

FACILITY CONDITION ASSESSMENT

prepared for

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



**BUREAU
VERITAS**



Central High School
306 South Bellevue Boulevard
Memphis, Tennessee 38104

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BV PROJECT #:

163745.23R000-076.354

DATE OF REPORT:

October 17, 2024

ON SITE DATE:

September 16-19, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	One
Main Address	306 South Bellevue Boulevard, Memphis, Tennessee 38104
Site Developed	1909-1911
Site Area	5.4 acres (estimated)
Parking Spaces	76 total spaces in open lots; two of which are accessible.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 16-19, 2024
Management Point of Contact	Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	John Chandler, Building Engineer (901) -267-.9387 phone
Assessment and Report Prepared By	John McLurg, P.E.
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The existing four-story building was constructed between 1909-1911. The gymnasium addition at the rear of the school was dedicated in 1950. The auditorium addition was completed in 1968. The building addition "E-Wing" was constructed as part of the 2006 renovation project.

Architectural

The original four-story high school building was constructed with a reinforced-concrete frame. The exterior of the building was finished with brick, trimmed with stone. The subsequent building additions followed the same pattern. All sections of roof are furnished with TPO/PVC membranes.

The auditorium and gymnasium roof surfaces are pitched. The 2006 building addition was constructed with a significant pitch as well. The pitched roof surfaces appeared to drain well and they appeared to be in good condition. The remaining flat roof surfaces showed areas of debris and signs of ponding which are signs of poor drainage. Sections of the Building C roof appeared to have blisters as well.

Sections of deteriorated concrete were observed. In particular, sections of crumbled concrete were observed on the roof surfaces. It appeared that sections of the concrete coping of the auditorium roof parapets had disintegrated and fallen onto the roof below. Also, it appeared that the (north-west) concrete spandrel column of the auditorium structure was spalling. A section of exterior wall at the east side of the building, near the kitchen exhibited significant damage as well.

Most of the original windows of the original building (Building A) have been replaced but the courtyard windows appeared to be older, perhaps original. Some of the window frames should be scraped and re-painted. The windows of the C-Wing appeared to be the original units.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air is distributed to the building internal spaces by ductwork. The air is conditioned and moved by a combination of fan-coil units, air handlers and outside air units. Heated water is provided by gas-fired boilers. Chilled water is provided by two water-cooled chillers. Condenser water is cooled by a cooling tower mounted on the roof. The heating and cooling systems are controlled by a DDC system. Many of the system components were installed during the 2006 renovation but several units have been installed within the past year or so.

Site

The site is mostly covered by the school buildings. The paved surfaces are covered by asphalt parking lots and service drives. The remaining surfaces are covered by the lawn. The site is mostly flat. The asphalt surfaces appeared to be worn and in need of re-sealing and re-striping. The concrete sidewalks appeared to be in fair condition, overall.

Recommended Additional Studies

Suspect asbestos floor covering was observed in the corridors of "C"-Wing. For these reasons, a consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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:

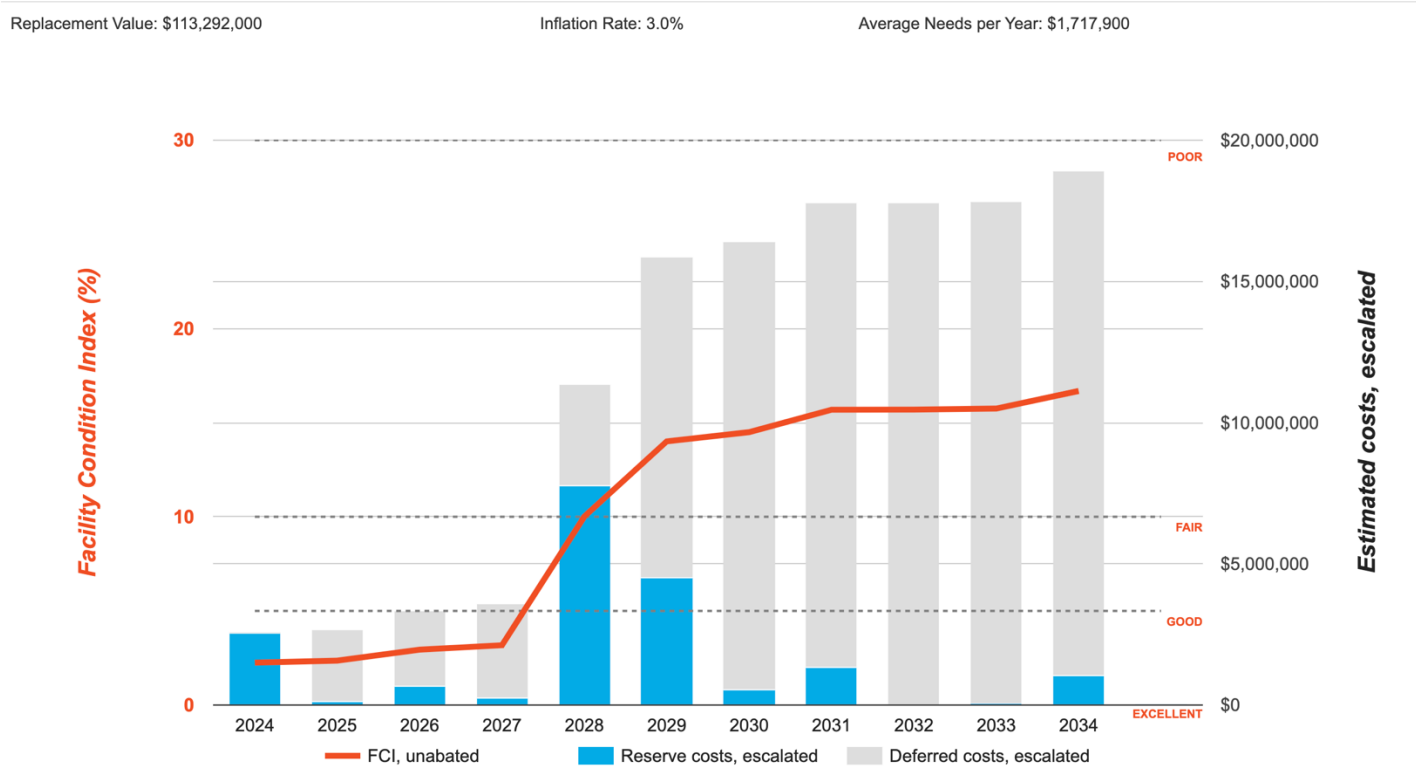
FCI Analysis Central High School(1909)			
Replacement Value	Total SF	Cost/SF	
\$ 113,292,000	283,230	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 2,551,900		2.3 %
3-Year	\$ 3,601,500		3.2 %
5-Year	\$ 15,864,300		14.0 %
10-Year	\$ 18,896,700		16.7 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Central High School



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	\$2,362,600	-	\$3,403,600	-	\$4,618,000	\$10,384,300
Roofing	\$33,000	-	\$1,478,600	-	\$231,900	\$1,743,500
Interiors	\$49,500	\$122,600	\$1,430,700	\$1,027,600	\$2,348,000	\$4,978,400
Conveying	-	\$10,600	\$20,300	\$41,800	\$494,400	\$567,000
Plumbing	-	-	\$26,300	\$204,600	\$280,300	\$511,200
HVAC	\$76,800	\$70,200	\$37,900	\$505,000	\$1,212,100	\$1,902,000
Fire Protection	-	\$12,700	\$1,100	\$434,300	\$47,300	\$495,400
Electrical	-	\$9,300	\$1,539,400	\$130,400	\$129,800	\$1,809,000
Fire Alarm & Electronic Systems	-	-	\$4,463,100	\$5,400	\$3,995,500	\$8,464,000
Equipment & Furnishings	\$21,500	\$557,000	\$90,500	\$645,100	\$2,305,300	\$3,619,300
Site Development	-	-	\$29,000	\$38,300	\$324,100	\$391,300
Site Pavement	-	-	-	-	\$233,700	\$233,700
Site Utilities	-	-	\$9,500	-	-	\$9,500
Follow-up Studies	\$8,500	-	-	-	-	\$8,500
TOTALS (3% inflation)	\$2,551,900	\$782,400	\$12,529,900	\$3,032,400	\$16,220,400	\$35,117,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Central High School	13	\$2,551,900
Total	13	\$2,551,900

Central High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8176440	Central High School	Building Exterior	B2010	Exterior Walls, Stone, Repair	Poor	Performance/Integrity	\$2,200
8333847	Central High School	Building Exterior	B2010	Exterior Walls, any surface, Heavy Staining/Soiling, Replace	Poor	Performance/Integrity	\$50,400
8333858	Central High School	Building Exterior	B2010	Exterior Walls, Brick, Repair	Poor	Performance/Integrity	\$2,310,000
8176420	Central High School	Building Exterior	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$33,000
8333855	Central High School	Classrooms General	C1010	Interior Wall, Brick, Repair/Repoint	Poor	Safety	\$49,500
8170080	Central High School	Lobby	D3030	Unit Ventilator, approx/nominal 2 Ton, Replace	Poor	Performance/Integrity	\$7,400
8170133	Central High School	Lobby	D3030	Unit Ventilator, approx/nominal 2 Ton, Replace	Poor	Performance/Integrity	\$7,400
8170019	Central High School	Stairwells	D3030	Unit Ventilator, approx/nominal 2 Ton, Replace	Poor	Performance/Integrity	\$59,200
8176461	Central High School	Roof	D3060	Exhaust Fan, Centrifugal, 12" Damper, Replace	Poor	Performance/Integrity	\$1,400
8176459	Central High School	Roof	D3060	Exhaust Fan, Centrifugal, 12" Damper, Replace	Poor	Performance/Integrity	\$1,400
8333902	Central High School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
8203749	Central High School	Hallways & Common Areas	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
8333911	Central High School	Classrooms General	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Performance/Integrity	\$3,500
Total (13 items)							\$2,551,900

