

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Shelby County Board of Education**  
160 South Hollywood Street, Room 126  
Memphis, Tennessee 38112-4892  
Mary Taylor



Chickasaw Middle School  
4060 Westmont Road  
Memphis, Tennessee 38109

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-036.354*

## **DATE OF REPORT:**

*January 11, 2024*

## **ON SITE DATE:**

*November 14-16, 2023*

**Bureau Veritas**

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TABLE OF CONTENTS

1. Executive Summary .....

Property Overview and Assessment Details .....

Significant/Systemic Findings and Deficiencies .....

Facility Condition Index (FCI) .....

Immediate Needs.....

Key Findings .....

Plan Types.....

2. Building and Site Information .....

3. Property Space Use and Observed Areas .....

4. ADA Accessibility .....

5. Purpose and Scope .....

6. Opinions of Probable Costs .....

Methodology .....

Definitions .....

7. Certification.....

8. Appendices .....

1

1

2

3

4

7

28

29

32

33

34

36

36

36

38

39



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	4060 Westmont Road, Memphis, Tennessee 38109
Site Developed	1971, Renovated 2007
Site Area	15.7 acres (estimated)
Parking Spaces	90 total spaces all in open lots; five of which are accessible
Building Area	137,984 SF
Number of Stories	Three above grade with one below-grade Boiler Room basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 14-16, 2023
Management Point of Contact	Memphis-Shelby County Schools/Facility Planning/Property Management, Michelle Stuart, Director 901.830.8412 <a href="mailto:stuartml@scsk12.org">stuartml@scsk12.org</a>
On-site Point of Contact (POC)	Gary Parker/Plant Engineer 901.237.6756
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The site was originally developed in 1971 with a significant renovation reported around 2007. The original construction date was provided by client-supplied information as well as a review of the original construction blueprints during the assessment.

### Architectural

The facility appears to be structurally sound with minimal settling observed. The exterior brick is original and adequate for the term but with substantial discoloration on the north side of the building. The windows are reported to have been replaced around 2007 with some exhibiting cloudy glass from failed seals. A concrete overhang at the exterior music room doors is failing and is a life-safety issue. The EPDM roofs were all replaced in 2020 with a few soft spots observed, but free of leaks. Life-safety issues are present at two roof hatches with ladders and safety poles not extending high enough, making it very difficult to access the roof. Downspouts are also missing in places. Upon entering the school, the initial impression is that of an older facility. The interior walls and flooring finishes in the corridors and classrooms appear to be maintained for the most part over the years, however carpeting in the auditorium needs replaced to eliminate a potential trip hazard. The terracotta flooring in the corridors is cracked in places, but not a safety issue. The original ACT ceiling throughout the school is damaged, sagging, and stained, more so in the corridors and auditorium. The student restrooms have substantial damage to the toilet stalls and residual ceiling damage from prior roof leaks. The stairwells appear to need the most attention with worn VCT, damaged walls and worn handrail finishes. All architectural assets are budgeted and anticipated for replacement based on condition and expected remaining useful life.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Some of the HVAC components are non-functional and give the impression of substantial lack of preventive maintenance practices. The library was observed to be without heating and air conditioning during the assessment. The chiller and cooling tower are reported to be operational but were off-line during the assessment due to seasonal temperatures. The electrical distribution system is observed to be aged with some non-functional lighting circuits, mostly in the support areas, with old switches and receptacles. Lighting throughout the school is very aged and inefficient and is recommended for replacement with energy-efficient LED fixtures. Many of the can lights and all high-bay fixtures in the auditorium and stage are non-functional with the space being dimly lit during the assessment. Some of the high-bay fixtures were not working as well in the gymnasium. The emergency generator is reported to be functional with no reported issues. The original domestic water and hydronic piping is failing within the CMU walls and is very difficult to access and make repairs. This is an ongoing issue and is anticipated to become more problematic in the term. A sprinkler system is observed to be missing throughout the facility with fire extinguishers being the only means of suppression. All fire extinguishers have current inspection tags. The fire alarm system appears to be adequate for the short term but with an observed trouble condition on the annunciator and expired inspection tag. The exit signs are aged with some being dimly lit and are recommended for upgrading throughout. All MEPF equipment is budgeted and anticipated for replacement based on current condition and expected life.

### Site

The site appears to need issues addressed. The perimeter fence is damaged in many places with sections down completely. Access from the back neighborhood is observed through an open gate. A second ball field backstop is overgrown with vegetation with piles of garbage and debris strewn throughout. Trip hazards are present at the front sidewalks and south side. Steel handrails are rusted through in places and is a life-safety concern. Site lighting has been upgraded in 2023 with LED fixtures.

### Recommended Additional Studies

Classroom 214 is in poor condition. There appears to be fungal growth on the ceiling at the fan-coil units along with a mildew odor. A professional 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. Recommend all classrooms be evaluated as well as part of the study. A budgetary cost allowance to mitigate the fungal growth and replace the ceiling tiles is included in the cost tables.



## 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

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

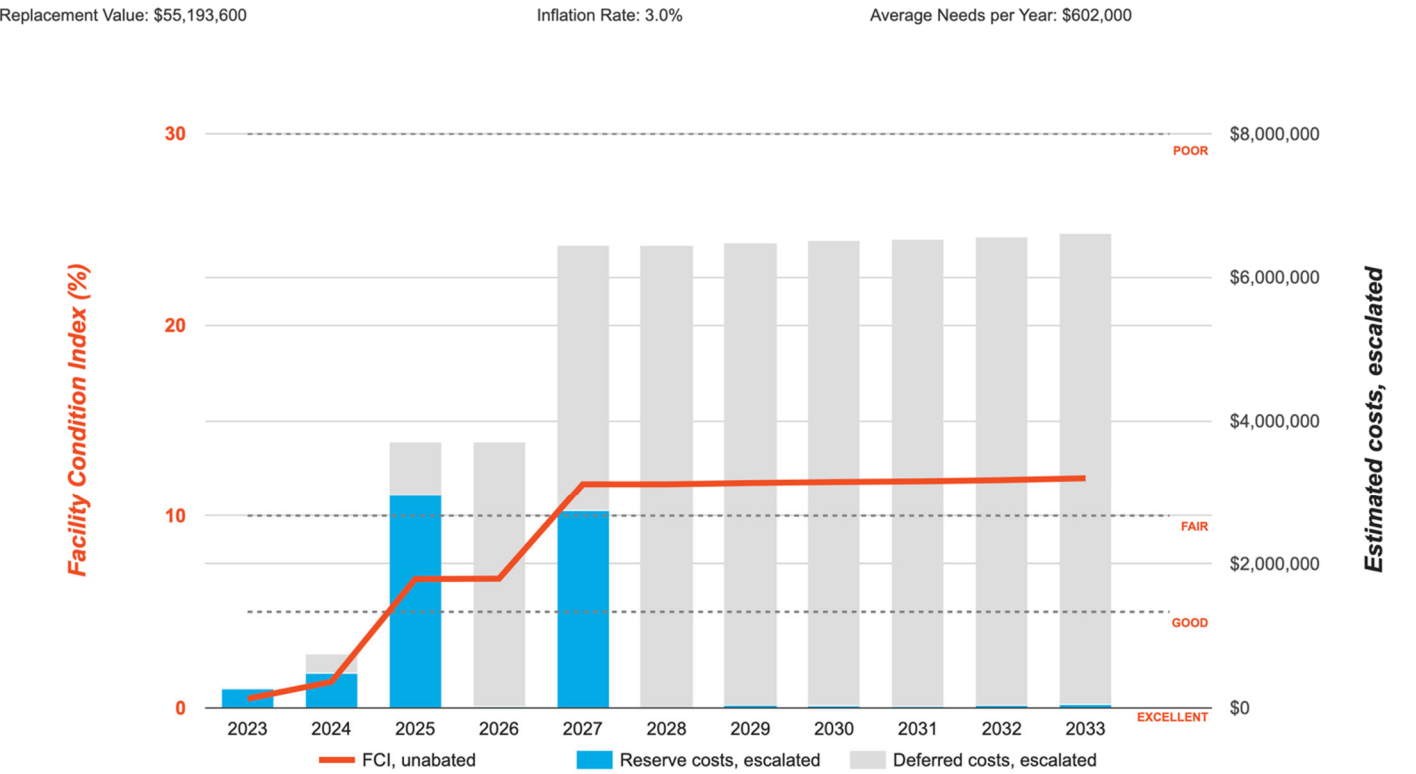
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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   Chickasaw Middle School(1971)			
Replacement Value	Total SF	Cost/SF	
\$ 55,193,600	137,984	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 269,600		0.5 %
3-Year	\$ 3,711,800		6.7 %
5-Year	\$ 6,442,700		11.7 %
10-Year	\$ 6,621,500		12.0 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chickasaw Middle School



