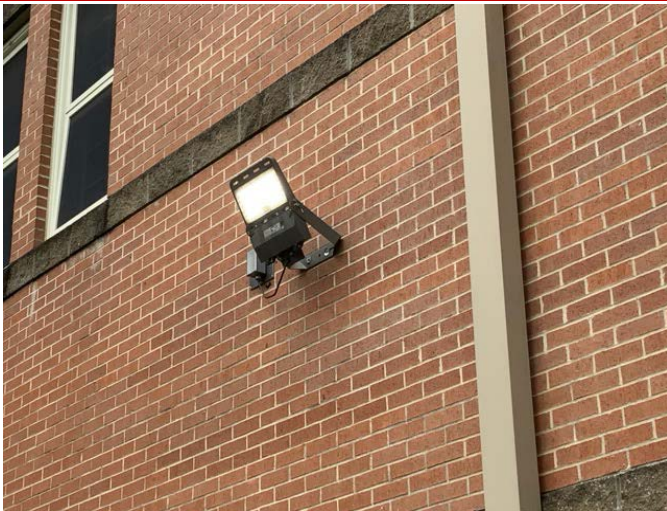


41 - SWITCHBOARD



42 - ELECTRICAL SYSTEM

Photographic Overview



43 - EXTERIOR LED FIXTURE



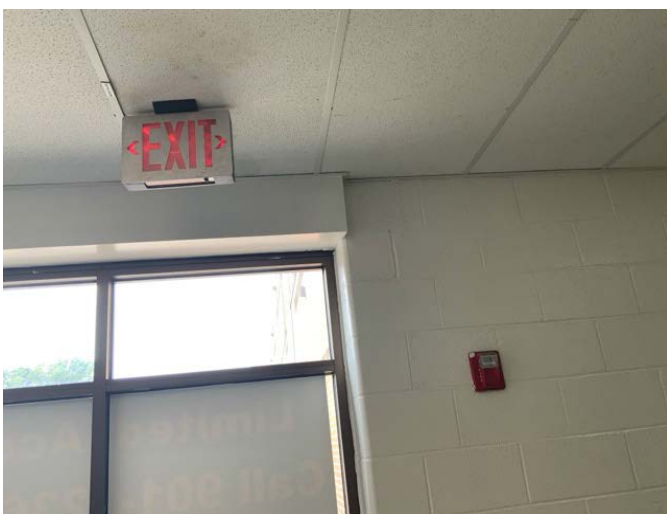
44 - INTERIOR LIGHTING SYSTEM



45 - SURVEILLANCE SYSTEM



46 - FIRE ALARM PANEL



47 - FIRE ALARM SYSTEM COMPONENTS



48 - BAS/HVAC CONTROLS

Photographic Overview



49 - ASPHALT PARKING LOT



50 - PLAY STRUCTURE



51 - SIGNAGE



52 - POLE LIGHT

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-074.354	Caldwell-Guthrie Elementary	
	Source	On-Site Date	
	Google	July 18-19, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Caldwell-Guthrie Elementary

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

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



A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.

Signature of Assessor

POC NOT PRESENT

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Caldwell-Guthrie Elementary

BV Project Number: 163745.23R000-074.354

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2000
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?			✗	

Caldwell-Guthrie Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Striping faded. No van accessible loading area	
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes			No sink clearance	
Playgrounds & Swimming Pools				✗
Other	NA			

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

Caldwell-Guthrie Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



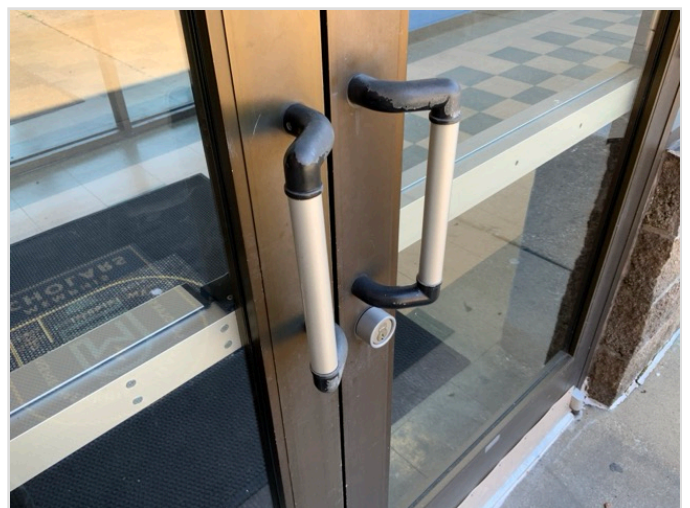
ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Caldwell-Guthrie Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Caldwell-Guthrie Elementary: Photographic Overview