Key Findings

**Interior Wall in Poor Condition.**

Brick
Central High School
Classrooms General

Uniformat Code: C1010
Recommendation: **Repair/Repoint in 2024**

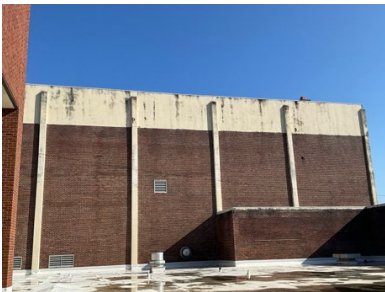
Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: \$49,500

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Repointing is required. - AssetCALC ID: 8333855

**Exterior Walls in Poor Condition.**

Any surface, Heavy Staining/Soiling
Central High School
Building Exterior

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

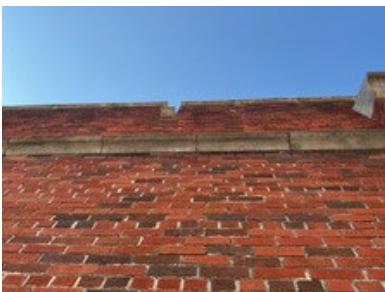
Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,400

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Heavy staining - AssetCALC ID: 8333847

**Exterior Walls in Poor Condition.**

Stone
Central High School
Building Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Many of the stone elements should be caulked. - AssetCALC ID: 8176440

**Exterior Walls in Poor Condition.**

Brick
Central High School
Building Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,310,000

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About 30-40% of the exterior brick needs to have tuckpointing or be replaced. - AssetCALC ID: 8333858



Roofing in Poor Condition.

Any type, Repairs per Man-Day
Central High School
Building Exterior

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$33,000

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Some of the concrete coping elements have disintegrated. Some sections of external concrete have deteriorated as well. - AssetCALC ID: 8176420



Exhaust Fan in Poor Condition.

Centrifugal, 12" Damper
Central High School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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Appeared to be non-functional. - AssetCALC ID: 8176461



Exhaust Fan in Poor Condition.

Centrifugal, 12" Damper
Central High School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

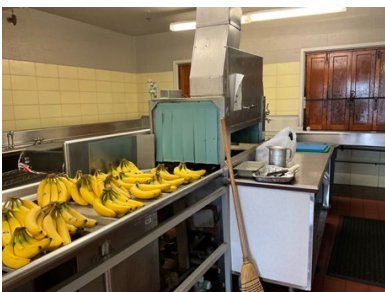
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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The fan has exceeded its Expected Useful Life by a wide margin. - AssetCALC ID: 8176459



Foodservice Equipment in Failed Condition.

Dishwasher Commercial
Central High School
Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

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Not in use. - AssetCALC ID: 8333902

**Unit Ventilator in Poor Condition.**

Approx./nominal 2 Ton
Central High School
Lobby

Unifomat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

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The units are no longer in service. - AssetCALC ID: 8170080

**Unit Ventilator in Poor Condition.**

Approx./nominal 2 Ton
Central High School
Lobby

Unifomat Code: D3030
Recommendation: **Replace in 2024**

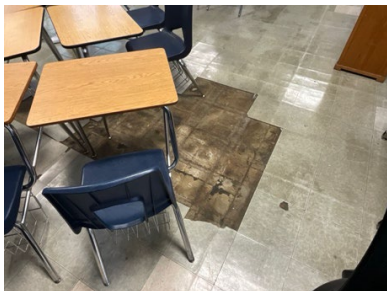
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

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The units are no longer in service. - AssetCALC ID: 8170133

**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal
Growth
Central High School
Classrooms General

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

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Suspect fungal growth observed. - AssetCALC ID: 8333911

**Unit Ventilator in Poor Condition.**

Approx./nominal 2 Ton
Central High School
Stairwells

Unifomat Code: D3030
Recommendation: **Replace in 2024**

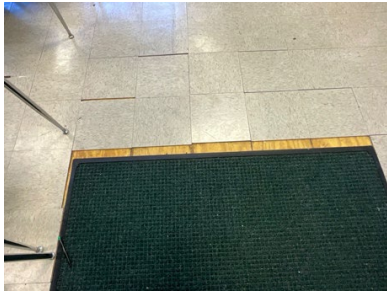
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$59,200

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The units are no longer in use. - AssetCALC ID: 8170019



Flooring in Poor Condition.

Vinyl Tile (VCT)
Central High School
Throughout Building

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

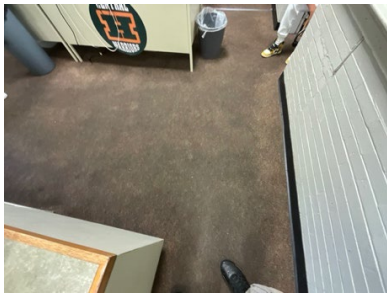
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

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Water Damage and Likely to have asbestos - AssetCALC ID: 8333852



Flooring in Poor Condition.

Carpet, Commercial Standard
Central High School
Office Areas

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$97,500

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Outdated - AssetCALC ID: 8333865



Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Central High School
Hallways and Common Areas

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

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The corridor floor coverings consist of older 9-inch tiles which may contain asbestos. - AssetCALC ID: 8203749

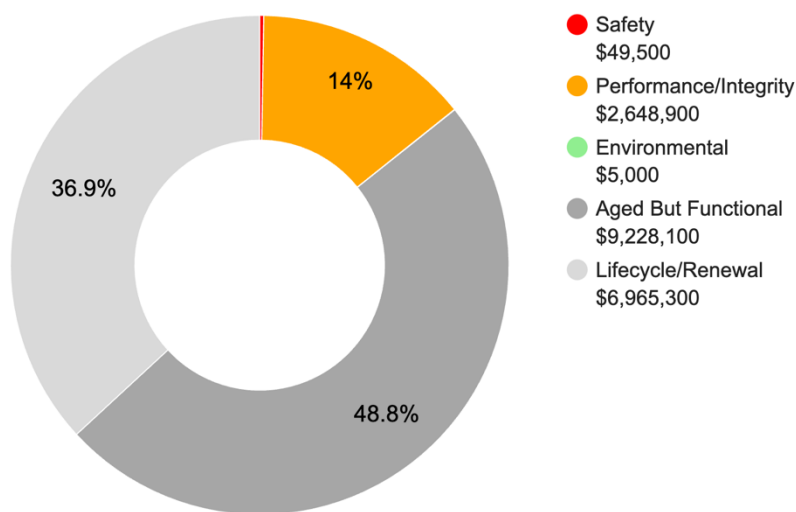
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$18,896,800

2. High School Building



High School Building: Systems Summary

Constructed/Renovated	1909-1911/ renovated 2006	
Building/Group Size	283,230 SF	
Number of Stories	Four above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional reinforced-concrete frame structure with cast-in-place floors and roof deck with concrete pad column footing foundation system.	Fair
Façade	Wall Finish: Brick Windows: Steel	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane. Secondary: Gable with single-ply membrane	Fair
Interiors	Walls: Painted gypsum board, lath & plaster, unfinished Floors: Carpet, VCT, quarry tile, wood strip, Unfinished Ceilings: Painted plaster or gypsum board, ACT, unfinished/exposed	Fair
Elevators	Passenger: Machine room-less; (2) cars serving four floors Wheelchair lifts; 2 units serving C Wing and Auditorium	Fair
Plumbing	Distribution: Copper supply; cast iron PVC waste/venting Hot Water: Gas domestic boilers Fixtures: Toilets, urinals, and sinks in restrooms	Fair

High School Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils and cabinet terminal units Non-Central System: None Supplemental components: Ductless split-systems and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler systems, fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switches	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	Building exterior exhibited spalled concrete, missing mortar, suspect asbestos floor coverings were observed. Non-functional HVAC equipment	

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	Property entrance signage; chain link fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

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 checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 1909-1913. The facility has not since been substantially renovated. The facility was substantially renovated in 2006, and some accessibility improvements appear to have been implemented at that time.

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

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

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

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 Central High School, 306 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

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Project Manager

Reviewed by:



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9. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photo(s)
- 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 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - COURTYARD