Immediate Needs

Facility/Building	Total Items	Total Cost
Chickasaw Middle School	38	\$269,600
Total	38	\$269,600

## Chickasaw Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7050529	Chickasaw Middle School	Music Room Exterior Overhang	B1010	Balcony Structure, Concrete, Replace	Poor	Safety	\$6,000
7127211	Chickasaw Middle School	Building Exterior	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
7050439	Chickasaw Middle School	Gymnasium Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
7050500	Chickasaw Middle School	Auditorium Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
7050535	Chickasaw Middle School	Upper Roof 3rd Floor	B3060	Roof Hatch, Metal, Replace	Poor	Safety	\$1,300
7050536	Chickasaw Middle School	Lower Roof 1st Floor	B3060	Roof Hatch, Metal, Replace	Poor	Safety	\$1,300
7085054	Chickasaw Middle School	3rd Boys Restroom	C1010	Interior Construction, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
7085082	Chickasaw Middle School	1st Floor Womens	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$1,100
7085067	Chickasaw Middle School	Stage	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Safety	\$3,000
7085072	Chickasaw Middle School	105A Machine Room	D1010	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	Poor	Performance/Integrity	\$70,000
7085073	Chickasaw Middle School	1st Floor Restrooms	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Performance/Integrity	\$16,500
7085026	Chickasaw Middle School	3rd Boys Restroom	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$5,200
7085019	Chickasaw Middle School	3rd Girls Restroom	D2010	Toilet, Commercial Water Closet, Replace	Failed	Performance/Integrity	\$1,300
7050474	Chickasaw Middle School	Training Room	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$4,400
7050436	Chickasaw Middle School	Throughout building	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$8,400
7050516	Chickasaw Middle School	Training Room	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$2,400
7050459	Chickasaw Middle School	Boys Locker Room	D2010	Shower, Valve & Showerhead, Replace	Failed	Performance/Integrity	\$9,600
7050495	Chickasaw Middle School	Boiler room	D2060	Air Compressor, Tank-Style, Replace	Failed	Performance/Integrity	\$15,900
7050446	Chickasaw Middle School	Guidance Center	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Failed	Performance/Integrity	\$4,900
7085032	Chickasaw Middle School	1st Floor Womens	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Failed	Performance/Integrity	\$2,500
7085090	Chickasaw Middle School	Lobby	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Failed	Performance/Integrity	\$5,100
7085033	Chickasaw Middle School	126F Storage Catwalk	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Failed	Performance/Integrity	\$2,500
7085030	Chickasaw Middle School	1st Sped Room	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Failed	Performance/Integrity	\$2,500
7085080	Chickasaw Middle School	Kitchen	D4010	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	Failed	Safety	\$4,000

7050460	Chickasaw Middle School	Gymnasium Corridor	D5020	Electrical System, any type, Repairs per Man-Day, Repair	Failed	Safety	\$2,400
7085028	Chickasaw Middle School	Boiler room	D5020	Electrical System, any type, Repairs per Man-Day, Repair	Poor	Safety	\$1,200
7050488	Chickasaw Middle School	Boys Locker Room	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Failed	Performance/Integrity	\$4,500
7085061	Chickasaw Middle School	Auditorium	D5040	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	Failed	Performance/Integrity	\$8,400
7085065	Chickasaw Middle School	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	Poor	Safety	\$12,000
7050422	Chickasaw Middle School	Reception	D7050	Fire Alarm Panel, Fully Addressable, Replace	Failed	Safety	\$15,000
7085069	Chickasaw Middle School	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Failed	Performance/Integrity	\$1,700
7085025	Chickasaw Middle School	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Failed	Performance/Integrity	\$1,700
7127203	Chickasaw Middle School	North Stairs	G2030	Site Stairs & Ramps, Handrails, Metal, Install	Poor	Safety	\$11,000
7127202	Chickasaw Middle School	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	\$20,000
7127203	Chickasaw Middle School	North Stairs	G2030	Site Stairs & Ramps, Handrails, Metal, Install	Poor	Safety	\$11,000
7127202	Chickasaw Middle School	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Safety	\$20,000
7127205	Chickasaw Middle School	Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	Poor	Performance/Integrity	\$5,000
7127206	Chickasaw Middle School	Site	G2060	Fences & Gates, Vehicle Gate, Steel, Manual, Replace	Failed	Performance/Integrity	\$6,800
7132606	Chickasaw Middle School	Room 214	P2030	Consultant, Environmental, Remediation of Suspect Fungal Growth	Poor	Environmental	\$3,000
7085018	Chickasaw Middle School	Room 214	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	\$3,500
<b>Total (38 items)</b>							<b>\$269,600</b>

## Key Findings



### Balcony Structure in Poor condition.

Concrete  
Chickasaw Middle School Music Room  
Exterior Overhang

Uniformat Code: B1010  
Recommendation: **Replace in 2023**

Priority Score: **97.9**

Plan Type: Safety

Cost Estimate: \$6,000

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Crumbling concrete is observed on the overhang. Pieces are breaking away and falling. A life safety issue. - AssetCALC ID: 7050529



### Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)  
Chickasaw Middle School Site

Uniformat Code: G2030  
Recommendation: **Repair in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$20,000

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Broken sidewalks at north and south ends of front entrance, and at the top of the south stairs. Trip hazards are present. The sidewalk along Westmont is cracked overall as well. - AssetCALC ID: 7127202



### Site Stairs and Ramps in Poor condition.

Handrails, Metal  
Chickasaw Middle School North Stairs

Uniformat Code: G2030  
Recommendation: **Install in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$11,000

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Railings are very loose and rusted/broken away at base. A life-safety issue. - AssetCALC ID: 7127203



### Fire Suppression System in Failed condition.

Commercial Kitchen, per LF of Hood  
Chickasaw Middle School Kitchen

Uniformat Code: D4010  
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$4,000

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Missing ANSUL suppression system observed on the exhaust hood. - AssetCALC ID: 7085080