KITCHEN OVERVIEW



SINK CLEARANCE



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Caldwell-Guthrie Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	21,700 SF	26	7910819
B2010	Building Exterior	Fair	Exterior Walls, Stone	300 SF	26	7910858
B2010	Building Exterior	Fair	Exterior Walls, Stone	1,500 SF	26	7910767
B2020	Building Exterior	Fair	Glazing, any type by SF	5,900 SF	6	7910831
B2020	Building exterior	Poor	Window, Wood, any type, Repair	1	0	7910855
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	6	7910772
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	16	7910817
Roofing						
B3010	Roof	Fair	Roofing, Metal	500 SF	16	7910766
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	40,000 SF	3	7910763
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	8,000 SF	2	7910854
Interiors						
C1010	2nd Floor Mens	Poor	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	400 SF	0	7910746
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	16	7910850
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	80	16	7910797
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	16	7910816
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	99,400 SF	3	7910824
C1090	Restrooms	Fair	Toilet Partitions, Metal	1	3	7910790
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	209,300 SF	6	7910860
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	88,500 SF	3	7910799
C2030	Restrooms - 2nd Floor	Fair	Flooring, Ceramic Tile	3,000 SF	16	7910803
C2030	Kitchen	Fair	Flooring, Quarry Tile	5,000 SF	26	7910866
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	16	7910812
Conveying						
D1010	Machine Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	6	7910865
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7910780
D1010	Machine Room	Fair	Elevator Controls, Automatic, 1 Car	1	3	7910856
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	3	7910852
D2010	Nurse station	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	6	7910823
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	53	6	7910759
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	5	11	7910801
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	6	7910744
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	104,656 SF	16	7910830
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	6	7910861
D2010	Mechanical room	Fair	Storage Tank, Domestic Water	1	6	7910783
D2010	Restrooms	Fair	Urinal, Standard	14	6	7910781

Component Condition Report | Caldwell-Guthrie Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	25	6	7910813
D2010	Mechanical room	Fair	Boiler, Gas, Domestic	1	3	7910863
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	6	7910748
D3020	Electrical room	Fair	Unit Heater, Electric	1	3	7910779
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	7	7910835
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	16	7910841
D3030	Roof	Fair	Chiller, Air-Cooled, 61 to 80 TON [ACC-2]	1	3	7910836
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACC-1]	1	3	7910843
D3030	Stairways	Fair	Unit Ventilator, approx/nominal 2 Ton	4	3	7910815
D3030	Building exterior	Fair	Chiller, Water-Cooled	1	15	7910840
D3030	Restrooms	Fair	Unit Ventilator, approx/nominal 2 Ton	8	3	7910809
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	104,656 SF	16	7910848
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7910762
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7910807
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7910770
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	104,656 SF	6	7910765
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	3	7910787
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	6	7910822
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU - 3]	1	6	7910827
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	40	3	7910867
D3050	Roof	Fair	Air Handler, Exterior AHU [MAU-1]	1	3	7910808
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-05]	1	3	7910785
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-02]	1	3	7910791
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-O3]	1	3	7910784
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7910862
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-11]	1	3	7910832
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-O4]	1	3	7910773
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF -09]	1	3	7910788
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [EF-12]	1	3	7910745
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-10]	1	3	7910842
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-07]	1	3	7910755
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	3	7910857
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	50,000 SF	16	7910853
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	50,000 SF	16	7910829
Electrical						
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	6	7910768
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V [PANEL HB]	1	6	7910757

Component Condition Report | Caldwell-Guthrie Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown [XFMR LM]	1	6	7910828
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	16	7910793
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	16	7910742
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V [PANEL HM]	1	6	7910794
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	16	7910798
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	16	7910838
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	16	7910776
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	104,656 SF	16	7910764
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	16	7910805
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	22	16	7910743
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	104,656 SF	5	7910750
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	104,656 SF	3	7910814
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	104,656 SF	11	7910778
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	12	7910741
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	104,656 SF	3	7910800
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	104,656 SF	3	7910774
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7910810
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7910859
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	6	7910833
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7910754
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7910849
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	14	7910864
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7910752
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7910782
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7910818
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	3	7910756
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	7910846
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	7910758
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7910753
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	7910747
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	6	7910802
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7910806
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7910789
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7910834
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7910769
E1030	Building exterior	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	3	7910777
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #1]	1	3	7910844