6 - ROOF

Photographic Overview



7 - ROOF



8 - ROOF



9 - CLASSROOM CORRIDOR



10 - CLASSROOM CORRIDOR



11 - AUDITORIUM

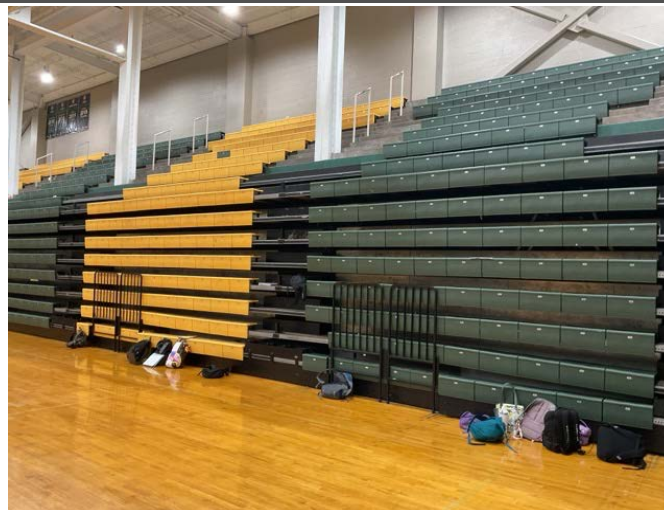


12 - AUDITORIUM

Photographic Overview



13 - CAFETERIA



14 - GYMNASIUM BLEACHERS



15 - BOILER ROOM



16 - PUMP ROOM



17 - CHILLED WATER PUMPS



18 - AIR HANDLER

Photographic Overview



19 - COOLING TOWER



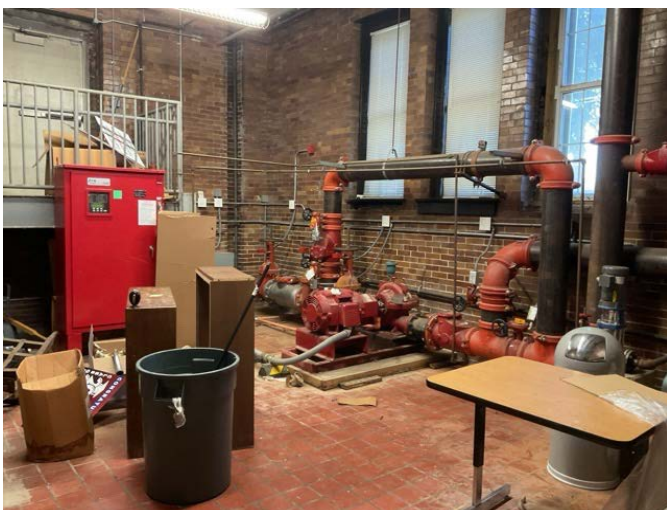
20 - ELECTRIC SWITCHBOARDS



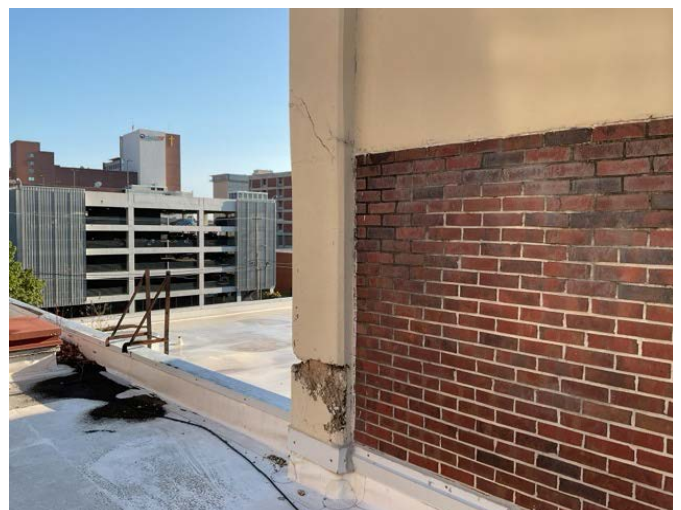
21 - OLDER POWER PANEL



22 - ELEVATOR CONTROLS

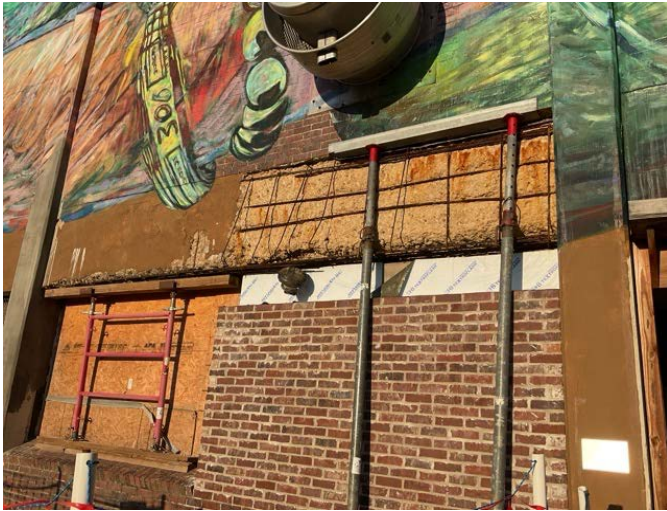


23 - RISER ROOM



24 - CONCRETE DETERIORATION

Photographic Overview



25 - EXTERIOR WALL DETERIORATION



26 - EXTERIOR WALL DETERIORATION



27 - SPALLED CONCRETE



28 - OLDER WINDOWS AND FRAMES



29 - ROOF DEBRIS





30 - ROOF DEBRIS

Appendix B: **Site Plan(s)**

Site Plan



	Project Number	Project Name	
	163745.23R000-076.354	Central High School	
	Source	On-Site Date	
	Google	September 17-19, 2024	

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	Central High School
Name of person completing form:	John McLurg, based on information provided by John Chandler
Title / Association with property:	Building Engineer
Length of time associated w/ property:	5 years
Date Completed:	October 2, 2024
Phone Number:	(901)-416-4500
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 / renovated	1909-1911		
2	Building size in SF	283,230		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2006	E Building
		Roof	2006	E-Building
		Interiors	2006	
		HVAC	2006	
		Electrical	2006	
		Site Pavement	Unknown	
		Accessibility	2006?	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chiller, Cooling Tower (2022-2023)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?			x		
10	Are your elevators unreliable, with frequent service calls?		x			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			x		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, 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			

Appendix D:

Accessibility Review and Photo(s)



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Central High School

BV Project Number: 163745.23R000-076.354

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

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

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

Central High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



2ND PATHWAY



ACCESSIBLE PATH

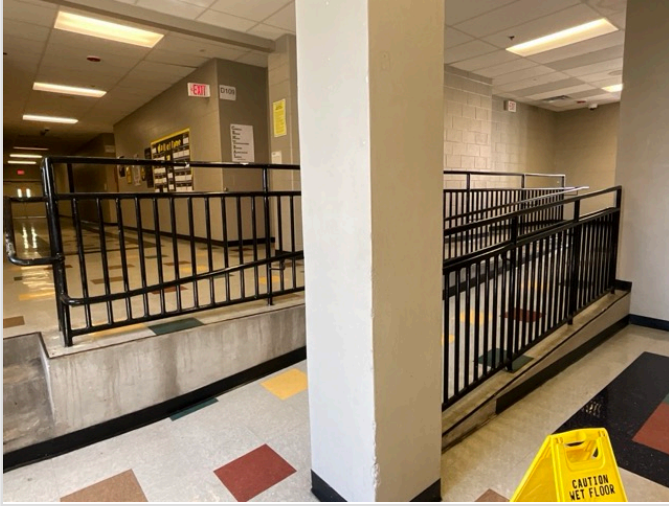


ACCESSIBLE ENTRANCE



DOOR HARDWARE

Central High School: Photographic Overview



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES, AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Central High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair	70,000 SF	0	8333858
B2010	Building Exterior	Poor	Exterior Walls, Stone, Repair	200 SF	0	8176440
B2010	Building Exterior	Poor	Exterior Walls, any surface, Heavy Staining/Soiling	11,200 SF	0	8333847
B2020	Building A	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	264	12	8179913
B2020	Building Exterior	Fair	Glazing, any type, by SF	56,000 SF	12	8333896
B2020	Courtyards	Fair	Window, Steel, 16-25 SF	100	4	8170128
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	1	4	8179895
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	22	8179914
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	22	8179907
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	4	8179898
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	51	5	8333897
B2050	Roof	Fair	Exterior Door, Steel, Standard	1	12	8176466
B2070	Building Exterior	Fair	Louvers, Aluminum	2,800	5	8333881
Roofing						
B3010	Gymnasium	Fair	Roofing, Single-Ply Membrane, TPO/PVC	13,500 SF	3	8176442
B3010	Building Exterior	Poor	Roofing, any type, Repairs per Man-Day, Repair	30	0	8176420
B3010	Building C	Fair	Roofing, Single-Ply Membrane, EPDM	28,500 SF	4	8176421
B3010	Original Building	Fair	Roofing, Single-Ply Membrane, TPO/PVC	32,500 SF	4	8176434
B3010	Building E	Good	Roofing, Single-Ply Membrane, TPO/PVC	8,500 SF	16	8176417
B3010	Auditorium	Fair	Roofing, Single-Ply Membrane, EPDM	18,100 SF	4	8176413
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	4	8170033
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,500 LF	5	8338150
B3060	Roof	Fair	Roof Hatch, Metal	1	4	8176451

Component Condition Report | Central High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1010	Classrooms General	Poor	Interior Wall, Brick, Repair/Repoint	1,500 SF	0	8333855
C1010	Stairwells	Fair	Interior Wall, Brick	12,000 SF	5	8333870
C1030	Boiler Room	Fair	Interior Door, Steel, Standard	1	22	8170023
C1030	Riser Room	Fair	Interior Door, Wood, Solid-Core	1	4	8170107
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	20	8169995
C1030	Pump Room	Fair	Interior Door, Steel, Standard	2	20	8170013
C1030	Boiler Room	Fair	Interior Door, Steel, Standard	1	20	8170130
C1030	Pump Room	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	20	8170066
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	180	25	8333857
C1030	A 1st	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	20	8176411
C1030	Pump Room	Fair	Interior Door, Steel, Standard	2	20	8170082
C1030	Pump Room	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	1	20	8170099
C1030	Pump Room	Fair	Interior Door, Steel, Standard	2	20	8170095
C1030	Area C	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	20	8176450
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	200	20	8333867
C1030	C38	Fair	Interior Door, Steel, Standard	3	20	8176447
C1030	C40	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	20	8176405
C1030	Boiler Room	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	1	22	8170138
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	94,100 SF	10	8333856
C1090	Boiler Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	4	8170059
C1090	Boiler Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	4	8170070
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	12,000 SF	25	8333885
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	251,000 SF	6	8333891
C2030	Office Areas	Poor	Flooring, Carpet, Commercial Standard	13,000 SF	1	8333865