### Electrical System in Failed condition.

any type, Repairs per Man-Day  
Chickasaw Middle School Gymnasium  
Corridor

Uniformat Code: D5020  
Recommendation: **Repair in 2023**

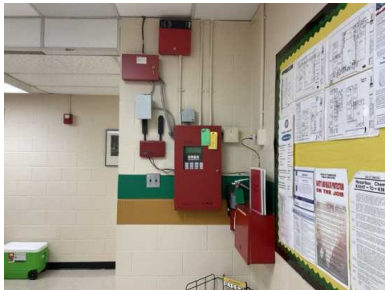
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$2,400

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Receptacles for drinking fountains appear to be non-GFI protected. - AssetCALC ID: 7050460



### Fire Alarm Panel in Failed condition.

Fully Addressable  
Chickasaw Middle School Reception

Uniformat Code: D7050  
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$15,000

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Panel is currently in trouble status and with 2020 inspection tag. - AssetCALC ID: 7050422



### Electrical System in Poor condition.

any type, Repairs per Man-Day  
Chickasaw Middle School Boiler room

Uniformat Code: D5020  
Recommendation: **Repair in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,200

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Open electrical boxes are observed at the chiller. - AssetCALC ID: 7085028



### Roof Hatch in Poor condition.

Metal  
Chickasaw Middle School Lower Roof 1st  
Floor

Uniformat Code: B3060  
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

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Unsafe roof hatch access. Ladder and pole do not extend high enough. - AssetCALC ID: 7050536



### Emergency and Exit Lighting in Poor condition.

Exit Sign/Emergency Combo, LED  
Chickasaw Middle School Throughout building

Uniformat Code: D5040  
Recommendation: **Replace in 2023**

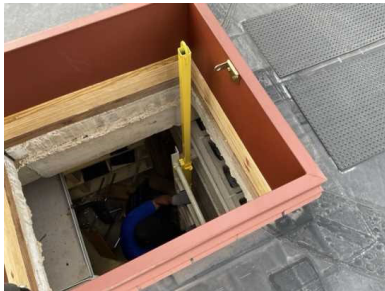
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$12,000

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Exit signs are old, some are very dim or not operational. - AssetCALC ID: 7085065



### Roof Hatch in Poor condition.

Metal  
Chickasaw Middle School Upper Roof 3rd Floor

Uniformat Code: B3060  
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

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Unsafe roof hatch access. Ladder and pole do not extend high enough. - AssetCALC ID: 7050535



### Flooring in Poor condition.

any surface, with Paint or Sealant  
Chickasaw Middle School Stage

Uniformat Code: C2030  
Recommendation: **Prep and Paint in 2023**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$3,000

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Trip hazards are present along front edge of stage. - AssetCALC ID: 7085067



### Exterior Walls in Poor condition.

any type, Repairs per Man-Day  
Chickasaw Middle School Building Exterior

Uniformat Code: B2010  
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

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Substantial discoloration is observed on building exterior. - AssetCALC ID: 7127211





### Exterior Walls in Poor condition.

any painted surface  
Chickasaw Middle School Roof

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

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3 roof ladders are observed to need refinishing. - AssetCALC ID: 7050531



### Roofing in Poor condition.

any type, Repairs per Man-Day  
Chickasaw Middle School Auditorium Roof

Uniformat Code: B3010  
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

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Soft spot is observed on the auditorium roof. - AssetCALC ID: 7050500



### Roofing in Poor condition.

any type, Repairs per Man-Day  
Chickasaw Middle School Gymnasium Roof

Uniformat Code: B3010  
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

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Water is observed to be ponding on the gymnasium roof. Negative slope to drain. - AssetCALC ID: 7050439



### Exterior Walls in Poor condition.

Concrete Block (CMU)  
Chickasaw Middle School Building Exterior

Uniformat Code: B2010  
Recommendation: **Repair/Repoint in 2025**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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Cost is included for repointing brick as needed. - AssetCALC ID: 7050464



### Glazing in Poor condition.

any type, by SF  
Chickasaw Middle School Building Exterior

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

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$51,700

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Seals are bad on some insulated windows with cloudy glass. - AssetCALC ID: 7050465



### Wall Finishes in Poor condition.

Ceramic Tile  
Chickasaw Middle School Restrooms

Uniformat Code: C2010  
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,000

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Damaged ceramic tile is observed in places. Cost is included for repairs as needed. - AssetCALC ID: 7050433



### Boiler in Poor condition.

Gas, HVAC  
Chickasaw Middle School Boiler room

Uniformat Code: D3020  
Recommendation: **Replace in 2025**

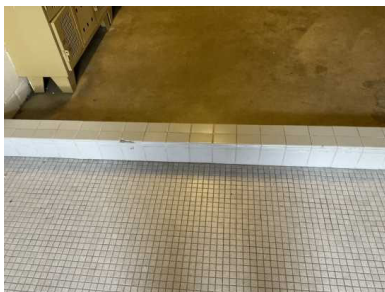
Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$135,000

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Boiler is observed to have significant rust on face and flanges. - AssetCALC ID: 7050434



### Wall Finishes in Poor condition.

Ceramic Tile  
Chickasaw Middle School Boys Locker Room

Uniformat Code: C2010  
Recommendation: **Replace in 2025**

Priority Score: **86.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,200

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Cracked grout is observed in boys locker room from wall settling. - AssetCALC ID: 7050473



### Cooling Tower in Poor condition.

(Typical) Open Circuit  
Chickasaw Middle School Lower Roof 1st Floor

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

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$67,300

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Fins are corroded overall, frame is rustng. - AssetCALC ID: 7050440



### Passenger Elevator in Poor condition.

Hydraulic, 3 Floors, 1500 to 2500 LB  
Chickasaw Middle School 105A Machine Room

Uniformat Code: D1010  
Recommendation: **Renovate in 2023**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$70,000

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Leaking hydraulic fluid is observed. Parts are very difficult if not impossible to find per building engineer. - AssetCALC ID: 7085072



### HVAC System in Poor condition.

Hydronic Piping, 2-Pipe  
Chickasaw Middle School Throughout building

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$627,500

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Significant piping issues/failures are reported within the CMU walls. Rusted piping with ongoing failures that are difficult to access. Exposed piping/flanges in boiler room is rusted as well. - AssetCALC ID: 7050452



### Exhaust Fan in Poor condition.

Centrifugal, 16" Damper  
Chickasaw Middle School Upper Roof 3rd Floor

Uniformat Code: D3060  
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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Fan is making noise. - AssetCALC ID: 7050443





### Interior Construction in Poor condition.

any type, Repairs per Man-Day  
Chickasaw Middle School 3rd Boys Restroom

Uniformat Code: C1010  
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

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Ceiling is water-damaged from prior roof leak. Lights are flickering. - AssetCALC ID: 7085054



### Parking Lots in Poor condition.

Pavement, Asphalt  
Chickasaw Middle School Site

Uniformat Code: G2020  
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$23,700

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Sealing and striping is needed throughout parking lot. - AssetCALC ID: 7127207



### Parking Lots in Poor condition.

Pavement, Asphalt  
Chickasaw Middle School Site

Uniformat Code: G2020  
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$184,100

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Asphalt is observed to be cracked overall, alligatored with potholes. - AssetCALC ID: 7127213



### Electrical System in Poor condition.

Wiring and Switches, Average or Low  
Density/Complexity  
Chickasaw Middle School Throughout building

Uniformat Code: D5030  
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$345,000

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Old wiring and switches are observed throughout. Many 3-way circuits are not functioning. Switch contacts are intermittent. - AssetCALC ID: 7050510



### Plumbing System in Poor condition.

Supply and Sanitary, Medium Density  
(excludes fixtures)  
Chickasaw Middle School Throughout building