Component Condition Report | Caldwell-Guthrie Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	3	7910820
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	400 SF	3	7910845
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	3	7910761
E2010	Nurse station	Fair	Casework, Countertop, Plastic Laminate	12 LF	3	7910775
E2010	2nd Floor Reading Room	Fair	Casework, Countertop, Plastic Laminate	30 LF	3	7910821
E2010	Nurse station	Fair	Casework, Cabinetry Economy	12 LF	3	7910847
E2010	2nd Floor Reading Room	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	3	7910771
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,000 SF	3	7910760
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	4,200 SF	0	7910795
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,000 SF	1	7910837
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	21,000 SF	26	7910796
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	3	7910826
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	2,100 SF	3	7910811
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	16	7910851
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	7910839
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	3	7910740
G2060	Site	Fair	Bollard, Concrete or Metal	18	6	7910749
G2060	Site	Fair	Flagpole, Metal	1	6	7910751
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	6	3	7910804
G2060	Site	Poor	Dumpster Pad, Concrete, Replace/Install	300 SF	2	7910786
G4050	Site	Fair	Floodlights, Floodlights, 50 W, Replace/Install	2	3	7910792
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	3	7910825

Appendix F:

Replacement Reserves

Replacement Reserves Report

Caldwell-Guthrie Elementary

9/6/2024



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
Caldwell-Guthrie Elementary	\$27,140	\$19,467	\$149,056	\$2,986,799	\$1,913	\$545,962	\$1,705,553	\$30,747	\$0	\$0	\$0	\$321,436	\$78,417	\$24,319	\$4,084	\$467,390	\$6,084,074	\$0	\$1,347,714	\$2,981	\$0	\$13,797,054
Grand Total	\$27,140	\$19,467	\$149,056	\$2,986,799	\$1,913	\$545,962	\$1,705,553	\$30,747	\$0	\$0	\$0	\$321,436	\$78,417	\$24,319	\$4,084	\$467,390	\$6,084,074	\$0	\$1,347,714	\$2,981	\$0	\$13,797,054