Component Condition Report | Central High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	13,500 SF	26	8179903
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000 SF	15	8333845
C2030	Restrooms and Kitchen	Fair	Flooring, Quarry Tile	5,000 SF	4	8333860
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	49,500 SF	5	8333910
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	13,500 SF	6	8179901
C2030	Throughout Building	Fair	Flooring, Terrazzo	3,000 SF	9	8333903
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	5,100 SF	4	8170061
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	12,000 SF	5	8333851
C2030	Locker Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,200 SF	4	8333846
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	4,300 SF	1	8333852
C2030	Auditorium and Gym	Fair	Flooring, Wood, Strip	17,000 SF	15	8333869
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	10,400 SF	5	8333844
Conveying						
D1010	Utility Rooms/Areas	Fair	Elevator Controls, Automatic, 1 Car	1	2	8170167
D1010	Utility Rooms/Areas	Fair	Elevator Cab Finishes, Standard	2	4	8170037
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	7	8176418
D1010	Building C	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	7	8176460
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	2	17	8170012
D1010	Utility Rooms/Areas	Fair	Elevator Controls, Automatic, 1 Car	1	2	8170011
Plumbing						
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water	1	4	8170065
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	8176407
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water	1	4	8170002
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	29	7	8333876
D2010	Boiler Room	Fair	Toilet, Commercial Water Closet	1	12	8170014

Component Condition Report | Central High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Cafeteria Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	8176410
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	1	7	8170140
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	20	13	8333877
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	10	8333887
D2010	Restrooms	Fair	Urinal, Standard	23	15	8333872
D2010	Locker Room Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	8176426
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	8170004
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	15	8333854
D2010	Boiler Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	8170058
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	45	15	8333868
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	1	7	8170094
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	8170079
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	20	8333880
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	283,230 SF	22	8170161
D2010	Locker Room	Fair	Shower, Ceramic Tile	8	15	8333908
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	8170106
D2010	Building C	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	8176452
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	8170049
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	8170101
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	8176419
HVAC						
D3020	Pump Room	Good	Boiler Supplemental Components, Expansion Tank, 31 to 60 GAL	1	39	8170026
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-2]	1	29	8170024
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-4]	1	29	8170010
D3020	Pump Room	Fair	Unit Heater, Hydronic	1	4	8170093

Component Condition Report | Central High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	4	8170067
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	39	8170031
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-1]	1	29	8170078
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-3]	1	29	8170103
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	4	8170068
D3020	Riser Room	Fair	Unit Heater, Electric	1	3	8170121
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	8170155
D3020	Gymnasium	Fair	Unit Heater, Electric	1	2	8179920
D3030	Stairwells	Poor	Unit Ventilator, approx/nominal 2 Ton	8	0	8170019
D3030	Courtyard	Good	Split System, Condensing Unit/Heat Pump [CU-12]	1	14	8169994
D3030	Near A137	Good	Split System Ductless, Single Zone	1	14	8170111
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [CU-C1]	1	13	8170137
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [CU-A1]	1	14	8176409
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, [CU-A3]	1	13	8333849
D3030	Utility Rooms/Areas	Fair	Split System Ductless, Single Zone, 1 TON [IU-A1]	1	4	8333859
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit	1	24	8176431
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [HP-A3]	1	14	8176445
D3030	Pump Room	Good	Chiller, Water-Cooled [WCM-1]	1	24	8170150
D3030	Pump Room	Fair	Chiller, Water-Cooled, 251 to 300 TON	1	7	8170051
D3030	Lobby	Poor	Unit Ventilator, approx/nominal 2 Ton	1	0	8170133
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [CU-A2]	1	14	8176422
D3030	Lobby	Poor	Unit Ventilator, approx/nominal 2 Ton	1	0	8170080
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 10 TON [CU-11]	1	14	8333889
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [HP-D1]	1	13	8333898
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [HP-A1]	1	14	8176455

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump [HP-A2]	1	14	8176427
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1*]	1	7	8170123
D3050	Courtyard	Good	Packaged Unit, RTU, Pad or Roof-Mounted [OA-D1]	1	19	8176433
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [BP-6]	1	14	8170020
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	12	8179896
D3050	Room 101	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-11]	1	24	8170048
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [BP-5]	1	14	8170039
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-10]	1	7	8170032
D3050	Pump Room	Fair	Supplemental Components, Air Separator, HVAC	1	4	8170131
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-7]	1	7	8170151
D3050	Boiler Room	Good	Supplemental Components, Air Separator, HVAC	1	14	8169997
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [BP-3]	1	14	8170129
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	12	8179923
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-9]	1	7	8170156
D3050	Roof	Good	Air Handler, Exterior AHU [0A-A1]	1	19	8333906
D3050	C38	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	12	8176428
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [OA-C1]	1	19	8176449
D3050	Pump Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-7]	1	12	8170001
D3050	Courtyard	Good	Packaged Unit, RTU, Pad or Roof-Mounted [OA-A2]	1	19	8170063
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	283,230 SF	22	8170124
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	7	8170087
D3050	A143	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-12]	1	24	8170040
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2	12	8333904
D3050	C38	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	12	8176472
D3050	Commercial Kitchen	Fair	Make-Up Air Unit, MUA or MAU	1	2	8179904

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Pump Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-10]	1	12	8170076
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [BP-4]	1	14	8170005
D3050	Pump Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-8]	1	7	8170165
D3050	C40	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	12	8176471
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-B3]	1	7	8176446
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 12" Damper	1	0	8176459
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-C6]	1	7	8176432
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-C8]	1	7	8176444
D3060	Building Exterior	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	7	8176436
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 12" Damper	1	0	8176461
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-E1]	1	7	8176439
D3060	Riser Room	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor [EF-A1]	1	4	8170008
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [RF-7]	1	7	8176454
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-E2]	1	2	8176468
D3060	Gymnasium	Fair	Axial Flow Fan, In-Line, 5 HP Motor [RF-5]	1	4	8179902
D3060	Gymnasium	Fair	Axial Flow Fan, In-Line, 5 HP Motor [RF-6]	1	4	8179917
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [EF-C5]	1	7	8176453
D3060	Pump Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [EF-C9]	1	3	8170164
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-C7]	1	7	8176406
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	283,320 SF	7	8169999
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	30 LF	2	8333886
D4010	Riser Room	Fair	Supplemental Components, Fire Jockey Pump	1	4	8170060
D4010	Riser Room	Fair	Supplemental Components, Fire Pump Controller	1	12	8170054
D4010	Riser Room	Fair	Supplemental Components, Fire Jockey Pump	1	12	8170090

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Riser Room	Fair	Backflow Preventer, Fire Suppression	1	12	8170148
D4010	Riser Room	Fair	Pump, Fire Suppression	1	7	8170144
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	4	8170081
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	7	8170029
D5010	Site General	Fair	Generator, Gas or Gasoline	1	7	8169998
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	7	8170142
D5020	Boiler Room	Fair	Switchboard, 120/208 V [SB-1]	1	22	8170018
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	4	8170006
D5020	C38/40	Fair	Switchboard, 120/208 V, 1200 AMP [LPc1*]	1	22	8176470
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	12	8170110
D5020	C38/40	Fair	Distribution Panel, 120/208 V [LPC1]	1	12	8176465
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	12	8170017
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	12	8170028
D5030	Pump Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	2	8170015
D5030	Pump Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	8170146
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-4]	1	14	8170097
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-6]	1	14	8170109
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-5]	1	14	8170072
D5030	Pump Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	8170035
D5030	Pump Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	8170043
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	283,320 SF	22	8170102
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-3]	1	14	8170154
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	4	8176424
D5040	Stairwells	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	4	8170073

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Lobby	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	4	8170000
D5040	Pump Room	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	5	8170009
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	283,230 SF	4	8170134
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	4	8170052
D5040	Mechanical Room	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	4	8179916
D5040	Gymnasium	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	4	8179900
D5040	Boiler Room	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	4	8170139
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	4	8176458
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	13	4	8176429
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	283,320 SF	4	8170036
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	13	8170145
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	283,230 SF	4	8170003
D7050	Office Areas	Good	Fire Alarm Panel, Multiplex	1	10	8333873
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	283,230 SF	4	8170096
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	5	8333862
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	8	8333884
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	10	8333879
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	8333909
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	8333878
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	30 LF	10	8333853
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	11	8333895
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	8176441
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	8333902

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	6	8333899
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	8333890
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	8176464
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	4	5	8333905
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8333874
E1040	1st Floor Corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8170117
E1040	Science Classroom	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	12	10	8333848
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,500 SF	4	8333863
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	12	8179918
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,000	10	8333866
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,500	2	8176456
E2010	Gymnasium	Excellent	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	1,920	20	8179919
Pedestrian Plazas & Walkways						
G2020	Sidewalks	Fair	Parking Lots, Curb & Gutter, Concrete	200 LF	15	8170044
G2030	Sidewalks	Fair	Sidewalk, Concrete, Large Areas	16,000 SF	15	8170021
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179909
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179922
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179899
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179897
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179908
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	8179921
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	125 LF	22	8170084
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	5	8333883

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	1,600 SF	15	8170092
G2060	Site	Fair	Flagpole, Metal	1	9	8333912
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,500 LF	25	8333894
G4050	Student Parking Lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	2	4	8170064
Follow-up Studies						
P2030	Classrooms General	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	8333911
P2030	Hallways & Common Areas	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8203749