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$275,000

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Rusted steel drain and vent piping observed throughout building. Supply piping is failing inside walls. - AssetCALC ID: 7050438



### Shower in Failed condition.

Valve and Showerhead  
Chickasaw Middle School Boys Locker Room

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,600

\$\$\$\$

Showers are observed to be unused. - AssetCALC ID: 7050459



### Toilet in Failed condition.

Commercial Water Closet  
Chickasaw Middle School 3rd Girls Restroom

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Toilet is observed to be out of service. - AssetCALC ID: 7085019



### Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level  
Chickasaw Middle School Throughout building

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,400

\$\$\$\$

Missing water bottle filling stations throughout building. - AssetCALC ID: 7050436



### Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China  
Chickasaw Middle School 3rd Boys Restroom

Uniformat Code: D2010  
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Loose and old sinks observed, pulling away from wall. - AssetCALC ID: 7085027



### Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China  
Chickasaw Middle School 1st Floor Restrooms

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

Most sinks are observed to be old. A number of faucets are running wide open, will not shut off. - AssetCALC ID: 7085073



### Urinal in Poor condition.

Standard  
Chickasaw Middle School Training Room

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

2 of the 4 urinals are running continuously. - AssetCALC ID: 7050474



### Toilet in Poor condition.

Commercial Water Closet  
Chickasaw Middle School 3rd Boys Restroom

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Toilets are very loose at base, potential leaks developing. - AssetCALC ID: 7085026





### Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level  
Chickasaw Middle School Training Room

Uniformat Code: D2010  
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Cracked drinking fountain is observed. - AssetCALC ID: 7050516



### Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China  
Chickasaw Middle School 2nd Floor  
Restrooms

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,500

\$\$\$\$

Old sinks are observed. Some with loose, mismatched and running faucets. - AssetCALC ID: 7050421



### Interior Door in Poor condition.

Aluminum-Framed and Glazed, Standard  
Swing  
Chickasaw Middle School 1st Floor

Uniformat Code: C1030  
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Doors are observed to be old and worn with multiple repairs. Doors are functional but are anticipated for replacement. - AssetCALC ID: 7085036



### Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link  
Chickasaw Middle School Site

Uniformat Code: G2050  
Recommendation: **Replace in 2023**

Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Overgrown backstop observed at back of property. Garbage/debris strewn everywhere. - AssetCALC ID: 7127205





### Special Fixture with Lamp in Failed condition.

any type Interior High Bay, with LED Replacement  
Chickasaw Middle School Auditorium

Uniformat Code: D5040  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,400

\$\$\$\$

All stage high-bay fixtures are nonfunctional. Recommend upgrading with LED fixtures. - AssetCALC ID: 7085061



### Foodservice Equipment in Failed condition.

Food Warmer, Proofing Cabinet on Wheels  
Chickasaw Middle School Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Non-functional unit per kitchen staff. - AssetCALC ID: 7085025



### Fan Coil Unit in Failed condition.

Hydronic Terminal  
Chickasaw Middle School 1st Sped Room

Uniformat Code: D3050  
Recommendation: **Replace in 2023**

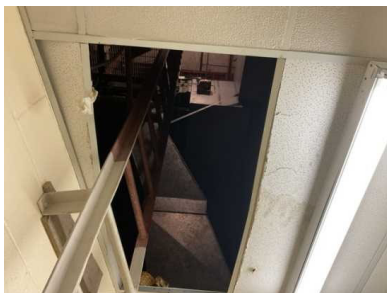
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Nonworking FCU. - AssetCALC ID: 7085030



### Fan Coil Unit in Failed condition.

Hydronic Terminal  
Chickasaw Middle School 126F Storage Catwalk

Uniformat Code: D3050  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Nonworking FCU. Serves library. - AssetCALC ID: 7085033



### Fan Coil Unit in Failed condition.

Hydronic Terminal  
Chickasaw Middle School Guidance Center

Uniformat Code: D3050  
Recommendation: **Replace in 2023**

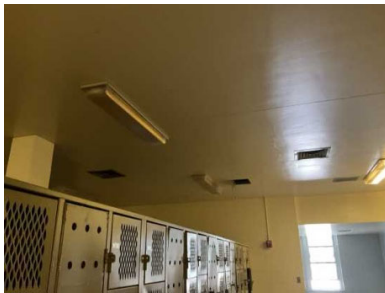
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

Piping appears to be failing. - AssetCALC ID: 7050446



### Interior Lighting System in Failed condition.

Full Upgrade, Medium Density and Standard Fixtures  
Chickasaw Middle School Boys Locker Room

Uniformat Code: D5040  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Lights are non-functional in boys locker room. - AssetCALC ID: 7050488



### Fan Coil Unit in Failed condition.

Hydronic Terminal  
Chickasaw Middle School Lobby

Uniformat Code: D3050  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,100

\$\$\$\$

Nonfunctional hydronic heaters. - AssetCALC ID: 7085090



### Air Compressor in Failed condition.

Tank-Style  
Chickasaw Middle School Boiler room

Uniformat Code: D2060  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,900

\$\$\$\$

Air compressor is currently offline, unused, missing belts. - AssetCALC ID: 7050495



### Fences and Gates in Failed condition.

Vehicle Gate, Steel, Manual  
Chickasaw Middle School Site

Uniformat Code: G2060  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Vehicle gates are observed to be non-functional, damaged and missing. - AssetCALC ID: 7127206



### Fan Coil Unit in Failed condition.

Hydronic Terminal  
Chickasaw Middle School 1st Floor Womens

Uniformat Code: D3050  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Nonworking FCU. - AssetCALC ID: 7085032



### Foodservice Equipment in Failed condition.

Food Warmer, Proofing Cabinet on Wheels  
Chickasaw Middle School Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Non-functional unit per kitchen staff. - AssetCALC ID: 7085069



### Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings  
Chickasaw Middle School Roof

Uniformat Code: B3020  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

4 missing downspouts are observed at front of building, 1 at rear entrance. - AssetCALC ID: 7050420





### Flooring in Poor condition.

Carpet, Commercial Standard  
Chickasaw Middle School Auditorium

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

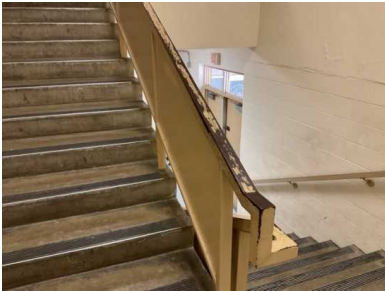
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Carpet is bulging along side aisle. Recommend replacement to prevent trip hazard. - AssetCALC ID: 7085045



### Stair/Ramp Rails in Poor condition.

Metal  
Chickasaw Middle School Stairwells

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Metal handrails are needing refinishing throughout. - AssetCALC ID: 7085087



### Fences and Gates in Poor condition.

Fence, Chain Link 6'  
Chickasaw Middle School Dugout

Unifomat Code: G2060  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Damaged dugout fencing is observed at the backstop. - AssetCALC ID: 7127204



### Fences and Gates in Poor condition.

Pedestrian Gate, Aluminized Steel  
Chickasaw Middle School Site

Unifomat Code: G2060  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Gate is observed to be open to the neighborhood. - AssetCALC ID: 7127209



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures

Chickasaw Middle School Restrooms

Uniformat Code: D5040

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,900

\$\$\$\$

Old T-8 lighting is very dim and many fixtures are not operational in restrooms. - AssetCALC ID: 7050534