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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
B2020	Building exterior	7910855	Window, Wood, any type, Repair	0	0	0	1	EA	\$40.00	\$40	\$40																					\$40
B2020	Building Exterior	7910831	Glazing, any type by SF, Replace	30	24	6	5900	SF	\$55.00	\$324,500							\$324,500															\$324,500
B2050	Building Exterior	7910772	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	9	EA	\$1,300.00	\$11,700							\$11,700															\$11,700
B2050	Building Exterior	7910817	Exterior Door, Steel, Standard, Replace	30	14	16	20	EA	\$600.00	\$12,000																	\$12,000					\$12,000
B3010	Roof	7910766	Roofing, Metal, Replace	40	24	16	500	SF	\$13.00	\$6,500																	\$6,500					\$6,500
B3010	Roof	7910854	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	8000	SF	\$17.00	\$136,000			\$136,000																			\$136,000
B3010	Roof	7910763	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	40000	SF	\$11.00	\$440,000				\$440,000																		\$440,000
C1010	2nd Floor Mens	7910746	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	0	0	0	400	SF	\$10.00	\$4,000	\$4,000																					\$4,000
C1030	Throughout building	7910850	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	24	16	20	EA	\$950.00	\$19,000																	\$19,000					\$19,000
C1030	Throughout building	7910797	Interior Door, Wood, Solid-Core, Replace	40	24	16	80	EA	\$700.00	\$56,000																	\$56,000					\$56,000
C1030	Throughout building	7910816	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	24	16	6	EA	\$1,300.00	\$7,800																	\$7,800					\$7,800
C1070	Throughout building	7910824	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	99400	SF	\$3.50	\$347,900				\$347,900																		\$347,900
C1090	Restrooms	7910790	Toilet Partitions, Metal, Replace	20	17	3	1	EA	\$850.00	\$850				\$850																		\$850
C2010	Throughout building	7910860	Wall Finishes, any surface, Prep & Paint	10	4	6	209300	SF	\$1.50	\$313,950							\$313,950										\$313,950					\$627,900
C2030	Restrooms - 2nd Floor	7910803	Flooring, Ceramic Tile, Replace	40	24	16	3000	SF	\$18.00	\$54,000																	\$54,000					\$54,000
C2030	Restrooms	7910812	Flooring, Ceramic Tile, Replace	40	24	16	3000	SF	\$18.00	\$54,000																	\$54,000					\$54,000
C2030	Throughout building	7910799	Flooring, Vinyl Tile (VCT), Replace	15	12	3	88500	SF	\$5.00	\$442,500				\$442,500																\$442,500		\$885,000
D1010	Elevator	7910780	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000																\$9,000		\$18,000
D1010	Machine Room	7910856	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																		\$5,000
D1010	Machine Room	7910865	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	24	6	1	EA	\$55,000.00	\$55,000							\$55,000															\$55,000
D2010	Mechanical room	7910783	Storage Tank, Domestic Water, Replace	30	24	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D2010	Mechanical room	7910863	Boiler, Gas, Domestic, Replace	25	22	3	1	EA	\$37,800.00	\$37,800				\$37,800																		\$37,800
D2010	Mechanical room	7910744	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$6,600.00	\$6,600							\$6,600															\$6,600
D2010	Throughout building	7910830	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	104656	SF	\$11.00	\$1,151,216								\$1,151,216														\$1,151,216
D2010	Throughout building	7910852	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	4	EA	\$1,500.00	\$6,000				\$6,000																\$6,000		\$12,000
D2010	Nurse station	7910823	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	2	EA	\$1,200.00	\$2,400							\$2,400															\$2,400
D2010	Restrooms	7910759	Toilet, Commercial Water Closet, Replace	30	24	6	53	EA	\$1,300.00	\$68,900							\$68,900															\$68,900
D2010	Restrooms	7910861	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	24	6	16	EA	\$1,100.00	\$17,600							\$17,600															\$17,600
D2010	Restrooms	7910781	Urinal, Standard, Replace	30	24	6	14	EA	\$1,100.00	\$15,400							\$15,400															\$15,400
D2010	Restrooms	7910813	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	25	EA	\$1,500.00	\$37,500							\$37,500															\$37,500
D2010	Utility closet	7910801	Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	5	EA	\$800.00	\$4,000									\$4,000													\$4,000
D3020	Mechanical room	7910748	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	\$15,800.00	\$15,800							\$15,800															\$15,800
D3020	Mechanical room	7910835	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	\$15,800.00	\$15,800								\$15,800														\$15,800
D3020	Electrical room	7910779	Unit Heater, Electric, Replace	20	17	3	1	EA	\$1,800.00	\$1,800				\$1,800																		\$1,800
D3020	Mechanical room	7910841	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	1	EA	\$3,540.00	\$3,540																	\$3,540					\$3,540
D3030	Roof	7910836	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	22	3	1	EA	\$100,000.00	\$100,000				\$100,000																		\$100,000
D3030	Building exterior	7910840	Chiller, Water-Cooled, Replace	25	10	15	1	EA	\$300,000.00	\$300,000																\$300,000						\$300,000
D3030	Roof	7910843	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$12,800.00	\$12,800				\$12,800																\$12,800		\$25,600
D3030	Stairways	7910815	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	4	EA	\$7,400.00	\$29,600				\$29,600																		\$29,600
D3030	Restrooms	7910809	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	8	EA	\$7,400.00	\$59,200				\$59,200																		\$59,200
D3050	Mechanical room	7910762	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$6,800.00	\$6,800				\$6,800																		\$6,800
D3050	Mechanical room	7910807	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,800.00	\$6,800				\$6,800																		\$6,800
D3050	Mechanical room	7910770	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$6,800.00	\$6,800				\$6,800																		\$6,800
D3050	Mechanical room	7910787	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,800.00	\$6,800				\$6,800																		\$6,800
D3050	Throughout building	7910848	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	24	16	104656	SF	\$8.00	\$837,248								\$837,248														\$837,248
D3050	Throughout building	7910867	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	40	EA	\$2,530.00	\$101,200				\$101,200																		\$101,200
D3050	Roof	7910808	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																		\$37,200
D3050	Throughout building	7910765	HVAC System, Ductwork, Medium Density, Replace	30	24	6	104656	SF	\$4.00	\$418,624							\$418,624															\$418,624
D3050	Mechanical room	7910822	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	\$31,000.00	\$31,000							\$31,000															\$31,000
D3050	Mechanical room	7910827	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	\$31,000.00	\$31,000							\$31,000															\$31,000
D3060	Roof	7910785	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910791	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910784	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000