Appendix F: Replacement Reserves

Replacement Reserves Report																																	
Central High School																																	
10/17/2024																																	
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										
Central High School		\$2,551,900	\$122,570	\$659,880	\$267,172	\$7,750,518	\$4,513,680	\$555,234	\$1,341,119	\$8,487	\$58,062	\$1,060,148	\$138,700	\$5,463,943	\$69,021	\$231,956	\$1,445,544	\$1,012,570	\$462,797	\$12,258	\$4,378,364	\$3,030,203	\$35,134,128										
Grand Total		\$2,551,900	\$122,570	\$659,880	\$267,172	\$7,750,518	\$4,513,680	\$555,234	\$1,341,119	\$8,487	\$58,062	\$1,060,148	\$138,700	\$5,463,943	\$69,021	\$231,956	\$1,445,544	\$1,012,570	\$462,797	\$12,258	\$4,378,364	\$3,030,203	\$35,134,128										
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	
B2010	Building Exterior	8176440	Exterior Walls, Stone, Repair	0	74	0	200	SF	\$11.00	\$2,200	\$2,200																					\$2,200	
B2010	Building Exterior	8333847	Exterior Walls, any surface, Heavy Staining/Soiling, Replace	0	46	0	11200	SF	\$4.50	\$50,400	\$50,400																					\$50,400	
B2010	Building Exterior	8333858	Exterior Walls, Brick, Repair	0	48	0	70000	SF	\$33.00	\$2,310,000	\$2,310,000																					\$2,310,000	
B2020	Building Exterior	8179895	Window, Steel, 16-25 SF, Replace	30	26	4	1	EA	\$1,700.00	\$1,700					\$1,700																	\$1,700	
B2020	Courtyards	8170128	Window, Steel, 16-25 SF, Replace	30	26	4	100	EA	\$1,700.00	\$170,000					\$170,000																	\$170,000	
B2020	Building A	8179913	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	18	12	264	EA	\$600.00	\$158,400													\$158,400									\$158,400	
B2020	Building Exterior	8333896	Glazing, any type, by SF, Replace	30	18	12	56000	SF	\$55.00	\$3,080,000													\$3,080,000									\$3,080,000	
B2050	Building Exterior	8179898	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	18	EA	\$1,300.00	\$23,400					\$23,400																	\$23,400	
B2050	Building Exterior	8333897	Exterior Door, Steel, Standard, Replace	30	25	5	51	EA	\$600.00	\$30,600						\$30,600																\$30,600	
B2050	Roof	8176466	Exterior Door, Steel, Standard, Replace	30	18	12	1	EA	\$600.00	\$600													\$600									\$600	
B2070	Building Exterior	8333881	Louvers, Aluminum, Replace	40	35	5	2800	EA	\$970.00	\$2,716,000					\$2,716,000																	\$2,716,000	
B3010	Building Exterior	8176420	Roofing, any type, Repairs per Man-Day, Repair	0	74	0	30	EA	\$1,100.00	\$33,000	\$33,000																						\$33,000
B3010	Gymnasium	8176442	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	13500	SF	\$17.00	\$229,500				\$229,500																		\$229,500	
B3010	Original Building	8176434	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	32500	SF	\$17.00	\$552,500					\$552,500																	\$552,500	
B3010	Auditorium	8176413	Roofing, Single-Ply Membrane, EPDM, Replace	20	16	4	18100	SF	\$11.00	\$199,100					\$199,100																	\$199,100	
B3010	Building C	8176421	Roofing, Single-Ply Membrane, EPDM, Replace	20	16	4	28500	SF	\$11.00	\$313,500					\$313,500																	\$313,500	
B3010	Building E	8176417	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	8500	SF	\$17.00	\$144,500																	\$144,500					\$144,500	
B3020	Roof	8170033	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	150	LF	\$9.00	\$1,350					\$1,350																	\$1,350	
B3020	Building Exterior	8338150	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	2500	LF	\$9.00	\$22,500						\$22,500																\$22,500	
B3060	Roof	8176451	Roof Hatch, Metal, Replace	30	26	4	1	EA	\$1,300.00	\$1,300					\$1,300																	\$1,300	
C1010	Classrooms General	8333855	Interior Wall, Brick, Repair/Repoint	0	113	0	1500	SF	\$33.00	\$49,500	\$49,500																					\$49,500	
C1010	Stairwells	8333870	Interior Wall, Brick, Replace	50	45	5	12000	SF	\$53.00	\$636,000					\$636,000																	\$636,000	
C1030	Riser Room	8170107	Interior Door, Wood, Solid-Core, Replace	40	36	4	1	EA	\$700.00	\$700					\$700																	\$700	
C1030	Hallways & Common Areas	8169995	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	2	EA	\$950.00	\$1,900																					\$1,900	\$1,900	
C1030	Pump Room	8170013	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	\$600.00	\$1,200																					\$1,200	\$1,200	
C1030	Boiler Room	8170130	Interior Door, Steel, Standard, Replace	40	20	20	1	EA	\$600.00	\$600																					\$600	\$600	
C1030	Pump Room	8170066	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	2	EA	\$950.00	\$1,900																					\$1,900	\$1,900	
C1030	A 1st	8176411	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	8	EA	\$950.00	\$7,600																					\$7,600	\$7,600	
C1030	Pump Room	8170082	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	\$600.00	\$1,200																					\$1,200	\$1,200	
C1030	Pump Room	8170099	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	1	EA	\$950.00	\$950																					\$950	\$950	
C1030	Pump Room	8170095	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	\$600.00	\$1,200																					\$1,200	\$1,200	
C1030	Area C	8176450	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	2	EA	\$950.00	\$1,900																					\$1,900	\$1,900	
C1030	C38	8176447	Interior Door, Steel, Standard, Replace	40	20	20	3	EA	\$600.00	\$1,800																					\$1,800	\$1,800	
C1030	C40	8176405	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	2	EA	\$950.00	\$1,900																					\$1,900	\$1,900	
C1030	Throughout Building	8333867	Interior Door, Wood, Solid-Core, Replace	40	20	20	200	EA	\$700.00	\$140,000																					\$140,000	\$140,000	
C1070	Throughout Building	8333856	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	94100	SF	\$3.50	\$329,350													\$329,350									\$329,350	
C1090	Boiler Room	8170059	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	8	LF	\$500.00	\$4,000					\$4,000																	\$4,000	
C1090	Boiler Room	8170070	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	8	LF	\$500.00	\$4,000					\$4,000																	\$4,000	
C2010	Throughout Building	8333891	Wall Finishes, any surface, Prep & Paint	10	4	6	251000	SF	\$1.50	\$376,500						\$376,500																	

Replacement Reserves Report

Central High School

10/17/2024



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
C2030	Gymnasium	8179901	Flooring, Maple Sports Floor, Refinish	10	4	6	13500	SF	\$5.00	\$67,500							\$67,500										\$67,500					\$135,000
C2050	Throughout Building	8333844	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	45	5	10400	SF	\$8.00	\$83,200						\$83,200																\$83,200
D1010	Utility Rooms/Areas	8170167	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000
D1010	Utility Rooms/Areas	8170011	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000
D1010	Utility Rooms/Areas	8170037	Elevator Cab Finishes, Standard, Replace	15	11	4	2	EA	\$9,000.00	\$18,000					\$18,000															\$18,000		\$36,000
D1010	Elevator Shafts/Utility	8170012	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	35	18	17	2	EA	\$140,000.00	\$280,000																		\$280,000				\$280,000
D1010	Building C	8176460	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	18	7	1	EA	\$17,000.00	\$17,000								\$17,000														\$17,000
D1010	Auditorium	8176418	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	18	7	1	EA	\$17,000.00	\$17,000								\$17,000														\$17,000
D2010	Boiler Room	8170002	Pump, Circulation, Domestic Water, Replace	15	11	4	1	EA	\$3,300.00	\$3,300					\$3,300															\$3,300		\$6,600
D2010	Boiler Room	8170065	Pump, Circulation, Domestic Water, Replace	15	11	4	1	EA	\$3,300.00	\$3,300					\$3,300															\$3,300		\$6,600
D2010	Boiler Room	8170140	Boiler, Gas, Domestic, Replace	25	18	7	1	EA	\$47,500.00	\$47,500								\$47,500														\$47,500
D2010	Boiler Room	8170094	Boiler, Gas, Domestic, Replace	25	18	7	1	EA	\$47,500.00	\$47,500								\$47,500														\$47,500
D2010	Boiler Room	8170004	Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	\$7,600.00	\$7,600								\$7,600														\$7,600
D2010	Boiler Room	8170101	Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	\$7,600.00	\$7,600								\$7,600														\$7,600
D2010	Hallways & Common Areas	8170049	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,200				\$1,200															\$1,200			\$2,400
D2010	Cafeteria Hallway	8176410	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,200.00	\$2,400				\$2,400															\$2,400			\$4,800
D2010	Locker Room Hallway	8176426	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,200.00	\$2,400				\$2,400															\$2,400			\$4,800
D2010	Hallways & Common Areas	8170106	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,200				\$1,200															\$1,200			\$2,400
D2010	Hallways & Common Areas	8176419	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D2010	Building C	8176452	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	\$1,200.00	\$4,800					\$4,800															\$4,800		\$9,600
D2010	Hallways & Common Areas	8170079	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,200.00	\$1,200					\$1,200														\$1,200			\$2,400
D2010	Cafeteria	8176407	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	\$1,200.00	\$2,400					\$2,400														\$2,400			\$4,800
D2010	Restrooms	8333876	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	29	EA	\$1,500.00	\$43,500								\$43,500														\$43,500
D2010	Classrooms Science	8333887	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	2	EA	\$2,300.00	\$4,600											\$4,600											\$4,600
D2010	Boiler Room	8170014	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,300.00	\$1,300												\$1,300										\$1,300
D2010	Boiler Room	8170058	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$1,500												\$1,500										\$1,500
D2010	Throughout Building	8333877	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	20	EA	\$1,200.00	\$24,000													\$24,000									\$24,000
D2010	Locker Room	8333908	Shower, Ceramic Tile, Replace	30	15	15	8	EA	\$2,500.00	\$20,000															\$20,000							\$20,000
D2010	Restrooms	8333854	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	12	EA	\$1,100.00	\$13,200															\$13,200							\$13,200
D2010	Restrooms	8333872	Urinal, Standard, Replace	30	15	15	23	EA	\$1,100.00	\$25,300															\$25,300							\$25,300
D2010	Restrooms	8333868	Toilet, Commercial Water Closet, Replace	30	15	15	45	EA	\$1,300.00	\$58,500															\$58,500							\$58,500
D2010	Utility Rooms/Areas	8333880	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	8	EA	\$1,400.00	\$11,200																				\$11,200		\$11,200
D3020	Gymnasium	8179920	Unit Heater, Electric, Replace	20	18	2	1	EA	\$2,200.00	\$2,200			\$2,200																			\$2,200
D3020	Riser Room	8170121	Unit Heater, Electric, Replace	20	17	3	1	EA	\$2,200.00	\$2,200				\$2,200																		\$2,200
D3020	Boiler Room	8170068	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3020	Boiler Room	8170067	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3020	Pump Room	8170093	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3030	Pump Room	8170051	Chiller, Water-Cooled, 251 to 300 TON, Replace	25	18	7	1	EA	\$300,000.00	\$300,000								\$300,000														\$300,000
D3030	Lobby	8170080	Unit Ventilator, approx/nominal 2 Ton, Replace	20	20	0	1	EA	\$7,400.00	\$7,400	\$7,400																			\$7,400		\$14,800
D3030	Lobby	8170133	Unit Ventilator, approx/nominal 2 Ton, Replace	20	20	0	1	EA	\$7,400.00	\$7,400	\$7,400																			\$7,400		\$14,800
D3030	Stairwells	8170019	Unit Ventilator, approx/nominal 2 Ton, Replace	20	20	0	8	EA	\$7,400.00	\$59,200	\$59,200																			\$59,200		\$118,400
D3030	Utility Rooms/Areas	8333859	Split System Ductless, Single Zone, 1 TON, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500															\$3,500		\$7,000
D3030	Building Exterior	8170137	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$2,300.00	\$2,300													\$2,300									\$2,300
D3030	Roof	8333898	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$3,400.00	\$3,400													\$3,400									\$3,400
D3030	Roof	8333849	Split System, Condensing Unit/Heat Pump,, Replace	15	2	13	1	EA	\$2,300.00	\$2,300													\$2,300									\$2,300
D3030	Courtyard	8169994	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$12,800.00	\$12,800														\$12,800								\$12,800
D3030	Building Exterior	8176445	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$12,800.00	\$12,800														\$12,800								\$12,800
D3030	Roof	8333889	Split System, Condensing Unit/Heat Pump, 10 TON, Replace	15	1	14	1	EA	\$17,200.00	\$17,200														\$17,200								\$17,200
D3030	Building Exterior	8176427	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$7,100.00	\$7,100														\$7,100								\$7,100
D3030	Building Exterior	8176422	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$7,100.00	\$7,100														\$7,100								\$7,100
D3030	Building Exterior	8176455	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$4,000.00	\$4,000														\$4,000								\$4,000
D3030	Near A137	8170111	Split System Ductless, Single Zone, Replace	15	1	14	1	EA	\$3,500.00	\$3,500														\$3,500								\$3,500
D3030	Building Exterior	8176409	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$3,400.00	\$3,400														\$3,400								\$3,400