### Fences and Gates in Poor condition.

Fence, Chain Link 6'

Chickasaw Middle School Site

Uniformat Code: G2060

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$56,700

\$\$\$\$

Perimeter fencing is damaged overall. Sections are down with holes open to the neighborhood. The rear of the property is overgrown with vegetation. - AssetCALC ID: 7127194



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)

Chickasaw Middle School 1st Floor Womens

Uniformat Code: C1070

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Missing tiles are observed in restroom. - AssetCALC ID: 7085082



### Toilet Partitions in Poor condition.

Metal

Chickasaw Middle School 3rd Boys Restroom

Uniformat Code: C1090

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Substantial rust is observed. Doors are missing or replaced with plywood. - AssetCALC ID: 7085076



### Special Fixture with Lamp in Poor condition.

any type Interior High Bay, with LED Replacement  
Chickasaw Middle School Gymnasium

Uniformat Code: D5040  
Recommendation: **Replace in 2024**

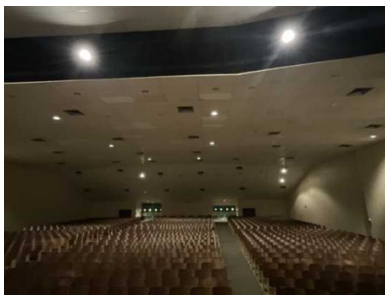
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,800

\$\$\$\$

7 of the 56 high bay lights are non-functional. Recommend upgrading with LED fixtures. - AssetCALC ID: 7050505



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures  
Chickasaw Middle School Auditorium

Uniformat Code: D5040  
Recommendation: **Replace in 2024**

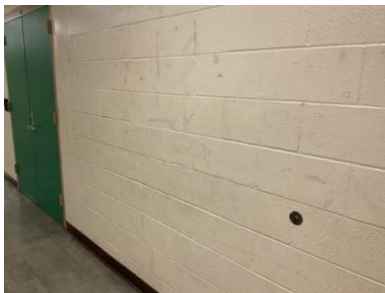
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$60,800

\$\$\$\$

Approximately 50% of the can lights are nonfunctional, recommend upgrading with LED fixtures. - AssetCALC ID: 7085053



### Wall Finishes in Poor condition.

any surface  
Chickasaw Middle School Throughout building

Uniformat Code: C2010  
Recommendation: **Prep and Paint in 2024**

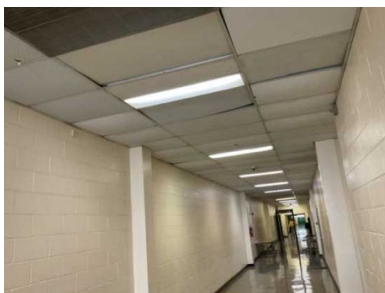
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Cost included and anticipated for wall refinishing as needed - AssetCALC ID: 7050482



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures  
Chickasaw Middle School Throughout Building Corridors

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$336,200

\$\$\$\$

Lighting is observed to be very dim and many fixtures are non-functional in corridors. - AssetCALC ID: 7050430





### HVAC System in Poor condition.

Ductwork, Medium Density  
Chickasaw Middle School Throughout building

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Ductwork and registers are very old and rusted with substantial black on supplies in places. - AssetCALC ID: 7085049



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Chickasaw Middle School Auditorium

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

Damaged and water stained ceiling tiles are observed from previous roof leaks. - AssetCALC ID: 7085063



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard  
Fixtures  
Chickasaw Middle School Training Room

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

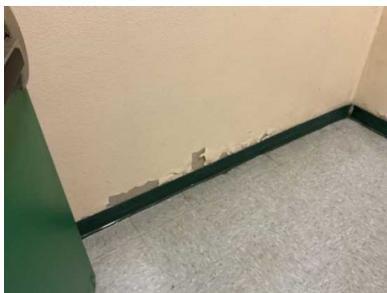
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Old fixtures, - AssetCALC ID: 7050506



### Flooring in Poor condition.

Vinyl Tile (VCT)  
Chickasaw Middle School Stairwells

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

VCT is chipped along top steps in many places. Anticipate becoming more problematic. Rubber cove base is pulling away from wall. - AssetCALC ID: 7085021





### Bleachers in Poor condition.

Fixed Steel Frame, Aluminum Benches (per Seat)  
Chickasaw Middle School Site

Uniformat Code: E2010  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Wooden bleacher is deteriorating. - AssetCALC ID: 7127200



### Toilet Partitions in Poor condition.

Plastic/Laminate  
Chickasaw Middle School 1st Floor Restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

Damaged partitions are observed in boys restrooms. Doors are missing or have been replaced with plywood.  
- AssetCALC ID: 7050431



### Fan Coil Unit in Poor condition.

Hydronic Terminal  
Chickasaw Middle School Cafeteria

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$34,200

\$\$\$\$

Old rusted units are observed with damaged cover plates. - AssetCALC ID: 7085031



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures  
Chickasaw Middle School Classrooms

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$105,800

\$\$\$\$

Lighting in all classrooms are aged T-8 fixtures. Recommend upgrading with LEDs. - AssetCALC ID: 7085070



### Flooring in Poor condition.

Vinyl Tile (VCT)  
Chickasaw Middle School Library Storage Room

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Stained and damaged VCT is observed. - AssetCALC ID: 7085079



### Flooring in Poor condition.

Vinyl Tile (VCT)  
Chickasaw Middle School Elevator

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

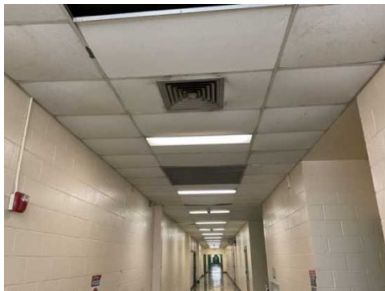
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Damaged VCT is observed in the cab. - AssetCALC ID: 7085055



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Chickasaw Middle School Throughout building

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$19,300

\$\$\$\$

Ceiling tiles and grid are observed to be very old, damaged, and sagging throughout building, more so in corridors. Cost is included to replace in extreme areas. - AssetCALC ID: 7050518



### Flooring in Poor condition.

Terrazzo  
Chickasaw Middle School 1st Floor

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

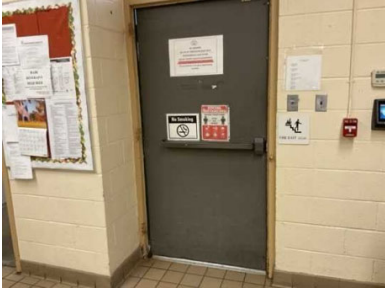
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,800

\$\$\$\$

Cracked terrazzo floor is observed in the corridors. Not currently a trip hazard. - AssetCALC ID: 7050504



### Exterior Door in Poor condition.

Steel, Standard  
Chickasaw Middle School Kitchen and  
Incinerator Doors

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Significant rust is observed on exterior doors. - AssetCALC ID: 7085071



### Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard  
Fixtures  
Chickasaw Middle School Library

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$22,100

\$\$\$\$

Many fixtures in the library are missing lenses, all are aged T-8 lamps. - AssetCALC ID: 7085051



### Foodservice Equipment in Poor condition.

Exhaust Hood, 8 to 10 LF  
Chickasaw Middle School Kitchen

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Exhaust hood is functional but rusting and very old. - AssetCALC ID: 7085068