Caldwell-Guthrie Elementary

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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
D3060	Roof	7910862	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910832	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910773	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910788	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910745	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	17	3	1	EA	\$5,600.00	\$5,600				\$5,600																		\$5,600
D3060	Roof	7910842	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D3060	Roof	7910755	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
D4010	Throughout building	7910853	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	24	16	50000	SF	\$5.00	\$250,000																	\$250,000					\$250,000
D4010	Throughout building	7910829	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	24	16	50000	SF	\$5.00	\$250,000																	\$250,000					\$250,000
D4010	Kitchen	7910857	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	17	3	10	LF	\$400.00	\$4,000				\$4,000																		\$4,000
D5020	Mechanical room	7910768	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	Mechanical room	7910828	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$6,700.00	\$6,700							\$6,700															\$6,700
D5020	Electrical room	7910793	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$90,000.00	\$90,000																	\$90,000					\$90,000
D5020	Electrical room	7910742	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$90,000.00	\$90,000																	\$90,000					\$90,000
D5020	Electrical room	7910798	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$90,000.00	\$90,000																	\$90,000					\$90,000
D5020	Electrical room	7910838	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$90,000.00	\$90,000																	\$90,000					\$90,000
D5020	Electrical room	7910776	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$90,000.00	\$90,000																	\$90,000					\$90,000
D5020	Mechanical room	7910757	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D5020	Mechanical room	7910794	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	\$5,300.00	\$5,300							\$5,300															\$5,300
D5030	Throughout building	7910764	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	104656	SF	\$2.50	\$261,640																	\$261,640					\$261,640
D5040	Throughout building	7910750	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	104656	SF	\$4.50	\$470,952						\$470,952																\$470,952
D5040	Building exterior	7910805	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	12	EA	\$600.00	\$7,200																	\$7,200					\$7,200
D5040	Building exterior	7910743	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	22	EA	\$600.00	\$13,200																	\$13,200					\$13,200
D6060	Throughout building	7910814	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	104656	SF	\$1.65	\$172,682				\$172,682																		\$172,682
D7030	Throughout building	7910778	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	104656	SF	\$2.00	\$209,312												\$209,312										\$209,312
D7050	Throughout building	7910800	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	104656	SF	\$2.00	\$209,312				\$209,312																		\$209,312
D7050	Office	7910741	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D8010	Throughout building	7910774	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	104656	SF	\$2.50	\$261,640				\$261,640														\$261,640				\$523,280
E1030	Kitchen	7910859	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560
E1030	Kitchen	7910754	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560
E1030	Kitchen	7910849	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000
E1030	Kitchen	7910752	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Kitchen	7910782	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200
E1030	Kitchen	7910818	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Kitchen	7910756	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Kitchen	7910758	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500														\$4,500				\$9,000
E1030	Kitchen	7910753	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Kitchen	7910789	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Building exterior	7910777	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	2	EA	\$5,700.00	\$11,400				\$11,400														\$11,400				\$22,800
E1030	Kitchen	7910844	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500														\$4,500				\$9,000
E1030	Kitchen	7910820	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	3	EA	\$4,700.00	\$14,100				\$14,100														\$14,100				\$28,200
E1030	Kitchen	7910769	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7910810	Foodservice Equipment, Ice-maker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700							\$6,700															\$6,700
E1030	Kitchen	7910833	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	2	EA	\$2,500.00	\$5,000							\$5,000															\$5,000
E1030	Kitchen	7910802	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Kitchen	7910806	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Kitchen	7910834	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Kitchen	7910846	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
E1030	Kitchen	7910747	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000
E1030	Kitchen	7910864	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	1	14	1	EA	\$2,700.00	\$2,700															\$2,700							\$2,700
E1070	Stage	7910845	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	400	SF	\$15.00	\$6,000				\$6,000														\$6,000				\$12,000
E2010	Office	7910761	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	20	LF	\$300.00	\$6,000				\$6,000																		\$6,000
E2010	Nurse station	7910775	Casework, Countertop, Plastic Laminate, Replace	15	12	3	12	LF	\$50.00	\$600				\$600														\$600				\$1,200
E2010	2nd Floor Reading Room	7910821	Casework, Countertop, Plastic Laminate, Replace	15	12	3	30	LF	\$50.00	\$1,500				\$1,500														\$1,500				\$3,000
E2010	Nurse station	7910847	Casework, Cabinetry Economy, Replace	20	17	3	12	LF	\$175.00	\$2,100				\$2,100																		\$2,100
E2010	2nd Floor Reading Room	7910771	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	30	LF	\$300.00	\$9,000				\$9,000																		\$9,000
G2020	Site	7910795	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4200	SF	\$5.50	\$23,100	\$23,100																					\$23,100