Replacement Reserves Report

Central High School

10/17/2024

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	Pump Room	8170131	Supplemental Components, Air Separator, HVAC, Replace		15	11	4	1	EA	\$7,300.00	\$7,300					\$7,300														\$7,300		\$14,600	
D3050	Pump Room	8170156	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$13,600.00	\$13,600							\$13,600															\$13,600
D3050	Pump Room	8170151	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$22,000.00	\$22,000							\$22,000															\$22,000
D3050	Pump Room	8170032	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$13,600.00	\$13,600							\$13,600															\$13,600
D3050	Pump Room	8170123	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$7,600.00	\$7,600							\$7,600															\$7,600
D3050	Pump Room	8170165	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$22,000.00	\$22,000							\$22,000															\$22,000
D3050	Pump Room	8170087	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	18	7	1	EA	\$7,600.00	\$7,600							\$7,600															\$7,600
D3050	Boiler Room	8170129	Pump, Distribution, HVAC Heating Water, Replace		15	1	14	1	EA	\$5,100.00	\$5,100														\$5,100								\$5,100
D3050	Boiler Room	8170005	Pump, Distribution, HVAC Heating Water, Replace		15	1	14	1	EA	\$5,100.00	\$5,100														\$5,100								\$5,100
D3050	Boiler Room	8170039	Pump, Distribution, HVAC Heating Water, Replace		15	1	14	1	EA	\$5,100.00	\$5,100														\$5,100								\$5,100
D3050	Boiler Room	8169997	Supplemental Components, Air Separator, HVAC, Replace		15	1	14	1	EA	\$7,300.00	\$7,300														\$7,300								\$7,300
D3050	Boiler Room	8170020	Pump, Distribution, HVAC Heating Water, Replace		15	1	14	1	EA	\$5,100.00	\$5,100														\$5,100								\$5,100
D3050	Commercial Kitchen	8179904	Make-Up Air Unit, MUA or MAU, Replace		20	18	2	1	EA	\$60,000.00	\$60,000			\$60,000																			\$60,000
D3050	Mechanical Room	8333904	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	2	EA	\$49,000.00	\$98,000												\$98,000										\$98,000
D3050	Gymnasium	8179923	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$70,000.00	\$70,000												\$70,000										\$70,000
D3050	C38	8176428	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$49,000.00	\$49,000												\$49,000										\$49,000
D3050	C38	8176472	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$49,000.00	\$49,000												\$49,000										\$49,000
D3050	C40	8176471	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$49,000.00	\$49,000												\$49,000										\$49,000
D3050	Gymnasium	8179896	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$70,000.00	\$70,000												\$70,000										\$70,000
D3050	Pump Room	8170076	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$70,000.00	\$70,000												\$70,000										\$70,000
D3050	Pump Room	8170001	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	18	12	1	EA	\$70,000.00	\$70,000												\$70,000										\$70,000
D3050	Roof	8333906	Air Handler, Exterior AHU, Replace		20	1	19	1	EA	\$7,400.00	\$7,400																				\$7,400		\$7,400
D3050	Roof	8176449	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$40,000.00	\$40,000																			\$40,000			\$40,000
D3050	Courtyard	8170063	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$15,000.00	\$15,000																			\$15,000			\$15,000
D3050	Courtyard	8176433	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$40,000.00	\$40,000																			\$40,000			\$40,000
D3060	Gymnasium	8179917	Axial Flow Fan, In-Line, 5 HP Motor, Replace		20	16	4	1	EA	\$4,400.00	\$4,400					\$4,400																	\$4,400
D3060	Gymnasium	8179902	Axial Flow Fan, In-Line, 5 HP Motor, Replace		20	16	4	1	EA	\$4,400.00	\$4,400					\$4,400																	\$4,400
D3060	Roof	8176461	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	25	0	1	EA	\$1,400.00	\$1,400	\$1,400																					\$1,400
D3060	Roof	8176459	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	25	0	1	EA	\$1,400.00	\$1,400	\$1,400																					\$1,400
D3060	Building Exterior	8176468	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace		20	18	2	1	EA	\$4,000.00	\$4,000			\$4,000																			\$4,000
D3060	Pump Room	8170164	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace		20	17	3	1	EA	\$5,600.00	\$5,600				\$5,600																		\$5,600
D3060	Riser Room	8170008	Exhaust Fan, Propeller, less than 0.25 HP Motor, Replace		20	16	4	1	EA	\$500.00	\$500					\$500																	\$500
D3060	Building Exterior	8176436	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	18	7	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	8176439	Exhaust Fan, Centrifugal, 24" Damper, Replace		25	18	7	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000
D3060	Roof	8176444	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400															\$1,400
D3060	Roof	8176432	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	18	7	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	8176446	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400															\$1,400
D3060	Roof	8176406	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	18	7	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	8176453	Exhaust Fan, Centrifugal, 36"Damper, Replace		25	18	7	1	EA	\$5,600.00	\$5,600							\$5,600															\$5,600
D3060	Roof	8176454	Exhaust Fan, Centrifugal, 36"Damper, Replace		25	18	7	1	EA	\$5,600.00	\$5,600							\$5,600															\$5,600
D4010	Riser Room	8170060	Supplemental Components, Fire Jockey Pump, Replace		20	16	4	1	EA	\$800.00	\$800					\$800																	\$800
D4010	Throughout Building	8169999	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	18	7	283320	SF	\$1.07	\$303,152							\$303,152															\$303,152
D4010	Riser Room	8170144	Pump, Fire Suppression, Replace		25	18	7	1	EA	\$50,000.00	\$50,000							\$50,000															\$50,000
D4010	Riser Room	8170090	Supplemental Components, Fire Jockey Pump, Replace		20	8	12	1	EA	\$800.00	\$800											\$800											\$800
D4010	Riser Room	8170054	Supplemental Components, Fire Pump Controller, Replace		20	8	12	1	EA	\$17,800.00	\$17,800											\$17,800											\$17,800
D4010	Riser Room	8170148	Backflow Preventer, Fire Suppression, Replace		30	18	12	1	EA	\$14,400.00	\$14,400											\$14,400											\$14,400
D4010	Commercial Kitchen	8333886	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	18	2	30	LF	\$400.00	\$12,000			\$12,000																			\$12,000
D4030	Throughout	8170081	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	6	4	1	EA	\$150.00	\$150					\$150								\$150									\$300
D5010	Site General	8169998	Generator, Gas or Gasoline, Replace		25	18	7	1	EA	\$66,000.00	\$66,000							\$66,000															\$66,000
D5010	Boiler Room	8170029	Automatic Transfer Switch, ATS, Replace		25	18	7	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000
D5010	Boiler Room	8170142	Automatic Transfer Switch, ATS, Replace		25	18	7	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000
D5020	Boiler Room	8170006	Switchboard, 120/208 V, Replace		40	36	4	1	EA	\$80,000.00	\$80,000					\$80,000																	\$80,000
D5020	Boiler Room	8170017	Distribution Panel, 120/208 V, Replace		30	18	12	1	EA	\$6,000.00	\$6,000											\$6,000											\$6,000