### Ceiling Finishes in Poor condition.

any flat surface  
Chickasaw Middle School Restrooms

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

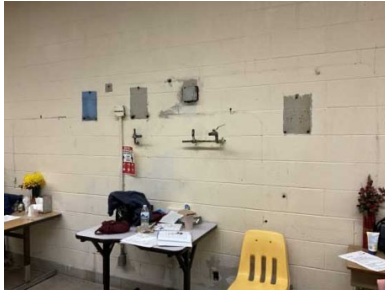
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Peeling and stained ceilings in various restrooms. Cost included to refinish as needed - AssetCALC ID: 7050475



### Wall Finishes in Poor condition.

any surface  
Chickasaw Middle School Kitchen

Uniformat Code: C2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Substantial damage observed on kitchen walls with peeling paint and damaged rubber cove. - AssetCALC ID: 7085060



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

Environmental, Analysis of Suspect Fungal  
Growth  
Chickasaw Middle School Room 214

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

\$\$\$\$

Fungal growth is observed on ceiling tiles at fan-coil units in classroom 214. - AssetCALC ID: 7085018



### Recommended Follow-up Study: Environmental, Remediation of Suspect Fungal Growth

Environmental, Remediation of Suspect Fungal  
Growth  
Chickasaw Middle School Room 214

Uniformat Code: P2030  
Recommendation: **Perform Study in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,000

\$\$\$\$

Cost is included for remediation of fungal growth based on findings. - AssetCALC ID: 7132606

### No photo

Modernization recommendation

Item does not currently exist at site

### Fire Suppression System

Full System Install/Retrofit, Medium  
Density/Complexity  
Chickasaw Middle School Throughout building

Uniformat Code: D4010  
Recommendation: **Install in 2025**

Priority Score: **60.8**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$689,900

\$\$\$\$

Sprinkler system is observed to be missing throughout building. - AssetCALC ID: 7085040



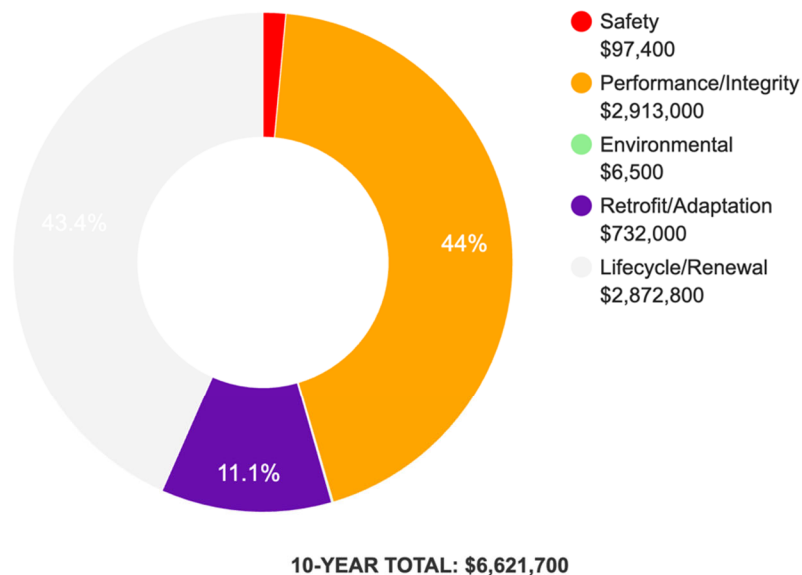
## Plan Types

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

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

### Plan Type Distribution (by Cost)



## 2. Building and Site Information



### Systems Summary

System	Description	Condition
<b>Structure</b>	Concrete beams, columns, and masonry bearing walls with cast-in-place floors and metal roof decks supported by open-web steel joists and concrete pad column footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply EPDM membrane	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, and ceramic tile Floors: VCT, terrazzo, ceramic tile, sealed/coated concrete, and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all three floors and one wheelchair lift serving the stage	Fair
<b>Plumbing</b>	Distribution: Copper and steel supply and cast iron, steel, and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
<b>HVAC</b>	Central System: Boilers, chiller, and cooling tower feeding cabinet terminal units	Fair

Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main switchgear, switchboards, and distribution panels with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted and property entrance signage; chain link fencing Sports fields with chain link backstops, chain link dugouts, fencing and park benches	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Severe site slopes along north and south sides of main classroom building	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Excellent
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Possible structural settlement, inadequate roof hatches, soft spots on roofs, leaking windows, suspect interior mold issues, galvanized or leaking domestic supply piping, corroded or leaking hydronic piping, inadequate ventilation, antiquated and non-functional HVAC components and infrastructure, ceiling damage, building lacks fire suppression, aged electrical infrastructure, outdated and non-functional interior lighting, outdated fire alarm system, outdated fire panel inspection, heavy asphalt wear, severe alligator cracking and potholes, faded striping, damaged/missing, significant sidewalk trip hazards, damaged and missing site fencing	



## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$6,000	\$1,100	-	-	\$1,500	\$8,500
Facade	\$2,200	\$61,100	\$28,600	-	\$2,100	\$94,000
Roofing	\$4,800	\$2,300	-	-	\$1,520,500	\$1,527,600
Interiors	\$5,200	\$135,300	\$917,300	\$22,300	\$1,239,000	\$2,319,100
Conveying	\$70,000	-	-	\$22,800	-	\$92,800
Plumbing	\$63,700	\$312,200	\$79,500	\$3,100	\$130,500	\$589,100
HVAC	\$17,500	\$938,300	\$515,800	\$28,700	\$280,700	\$1,780,900
Fire Protection	\$4,000	\$731,900	-	-	\$7,200	\$743,200
Electrical	\$28,500	\$962,300	\$550,500	\$16,100	\$165,300	\$1,722,700
Fire Alarm & Electronic Systems	\$15,000	-	\$629,800	-	\$243,600	\$888,400
Equipment & Furnishings	\$3,400	\$11,100	\$15,300	\$55,400	\$222,000	\$307,300
Site Utilities	-	-	-	-	\$70,400	\$70,400
Site Development	\$11,800	\$61,000	\$5,600	\$2,000	\$16,500	\$97,000
Site Pavement	\$31,000	\$214,000	-	\$28,300	\$70,700	\$344,000
Follow-up Studies	\$6,500	-	-	-	-	\$6,500
<b>TOTALS (3% inflation)</b>	<b>\$269,600</b>	<b>\$3,430,700</b>	<b>\$2,742,400</b>	<b>\$178,800</b>	<b>\$3,970,000</b>	<b>\$10,591,500</b>

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

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1971. The facility was substantially renovated around 2007 and widespread accessibility improvements appear to have been implemented at that time.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chickasaw Middle School, 4060 Westmont Road, Memphis, Tennessee 38109, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Paul Scanzillo,  
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**Reviewed by:**



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## 8. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - GYMNASIUM