Replacement Reserves Report																																			
Caldwell-Guthrie Elementary																																			
9/6/2024																																			
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			
G2020	Site	7910837	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	42000	SF	\$0.45	\$18,900		\$18,900					\$18,900					\$18,900					\$18,900						\$75,600		
G2020	Site	7910760	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	42000	SF	\$3.50	\$147,000				\$147,000													\$18,900						\$147,000		
G2050	Site	7910826	Play Structure, Multipurpose, Medium, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																			\$20,000		
G2050	Site	7910811	Playfield Surfaces, Rubber, Small Areas, Replace	20	17	3	2100	SF	\$26.00	\$54,600				\$54,600																			\$54,600		
G2060	Site	7910804	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	22	3	6	EA	\$1,700.00	\$10,200				\$10,200																			\$10,200		
G2060	Site	7910851	Fences & Gates, Fence, Chain Link 6", Replace	40	24	16	1200	LF	\$21.00	\$25,200																	\$25,200						\$25,200		
G2060	Site	7910839	Signage, Property, Pylon Standard, Replace/Install	20	17	3	1	EA	\$9,500.00	\$9,500				\$9,500																			\$9,500		
G2060	Site	7910740	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	32	EA	\$150.00	\$4,800				\$4,800																			\$4,800		
G2060	Site	7910751	Flagpole, Metal, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500																\$2,500		
G2060	Site	7910786	Dumpster Pad, Concrete, Replace/Install	50	48	2	300	SF	\$15.00	\$4,500			\$4,500																				\$4,500		
G2060	Site	7910749	Bollard, Concrete or Metal, Replace	30	24	6	18	EA	\$1,000.00	\$18,000							\$18,000																\$18,000		
G4050	Site	7910825	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	6	EA	\$4,000.00	\$24,000				\$24,000																			\$24,000		
G4050	Site	7910792	Floodlights, Floodlights, 50 W, Replace/Install	20	17	3	2	EA	\$800.00	\$1,600				\$1,600																			\$1,600		
Totals, Unescalated											\$27,140	\$18,900	\$140,500	\$2,733,344	\$1,700	\$470,952	\$1,428,374	\$25,000	\$0	\$0	\$0	\$232,212	\$55,000	\$16,560	\$2,700	\$300,000	\$3,791,394	\$0	\$791,640	\$1,700	\$0		\$10,037,116		
Totals, Escalated (3.0% inflation, compounded annually)											\$27,140	\$19,467	\$149,056	\$2,986,799	\$1,913	\$545,962	\$1,705,553	\$30,747	\$0	\$0	\$0	\$321,436	\$78,417	\$24,319	\$4,084	\$467,390	\$6,084,074	\$0	\$1,347,714	\$2,981	\$0		\$13,797,054		