Replacement Reserves Report

Central High School

10/17/2024

[illegible]

Replacement Reserves Report

Central High School



10/17/2024

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
G2050	Gymnasium	8179921	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	\$4,750.00	\$4,750								\$4,750														\$4,750
G2050	Gymnasium	8179922	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	\$4,750.00	\$4,750								\$4,750														\$4,750
G2050	Gymnasium	8179908	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	\$4,750.00	\$4,750								\$4,750														\$4,750
G2060	Site	8333883	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000
G2060	Site	8333912	Flagpole, Metal, Replace	30	21	9	1	EA	\$2,500.00	\$2,500									\$2,500													\$2,500
G2060	Site	8170092	Retaining Wall, Concrete Cast-in-Place, Replace	50	35	15	1600	SF	\$130.00	\$208,000																\$208,000						\$208,000
G4050	Student Parking Lot	8170064	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace	20	16	4	2	EA	\$4,200.00	\$8,400					\$8,400																	\$8,400
P2030	Hallways & Common Areas	8203749	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000
P2030	Classrooms General	8333911	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	\$3,500.00	\$3,500	\$3,500																					\$3,500
Totals, Unescalated											\$2,551,900	\$119,000	\$622,000	\$244,500	\$6,886,235	\$3,893,540	\$465,000	\$1,090,452	\$6,700	\$44,500	\$788,850	\$100,200	\$3,832,300	\$47,000	\$153,350	\$927,840	\$631,000	\$280,000	\$7,200	\$2,496,920	\$1,677,750	\$26,866,237
Totals, Escalated (3.0% inflation, compounded annually)											\$2,551,900	\$122,570	\$659,880	\$267,172	\$7,750,518	\$4,513,680	\$555,234	\$1,341,119	\$8,487	\$58,062	\$1,060,148	\$138,700	\$5,463,943	\$69,021	\$231,956	\$1,445,544	\$1,012,570	\$462,797	\$12,258	\$4,378,364	\$3,030,203	\$35,134,128

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	8170167	D1010	Elevator Controls	Automatic, 1 Car	2500	Central High School	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	2006		
2	8170011	D1010	Elevator Controls	Automatic, 1 Car		Central High School	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	2006		
3	8170012	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Central High School	Elevator Shafts/Utility	Kone			2006		2
4	8176418	D1010	Vertical Lift	Wheelchair, 5' Rise		Central High School	Auditorium	No dataplate	No dataplate	No dataplate	2006		
5	8176460	D1010	Vertical Lift	Wheelchair, 5' Rise		Central High School	Building C	Inaccessible	Inaccessible	Inaccessible	2006		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8170140	D2010	Boiler	Gas, Domestic	1000 MBH	Central High School	Boiler Room	PVI	1400 P 250A-PV	0606118829	2006		
2	8170094	D2010	Boiler	Gas, Domestic	1000 MBH	Central High School	Boiler Room	PVI	1400 P 250A-PV	0606118828	2006		
3	8170065	D2010	Pump	Circulation, Domestic Water	1 HP	Central High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2006		
4	8170002	D2010	Pump	Circulation, Domestic Water	1 HP	Central High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2006		
5	8170004	D2010	Pump	Circulation/Booster, Domestic Water	.333 HP	Central High School	Boiler Room	Franklin Electric	Illegible	Illegible	2006		
6	8170101	D2010	Pump	Circulation/Booster, Domestic Water	.333 HP	Central High School	Boiler Room	Franklin Electric	Illegible	Illegible	2006		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8170078	D3020	Boiler [B-1]	Gas, HVAC	1750 MBH	Central High School	Boiler Room	Lochinvar	FBN1751	2315 133647390	2023		
2	8170024	D3020	Boiler [B-2]	Gas, HVAC	1750 MBH	Central High School	Boiler Room	Lochinvar	FBN1751	2315 133616191	2023		
3	8170103	D3020	Boiler [B-3]	Gas, HVAC	1750 MBH	Central High School	Boiler Room	Lochinvar	FBN1751	2315 133647391	2023		
4	8170010	D3020	Boiler [B-4]	Gas, HVAC	1750 MBH	Central High School	Boiler Room	Lochinvar	FBN1751	2315 133647392	2023		

5	8170121	D3020	Unit Heater	Electric	7.5 KW	Central High School	Riser Room	Inaccessible	Inaccessible	Inaccessible	2006
6	8179920	D3020	Unit Heater	Electric	7.5 KW	Central High School	Gymnasium	TPI	F2F5107CA1L	S 208	2006
7	8170093	D3020	Unit Heater	Hydronic	97 MBH	Central High School	Pump Room	Trane	Inaccessible	Inaccessible	2006
8	8170067	D3020	Unit Heater	Hydronic	97 MBH	Central High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2006
9	8170068	D3020	Unit Heater	Hydronic	97 MBH	Central High School	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2006
10	8170031	D3020	Boiler Supplemental Components	Expansion Tank	158 GAL	Central High School	Boiler Room	Wessels	NLA-600	No dataplate	2023
11	8170155	D3020	Boiler Supplemental Components	Expansion Tank	3 GAL	Central High School	Boiler Room	Watts	DET-20-M1 A	No dataplate	2006
12	8170026	D3020	Boiler Supplemental Components	Expansion Tank, 31 to 60 GAL	50 GAL	Central High School	Pump Room	Wessels	NLA-400	No dataplate	2023
13	8170051	D3030	Chiller	Water-Cooled, 251 to 300 TON	300 TON	Central High School	Pump Room	Mcquay	E2612	WA6310307	2006
14	8170150	D3030	Chiller [WCM-1]	Water-Cooled	300 TON	Central High School	Pump Room	Daikin Industries	E2612YE202	523F003100	2023
15	8176431	D3030	Cooling Tower	(Typical) Open Circuit	300 TON	Central High School	Roof	Reymsa	No dataplate	No dataplate	2023
16	8333889	D3030	Split System [CU-11]	Condensing Unit/Heat Pump, 10 TON	10 TON	Central High School	Roof	Daikin Industries	DX14XA1203AA	2303166205	2023
17	8169994	D3030	Split System [CU-12]	Condensing Unit/Heat Pump	7.5 TON	Central High School	Courtyard	courtyard	EL DZ14XA0903AA	2303111539	2023
18	8176409	D3030	Split System [CU-A1]	Condensing Unit/Heat Pump	1.5 TON	Central High School	Building Exterior	Daikin Industries	RX18AXV	Inaccessible	2023
19	8176422	D3030	Split System [CU-A2]	Condensing Unit/Heat Pump	5 TON	Central High School	Building Exterior	Daikin Industries	DZ5SEA6010AA	2303165889	2023
20	8333849	D3030	Split System [CU-A3]	Condensing Unit/Heat Pump,	1.5 TON	Central High School	Roof	Daikin Industries	RX18AXVJU	K021045	2022
21	8170137	D3030	Split System [CU-C1]	Condensing Unit/Heat Pump	1 TON	Central High School	Building Exterior	Daikon Industries	Inaccessible	Inaccessible	2022
22	8176455	D3030	Split System [HP-A1]	Condensing Unit/Heat Pump	3 TON	Central High School	Building Exterior	Daikin Industries	DZ5SEA3610AA	2210277061	2023
23	8176427	D3030	Split System [HP-A2]	Condensing Unit/Heat Pump	5 TON	Central High School	Building Exterior	Daikin Industries	DZ5SEA3610AA	2210277061	2022
24	8176445	D3030	Split System [HP-A3]	Condensing Unit/Heat Pump	7.5 TON	Central High School	Building Exterior	Daikin Industries	DZ14XA0903AA	Inaccessible	2023
25	8333898	D3030	Split System [HP-D1]	Condensing Unit/Heat Pump	2 TON	Central High School	Roof	Daikin Industries	DZ5SEA2410AA	2212056039	2022

26	8170111	D3030	Split System Ductless	Single Zone	1 TON	Central High School	Near A137	Daikon Industries	Inaccessible	Inaccessible	2023	
27	8333859	D3030	Split System Ductless [IU-A1]	Single Zone, 1 TON	1 TON	Central High School	Utility Rooms/Areas	Daikin Industries	Inaccessible	Inaccessible	2009	
28	8170019	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Central High School	Stairwells	Trane	Inaccessible	Inaccessible	1967	8
29	8170133	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Central High School	Lobby	Trane	Inaccessible	Inaccessible	1967	
30	8170080	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Central High School	Lobby	Trane	Inaccessible	Inaccessible	1967	
31	8170129	D3050	Pump [BP-3]	Distribution, HVAC Heating Water	1.5 HP	Central High School	Boiler Room	Bell & Gossett	Inaccessible	Inaccessible	2023	
32	8170005	D3050	Pump [BP-4]	Distribution, HVAC Heating Water	1.5 HP	Central High School	Boiler Room	Bell & Gossett	No dataplate	No dataplate	2023	
33	8170039	D3050	Pump [BP-5]	Distribution, HVAC Heating Water	1.5 HP	Central High School	Boiler Room	Bell & Gossett	No dataplate	No dataplate	2023	
34	8170020	D3050	Pump [BP-6]	Distribution, HVAC Heating Water	1.5 HP	Central High School	Boiler Room	Bell & Gossett	Inaccessible	Inaccessible	2023	
35	8170087	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
36	8170123	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
37	8170032	D3050	Pump [P-10]	Distribution, HVAC Chilled or Condenser Water	25 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
38	8170151	D3050	Pump [P-7]	Distribution, HVAC Chilled or Condenser Water	30 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
39	8170165	D3050	Pump [P-8]	Distribution, HVAC Chilled or Condenser Water	30 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
40	8170156	D3050	Pump [P-9]	Distribution, HVAC Chilled or Condenser Water	25 HP	Central High School	Pump Room	Bell & Gossett	Illegible	Illegible	2006	
41	8333904	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8500 CFM	Central High School	Mechanical Room	Carrier	39MN17B0100MV22XFS	2206U10947	2006	2
42	8333906	D3050	Air Handler [0A-A1]	Exterior AHU	40 TON	Central High School	Roof	Daikin Industries	MPS040FG2DVAYMD8DT	FB0U230100746	2023	
43	8170076	D3050	Air Handler [AHU-10]	Interior AHU, Easy/Moderate Access	10000 CFM	Central High School	Pump Room	Carrier	39MN25B0100MQ22XFS	2206U10939	2006	
44	8170048	D3050	Air Handler [AHU-11]	Interior AHU, Easy/Moderate Access	3600 CFM	Central High School	Room 101	Daikon Industries	G0 034784200800.	FBOU230600372	2023	