6 - AUDITORIUM



## Photographic Overview



7 - STRUCTURAL OVERVIEW



8 - BUILDING FAÇADE



9 - MAIN ENTRANCE



10 - EXTERIOR STAIRS



11 - MAIN EPDM ROOF



12 - LOWER EPDM ROOF



## Photographic Overview



13 - MAIN PARKING



14 - SECONDARY PARKING



15 - LOBBY



16 - RECEPTION AREA



17 - TYPICAL CORRIDOR



18 - TYPICAL CLASSROOM



## Photographic Overview



19 - LIBRARY



20 - CAFETERIA



21 - BAND ROOM



22 - GYMNASIUM



23 - AUDITORIUM



24 - STAGE

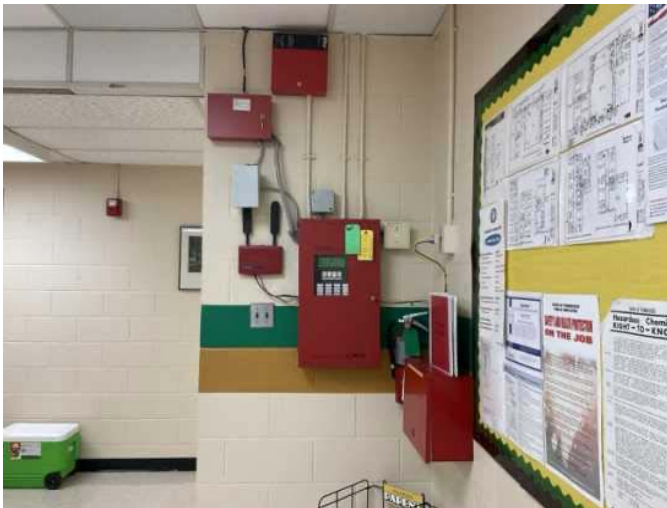
## Photographic Overview



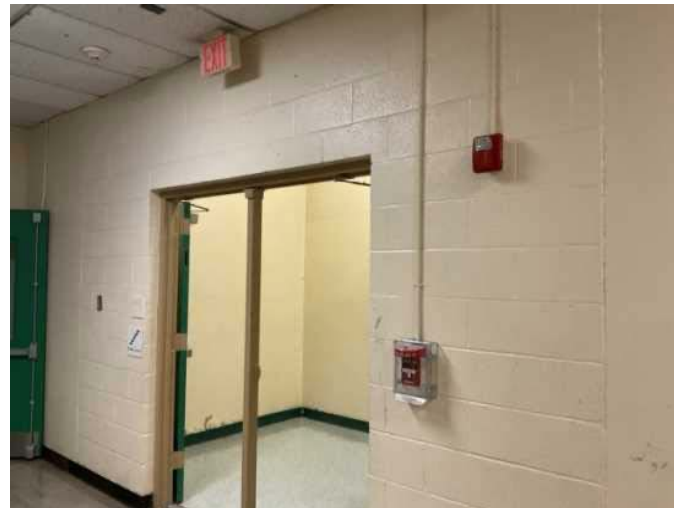
25 - BOYS LOCKER ROOM



26 - TRAINING ROOM



27 - FIRE ALARM PANEL



28 - FIRE ALARM SYSTEM



29 - BOILER ROOM



30 - MAIN ELECTRICAL/ GENERATOR



## Photographic Overview



31 - WATER COOLED CHILLER



32 - COOLING TOWER



33 - FAN COIL UNIT



34 - DOMESTIC WATER BOILER



35 - HVAC BOILER



36 - BASEBALL FIELD





## Appendix B:

### Site Plan

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# Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	Project Number	Project Name	
	163745.23R000-036.354	Chickasaw Middle School	
	Source	On-Site Date	
	Google	November 14-16, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Chickasaw Middle School

**Name of person completing form:** Gary Parker

**Title / Association w/ property:** Plant Engineer

**Length of time associated w/ property:** 12 years

**Date Completed:** 11/14/2023

**Phone Number:** 901-237-6756

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1970	Renovated 2007	Date recorded on original construction blueprints.
2	Building size in SF	137,984	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2007	Windows
		Roof	2020	All roofs
		Interiors		
		HVAC	2022	Gym FCUs
		Electrical		
		Site Pavement		Original
		Accessibility	2008	Upgrades
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Interior painting - not budgeted - in house planning Auditorium lighting needed and requested - not budgeted		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Library needs heat and cooling 305 and 325 hydronic piping issues, not operational. Hydronic and domestic water piping original, corroding, rusting, bursting inside walls. Very difficult to make repairs. Expect major issues within 5 years.		



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?		✗			Some brick cracking, not extreme
8	Are there any wall, window, basement or roof leaks?	✗				Elevator shaft collecting ground water
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?	✗				Outdated, parts are hard to get, impossible at times.
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Domestic piping ongoing issues inside walls
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				Old, corroding hydronic piping inside walls
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Library needs heating and cooling, replacing. Motor is inaccessible. Multiple FCU's are having motor and piping issues.
14	Is the electrical service outdated, undersized, or problematic?	✗				Outdated but operational
15	Are there any problems or inadequacies with exterior lighting?		✗			LED fixtures 2023 throughout site on building and parking lots.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Improvements were made at some time since 1970 construction.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC



## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Chickasaw Middle School

**BV Project Number:** 163745.23R000-036.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Improvements were made in 2007.
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Chickasaw Middle School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Faded/missing signs and striping	
Exterior Accessible Route				✗
Building Entrances			Door hardware needed on auditorium entrance	
Interior Accessible Route				✗
Elevators			Small door and interior clear space. Likely grandfathered.	
Public Restrooms			Piping needs covering under sinks.	
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*



## Chickasaw Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE RAMP



CURB CUT



MAIN ENTRANCE



AUDITORIUM ENTRANCE



## Chickasaw Middle School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Appendix E:

### Component Condition Report

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Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Music Room Exterior Overhang	Poor	Balcony Structure, Concrete	100 SF	0	7050529
B1020	Gymnasium	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	12,500 SF	23	7050454
B1080	Stairwells	Poor	Stair/Ramp Rails, Metal, Refinish	700 LF	1	7085087
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	2	0	7127211
B2010	Roof	Poor	Exterior Walls, any painted surface, Prep & Paint	500 SF	2	7050531
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU), Repair/Repoint	100 SF	0	7050464
B2020	Building Exterior	Poor	Glazing, any type, by SF	940 SF	2	7050465
B2050	Kitchen & Incinerator Doors	Poor	Exterior Door, Steel, Standard	4	2	7085071
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	4	7127210
B2050	Main Entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	4	7127198
B2050	Rear Entrance	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	4	7127212
Roofing						
B3010	Gymnasium Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7050439
B3010	Gymnasium Roof	Good	Roofing, Single-Ply Membrane, EPDM	12,500 SF	17	7050445
B3010	Lower Roof 1st Floor	Good	Roofing, Single-Ply Membrane, EPDM	24,500 SF	17	7050509
B3010	Middle Roof	Good	Roofing, Single-Ply Membrane, EPDM	6,900 SF	17	7050503
B3010	Auditorium Roof	Good	Roofing, Single-Ply Membrane, EPDM	16,000 SF	17	7050472
B3010	Upper Roof 3rd Floor	Good	Roofing, Single-Ply Membrane, EPDM	23,728 SF	17	7050513
B3010	Auditorium Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7050500
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	1	7050420
B3060	Upper Roof 3rd Floor	Poor	Roof Hatch, Metal	1	0	7050535
B3060	Lower Roof 1st Floor	Poor	Roof Hatch, Metal	1	0	7050536