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	7910856	D1010	Elevator Controls	Automatic, 1 Car		Caldwell-Guthrie Elementary	Machine Room	Montgomery Elevator Company	97326	097326180101	2000		
2	7910865	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Caldwell-Guthrie Elementary	Machine Room	U.S. Electrical Motors	EZ20S1BZ	K12-J199-M	2000		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910783	D2010	Storage Tank	Domestic Water	200 GAL	Caldwell-Guthrie Elementary	Mechanical room	State Industries, Inc.	PVG-0200-00VTA-125 100	2319134081130	2000		
2	7910863	D2010	Boiler	Gas, Domestic	735 MBH	Caldwell-Guthrie Elementary	Mechanical room	RBI Water Heaters	HW735	010952222	2000		
3	7910744	D2010	Backflow Preventer	Domestic Water	4 IN	Caldwell-Guthrie Elementary	Mechanical room	Watts Regulator	909	193243	2000		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910748	D3020	Boiler	Gas, HVAC	250 MBH	Caldwell-Guthrie Elementary	Mechanical room	Cleaver-Brooks	FLX	T-6526	2000		
2	7910835	D3020	Boiler	Gas, HVAC	250 MBH	Caldwell-Guthrie Elementary	Mechanical room	Cleaver-Brooks	FLX	BT-6 527	2000		
3	7910779	D3020	Unit Heater	Electric	5 KW	Caldwell-Guthrie Elementary	Electrical room	Reznor	Inaccessible	Inaccessible	2000		
4	7910841	D3020	Boiler Supplemental Components	Expansion Tank	80 GAL	Caldwell-Guthrie Elementary	Mechanical room	HESCo	Illegible	Illegible	2000		
5	7910840	D3030	Chiller	Water-Cooled	290 TON	Caldwell-Guthrie Elementary	Building exterior	Daikin Industries	AWS2900DSEWNN-ERIC	STNUL40800005	2014		
6	7910836	D3030	Chiller [ACC-2]	Air-Cooled, 61 to 80 TON	73 TON	Caldwell-Guthrie Elementary	Roof	York	YEAJ878PX6-46PA	RDHIM5430AA	2000		
7	7910843	D3030	Split System [ACC-1]	Condensing Unit/Heat Pump	7 TON	Caldwell-Guthrie Elementary	Roof	York	W1L.C220A46D	NFHM074543	2000		
8	7910815	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Caldwell-Guthrie Elementary	Stairways	Inaccessible	Inaccessible	Inaccessible	2000		4
9	7910809	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Caldwell-Guthrie Elementary	Restrooms	Inaccessible	Inaccessible	Inaccessible	2000		8
10	7910762	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Caldwell-Guthrie Elementary	Mechanical room	Baldor	M2535T	39L0315748H	2000		
11	7910770	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Caldwell-Guthrie Elementary	Mechanical room	Baldor	M2535T	39L0314748H	2000		
12	7910807	D3050	Pump	Distribution, HVAC Heating Water	10 HP	Caldwell-Guthrie Elementary	Mechanical room	Baldor	M33131	378101YS1441	2000		
13	7910787	D3050	Pump	Distribution, HVAC Heating Water	10 HP	Caldwell-Guthrie Elementary	Mechanical room	Baldor Reliance	M335137	37P 0TY514H	2000		
14	7910827	D3050	Air Handler [AHU - 3]	Interior AHU, Easy/Moderate Access	4500 CFM	Caldwell-Guthrie Elementary	Mechanical room	McQuay	CAH040GDDM	FBOU110700310	2000		
15	7910822	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	5000 CFM	Caldwell-Guthrie Elementary	Mechanical room	York	DDHM-14045B	BA0061247.50x090G04CB0165032WH04R	2000		
16	7910808	D3050	Air Handler [MAU-1]	Exterior AHU	5000 CFM	Caldwell-Guthrie Elementary	Roof	Reznor	Illegible	Illegible	2000		
17	7910867	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Caldwell-Guthrie Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible	2000		40
18	7910862	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUBE-140-7	99004932	2000		
19	7910788	D3060	Exhaust Fan [EF -09]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUE-120-B	99604723	2000		
20	7910791	D3060	Exhaust Fan [EF-02]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUBE-160-7	99004977	2000		
21	7910785	D3060	Exhaust Fan [EF-05]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUE - 100 -B	99604719	2000		
22	7910755	D3060	Exhaust Fan [EF-07]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUE-100-B	99G04721	2000		
23	7910842	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUBE- 100-4	99608432	2000		