45	8170040	D3050	Air Handler [AHU-12]	Interior AHU, Easy/Moderate Access	2400 CFM	Central High School	A143	Daikon Industries	G0 034784200900.1	FB0U230600361	2023
46	8176428	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	10000 CFM	Central High School	C38	Carrier	39MN17B0100MW22XFS	2206U10949	2006
47	8176472	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	10000 CFM	Central High School	C38	Carrier	39MCSTV03JBBXXCBCM	2206U10946	2006
48	8176471	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	10000 CFM	Central High School	C40	Carrier	Illegible	2206U10951	2006
49	8179896	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	14000 CFM	Central High School	Gymnasium	Carrier	39MASTV03LKKCGX2GT	2206U10952	2006
50	8179923	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	14000 CFM	Central High School	Gymnasium	Carrier	39MASTV03LKKCGX2GT	2206U10953	2006
51	8170001	D3050	Air Handler [AHU-7]	Interior AHU, Easy/Moderate Access	10000 CFM	Central High School	Pump Room	Carrier	39MASTVO3QKHCGX2CT	2206U11005	2006
52	8179904	D3050	Make-Up Air Unit	MUA or MAU	15000 CFM	Central High School	Commercial Kitchen	Greenheck	DG-118	L10653788	2006
53	8170063	D3050	Packaged Unit [OA-A2]	RTU, Pad or Roof-Mounted	7.5 TON	Central High School	Courtyard	Daikin	MPS050FG2DVA YMD8DT	FB0U230100747	2023
54	8176449	D3050	Packaged Unit [OA-C1]	RTU, Pad or Roof-Mounted	16 TON	Central High School	Roof	Daikin	DPS016AHMG2DW-4	FBOU230600198	2023
55	8176433	D3050	Packaged Unit [OA-D1]	RTU, Pad or Roof-Mounted	20 TON	Central High School	Courtyard	Daikin Industries	DPS020AHMG2DW-4	FBOU230600199	2023
56	8179902	D3060	Axial Flow Fan [RF-5]	In-Line, 5 HP Motor	14000 CFM	Central High School	Gymnasium	Greenheck	Inaccessible	Inaccessible	2006
57	8179917	D3060	Axial Flow Fan [RF-6]	In-Line, 5 HP Motor	14000 CFM	Central High School	Gymnasium	Greenheck	Inaccessible	Inaccessible	2006
58	8176459	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Central High School	Roof	Acme	No dataplate	No dataplate	1950
59	8176461	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Central High School	Roof	Acme	PW13C8	GP53997	1950
60	8176436	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Central High School	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2006
61	8170008	D3060	Exhaust Fan [EF-A1]	Propeller, less than 0.25 HP Motor	1000 CFM	Central High School	Riser Room	Inaccessible	Inaccessible	Inaccessible	2006
62	8176446	D3060	Exhaust Fan [EF-B3]	Centrifugal, 16" Damper	1500 CFM	Central High School	Roof	Greenheck	GB-101-3-X	06F23047	2006
63	8176453	D3060	Exhaust Fan [EF-C5]	Centrifugal, 36"Damper	1000 CFM	Central High School	Roof	Greenheck	No dataplate	No dataplate	2006
64	8176432	D3060	Exhaust Fan [EF-C6]	Centrifugal, 16" Damper	1000 CFM	Central High School	Roof	Greenheck	CUBE-101HP-5-X	06F20791	2006
65	8176406	D3060	Exhaust Fan [EF-C7]	Centrifugal, 16" Damper	1000 CFM	Central High School	Roof	Greenheck	CUBE-101-HP-5X	06F20792	2006
66	8176444	D3060	Exhaust Fan [EF-C8]	Centrifugal, 12" Damper	1000 CFM	Central High School	Roof	Greenheck	CUBE-101HP-5	06F20793	2006

67	8170164	D3060	Exhaust Fan [EF-C9]	Roof or Wall-Mounted, 36"Damper	10000 CFM	Central High School	Pump Room	Inaccessible	Inaccessible	Inaccessible	2006
68	8176439	D3060	Exhaust Fan [EF-E1]	Centrifugal, 24" Damper	3500 CFM	Central High School	Roof	Greenheck	GB-180-7-X	06F23222	2006
69	8176468	D3060	Exhaust Fan [EF-E2]	Roof or Wall-Mounted, 28" Damper	7300 CFM	Central High School	Building Exterior	Greenheck	Inaccessible	Inaccessible	2006
70	8176454	D3060	Exhaust Fan [RF-7]	Centrifugal, 36"Damper	1000 CFM	Central High School	Roof	Greenheck	GB-540-50	06F22961	2006

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8170148	D4010	Backflow Preventer	Fire Suppression	8 IN	Central High School	Riser Room	Ames	No dataplate	No dataplate	2006		
2	8170144	D4010	Pump	Fire Suppression	50 HP	Central High School	Riser Room	ITT	Illegible	Illegible	2006		
3	8170060	D4010	Supplemental Components	Fire Jockey Pump	1.5 HP	Central High School	Riser Room				2006		
4	8170090	D4010	Supplemental Components	Fire Jockey Pump	.5 HP	Central High School	Riser Room		FDJP-1.5A	16E6244J2	2016		
5	8170054	D4010	Supplemental Components	Fire Pump Controller		Central High School	Riser Room	Eaton Cutler-Hammer	FD30-50A-LMR-L1-X1	16E6244E	2016		
6	8333886	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Central High School	Commercial Kitchen				2006		30
7	8170081	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Central High School	Throughout						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8169998	D5010	Generator	Gas or Gasoline	83.8 KW	Central High School	Site General	Onan	GGKB-5761773	E060924663	2006		
2	8170029	D5010	Automatic Transfer Switch	ATS	300 AMP	Central High School	Boiler Room	Cummins	0TPCC-5761851	E060923325	2006		
3	8170142	D5010	Automatic Transfer Switch	ATS	300 AMP	Central High School	Boiler Room	Cummins	0TPCC-5761851	E060923324	2006		
4	8170006	D5020	Switchboard	120/208 V	1600 AMP	Central High School	Boiler Room	General Electric	No dataplate	No dataplate	1967		
5	8176470	D5020	Switchboard	120/208 V, 1200 AMP	1200 AMP	Central High School	C38/40	General Electric	No dataplate	No dataplate	2006		
6	8170018	D5020	Switchboard [SB-1]	120/208 V	4000 AMP	Central High School	Boiler Room	Cutler-Hammer	SMH67451	No dataplate	2006		
7	8170110	D5020	Distribution Panel	120/208 V	400 AMP	Central High School	Boiler Room	Cutler-Hammer	PRL1A	No dataplate	2006		

8	8170017	D5020	Distribution Panel	120/208 V	400 AMP	Central High School	Boiler Room	Cutler-Hammer	PRLIA	No dataplate	2006		
9	8170028	D5020	Distribution Panel	120/208 V	400 AMP	Central High School	Boiler Room	Cutler-Hammer	PRL1A	No dataplate	2006		
10	8176465	D5020	Distribution Panel [LPC1]	120/208 V	400 AMP	Central High School	C38/40	Cutler-Hammer	PRL1A	No dataplate	2006		
11	8170015	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Central High School	Pump Room	ABB	Illegible	Illegible	2006		
12	8170146	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Central High School	Pump Room	ABB	Illegible	Illegible	2023		
13	8170035	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Central High School	Pump Room	ABB	Illegible	Illegible	2018		
14	8170043	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Central High School	Pump Room	ABB	ACH580	No dataplate	2018		
15	8170154	D5030	Variable Frequency Drive [VFD-3]	VFD, by HP of Motor	1.5 HP	Central High School	Boiler Room	ABB	ACH580-VCR-06A6-2+F267	2232302476	2018		
16	8170097	D5030	Variable Frequency Drive [VFD-4]	VFD, by HP of Motor	1.5 HP	Central High School	Boiler Room	ABB	ACH580-VCR-06A6-2+F267	223236	2018		
17	8170072	D5030	Variable Frequency Drive [VFD-5]	VFD, by HP of Motor	1.5 HP	Central High School	Boiler Room	ABB	Illegible	2241550406	2018		
18	8170109	D5030	Variable Frequency Drive [VFD-6]	VFD, by HP of Motor	1.5 HP	Central High School	Boiler Room	ABB	ACH580-VCR-06A6-2+F267	2232302496	2018		
19	8170073	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Central High School	Stairwells				2006		
20	8179916	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Central High School	Mechanical Room				2006		
21	8170000	D5040	Emergency & Exit Lighting	Exit Sign, LED		Central High School	Lobby				2006	3	
22	8170009	D5040	Emergency & Exit Lighting	Exit Sign, LED		Central High School	Pump Room				2019		
23	8179900	D5040	Emergency & Exit Lighting	Exit Sign, LED		Central High School	Gymnasium				2006	4	
24	8170139	D5040	Emergency & Exit Lighting	Exit Sign, LED		Central High School	Boiler Room				2006		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8170145	D7050	Fire Alarm Panel	Fully Addressable		Central High School	Office Areas	Honeywell	No dataplate	No dataplate	2022		