24	7910832	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUE - 95-D	99004726	2000		
25	7910745	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 36"Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUBE- 240HP -30-G	99603849	2000		
26	7910784	D3060	Exhaust Fan [EF-O3]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUBE- 140-7	99904933	2000		
27	7910773	D3060	Exhaust Fan [EF-O4]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Caldwell-Guthrie Elementary	Roof	Greenheck	CUE-100-A	39004718	2000		
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910857	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Caldwell-Guthrie Elementary	Kitchen	Well Fargo	PCL-350	No dataplate	2000		10
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910768	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Caldwell-Guthrie Elementary	Mechanical room	Siemens	3F3Y045FK4	E37783	2000		
2	7910828	D5020	Secondary Transformer [XFMR LM]	Dry, Stepdown	30 KVA	Caldwell-Guthrie Elementary	Mechanical room	Siemens	3F3Y030F	4192	2000		
3	7910793	D5020	Switchboard	277/480 V	2000 AMP	Caldwell-Guthrie Elementary	Electrical room	Siemens	SB2	17-67195-010	2000		
4	7910742	D5020	Switchboard	277/480 V	2000 AMP	Caldwell-Guthrie Elementary	Electrical room	Siemens	SB2	17-67195-C10	2000		
5	7910798	D5020	Switchboard	277/480 V	2000 AMP	Caldwell-Guthrie Elementary	Electrical room	Siemens	SB2	17-67195-C10	2000		
6	7910838	D5020	Switchboard	277/480 V	2000 AMP	Caldwell-Guthrie Elementary	Electrical room	Siemens	SB2	17-67195-610	2000		
7	7910776	D5020	Switchboard	277/480 V	2000 AMP	Caldwell-Guthrie Elementary	Electrical room	Siemens	SB2	17-67195-C10	2000		
8	7910757	D5020	Distribution Panel [PANEL HB]	277/480 V	250 AMP	Caldwell-Guthrie Elementary	Mechanical room	Siemens	S2E42ML250CBS	79 - 67195 - A00	2000		
9	7910794	D5020	Distribution Panel [PANEL HM]	277/480 V	400 AMP	Caldwell-Guthrie Elementary	Mechanical room	Siemens	S2E42ML400CBS	79- 67195 - A00	2000		
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910741	D7050	Fire Alarm Panel	Fully Addressable		Caldwell-Guthrie Elementary	Office	Siemens	Inaccessible	Inaccessible	2021		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7910859	E1030	Foodservice Equipment	Convection Oven, Double		Caldwell-Guthrie Elementary	Kitchen	Sraight Steam	11634	SS-480-12-3242	2000		
2	7910754	E1030	Foodservice Equipment	Convection Oven, Double		Caldwell-Guthrie Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2000		
3	7910818	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Caldwell-Guthrie Elementary	Kitchen	SECO	R3-57	9-99	2000		
4	7910753	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Caldwell-Guthrie Elementary	Kitchen	Carter-Hoffmann	HL1- 18-9	012016 593533012016 593533	2000		
5	7910789	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Caldwell-Guthrie Elementary	Kitchen	SECO	Inaccessible	Inaccessible	2000		
6	7910769	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Caldwell-Guthrie Elementary	Kitchen	Carter-Hoffmann	HBF 18A1GM-5	112013 488196	2013		
7	7910752	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Caldwell-Guthrie Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2000		
8	7910777	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Caldwell-Guthrie Elementary	Building exterior	No dataplate	No dataplate	No dataplate	2000		2
9	7910810	E1030	Foodservice Equipment	Icemaker, Freestanding		Caldwell-Guthrie Elementary	Kitchen	Scotsman	C0630MA - 32D	15071320013367	2015		
10	7910820	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Caldwell-Guthrie Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2000		3
11	7910758	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Caldwell-Guthrie Elementary	Kitchen	Vulcan	Illegible	Illegible	2000		
12	7910864	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Caldwell-Guthrie Elementary	Kitchen	Artic	AR23E	H8047394	2023		
13	7910782	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Caldwell-Guthrie Elementary	Kitchen	Traulsen	G1P0000	T543450P99	2000		

14	7910756	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Caldwell-Guthrie Elementary	Kitchen	MasterBuilt	Inaccessible	Inaccessible	2000
15	7910802	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Caldwell-Guthrie Elementary	Kitchen	Continental Refrigerator	MC5-DCW	151C5626	2015
16	7910849	E1030	Foodservice Equipment	Steam Kettle	Caldwell-Guthrie Elementary	Kitchen	Cleveland	KGL-40	WT 2976<990-01:	2000
17	7910806	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Caldwell-Guthrie Elementary	Kitchen	Russell	AA36-145 B	F990145-42	2016
18	7910834	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Caldwell-Guthrie Elementary	Kitchen	Russell	AE36-120	F99 0146-169	2016
19	7910747	E1030	Foodservice Equipment	Walk-In, Freezer	Caldwell-Guthrie Elementary	Kitchen	Kolpak	5577951	410124120D	2016
20	7910846	E1030	Foodservice Equipment	Walk-In, Refrigerator	Caldwell-Guthrie Elementary	Kitchen	Kolpak	5577951	410124120DW2S CLR	2016
21	7910844	E1030	Foodservice Equipment [Hood #1]	Exhaust Hood, 8 to 10 LF	Caldwell-Guthrie Elementary	Kitchen	CaptiveAire Systems	4824 NFR	105091	2000
22	7910833	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Caldwell-Guthrie Elementary	Kitchen				2000