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1010	3rd Boys Restroom	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	7085054
C1030	Admin	Fair	Interior Door, Wood, Solid-Core	32	24	7050453
C1030	1st Floor	Poor	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	2	7085036
C1030	Library	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	24	7085057
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	191	24	7131683
C1070	Admin	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	9	7050480
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	2	7050518
C1070	1st Floor Womens	Poor	Suspended Ceilings, Acoustical Tile (ACT)	300 SF	0	7085082
C1070	Auditorium	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	2	7085063
C1090	3rd Boys Restroom	Poor	Toilet Partitions, Metal	4	1	7085076
C1090	3rd Girls Restroom	Fair	Toilet Partitions, Plastic/Laminate	3	4	7085050
C1090	Boys Locker Room	Fair	Toilet Partitions, Plastic/Laminate	2	4	7050493
C1090	1st Floor Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	4	7085022
C1090	1st Floor Restrooms	Poor	Toilet Partitions, Plastic/Laminate	5	2	7050431
C2010	Kitchen	Poor	Wall Finishes, any surface, Prep & Paint	1,000 SF	2	7085060
C2010	Boys Locker Room	Poor	Wall Finishes, Ceramic Tile	400 SF	2	7050473
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	47,000 SF	4	7085044
C2010	Wood Doors	Good	Wall Finishes, any surface, Prep & Paint	4,000 SF	7	7050484
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	11,200 SF	4	7050432
C2010	Restrooms	Poor	Wall Finishes, Ceramic Tile	1,000 SF	2	7050433
C2010	Admin	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	6	7050458
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	10,000 SF	1	7050482
C2030	Locker Rooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,000 SF	4	7050437
C2030	Locker Rooms	Fair	Flooring, Ceramic Tile	1,200 SF	4	7050449

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	1st Floor	Poor	Flooring, Terrazzo	2,200 SF	2	7050504
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	12,500 SF	4	7050525
C2030	Elevator	Poor	Flooring, Vinyl Tile (VCT)	150 SF	2	7085055
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	108,700 SF	4	7085029
C2030	Library Storage Room	Poor	Flooring, Vinyl Tile (VCT)	400 SF	2	7085079
C2030	Admin	Good	Flooring, Vinyl Tile (VCT)	1,200 SF	4	7050526
C2030	Auditorium	Fair	Flooring, Vinyl Tile (VCT)	1,300 SF	4	7085023
C2030	Stage	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000 SF	0	7085067
C2030	Stairwells	Poor	Flooring, Vinyl Tile (VCT)	1,000 SF	2	7085021
C2030	Kitchen	Fair	Flooring, Ceramic Tile	1,600 SF	4	7085074
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	1,200 SF	1	7085045
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,200 SF	4	7050424
C2050	Restrooms	Poor	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	2	7050475
Conveying						
D1010	105A Machine Room	Poor	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate [213-130]	1	0	7085072
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	7085020
Plumbing						
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	7050481
D2010	3rd Girls Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	7085077
D2010	Boiler room	Good	Storage Tank, Domestic Water	1	28	7050487
D2010	Throughout building	Failed	Drinking Fountain, Wall-Mounted, Single-Level	7	0	7050436
D2010	Training Room	Poor	Drinking Fountain, Wall-Mounted, Single-Level	2	0	7050516
D2010	2nd Floor Restrooms	Fair	Toilet, Commercial Water Closet	10	14	7050532
D2010	3rd Boys Restroom	Poor	Toilet, Commercial Water Closet	4	0	7085026
D2010	3rd Girls Restroom	Failed	Toilet, Commercial Water Closet	1	0	7085019

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boys Locker Room	Failed	Shower, Valve & Showerhead	12	0	7050459
D2010	Boiler room	Excellent	Boiler, Gas, Domestic	1	25	7050527
D2010	Training Room	Poor	Urinal, Standard	4	0	7050474
D2010	2nd Floor Restrooms	Fair	Urinal, Standard	10	14	7050463
D2010	Clinic/Admin	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	7050427
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	9	7050496
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	4	7050466
D2010	Boiler room	Fair	Boiler, Gas, Domestic	1	4	7050515
D2010	1st Floor Restrooms	Fair	Urinal, Standard	4	14	7085078
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	25,000 SF	2	7050438
D2010	3rd Girls Restroom	Fair	Toilet, Commercial Water Closet	2	4	7085039
D2010	Clinic/Admin	Fair	Toilet, Commercial Water Closet	2	4	7050444
D2010	1st Floor Restrooms	Fair	Toilet, Commercial Water Closet	12	14	7085052
D2010	3rd Boys Restroom	Fair	Urinal, Standard	6	4	7085088
D2010	Training Room	Fair	Shower, Valve & Showerhead	12	4	7050520
D2010	2nd Floor Restrooms	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	9	2	7050421
D2010	Training Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	7050477
D2010	1st Floor Restrooms	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	11	0	7085073
D2010	3rd Boys Restroom	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	4	1	7085027
D2030	Boiler room	Fair	Pump, Sump	2	4	7050479
D2060	Boiler room	Failed	Air Compressor, Tank-Style	1	0	7050495
HVAC						
D3020	Boiler room	Poor	Boiler, Gas, HVAC [1]	1	2	7050434
D3020	Boiler room	Fair	Boiler, Gas, HVAC [2]	1	4	7050462
D3020	Boiler room	Fair	Unit Heater, Hydronic [213-174]	1	4	7050461



Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Lower Roof 1st Floor	Poor	Cooling Tower, (Typical) Open Circuit [213-197]	1	1	7050440
D3030	Boiler room	Fair	Chiller, Air-Cooled [213-170]	1	4	7050492
D3050	Throughout building	Poor	HVAC System, Hydronic Piping, 2-Pipe	125,500 SF	2	7050452
D3050	1st Floor Womens	Failed	Fan Coil Unit, Hydronic Terminal	1	0	7085032
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Chilled Water]	1	9	7050501
D3050	Classrooms	Fair	Fan Coil Unit, Hydronic Terminal	40	4	7050456
D3050	Boiler room	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7050521
D3050	Lobby	Failed	Fan Coil Unit, Hydronic Terminal [213-081/082]	2	0	7085090
D3050	Guidance Center	Failed	Fan Coil Unit, Hydronic Terminal	1	0	7050446
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal [5]	1	19	7050499
D3050	Cafeteria	Poor	Fan Coil Unit, Hydronic Terminal	7	2	7085031
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Condensate Pump]	1	4	7050519
D3050	126F Storage Catwalk	Failed	Fan Coil Unit, Hydronic Terminal	1	0	7085033
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal [1]	1	19	7050435
D3050	1st Sped Room	Failed	Fan Coil Unit, Hydronic Terminal	1	0	7085030
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Hot Water]	1	4	7050483
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal [4]	1	19	7050514
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal [3]	1	19	7050455
D3050	Throughout building	Poor	HVAC System, Ductwork, Medium Density	5,000 SF	2	7085049
D3050	Gymnasium	Good	Fan Coil Unit, Hydronic Terminal [2]	1	19	7050524
D3060	Upper Roof 3rd Floor	Poor	Exhaust Fan, Centrifugal, 16" Damper [213-204]	1	2	7050443
D3060	Upper Roof 3rd Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-207]	1	4	7050522
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-188]	1	4	7050429
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-192]	1	4	7050471
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	4	7050470

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-191]	1	4	7050476
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-200]	1	4	7050447
D3060	Upper Roof 3rd Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-209]	1	4	7050517
D3060	Upper Roof 3rd Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-206]	1	4	7050425
D3060	Upper Roof 3rd Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-208]	1	4	7050512
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-194]	1	4	7050508
D3060	1st Floor Hallway	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	4	7050523
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-199]	1	4	7050491
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 36"Damper [213-189]	1	4	7050486
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 28" Damper [213-013]	1	4	7050485
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	4	7050441
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 12" Damper [213-193]	1	4	7050468
D3060	Upper Roof 3rd Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-205]	1	4	7050528
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-198]	1	4	7050442
D3060	Lower Roof 1st Floor	Fair	Exhaust Fan, Centrifugal, 16" Damper [213-190]	1	4	7050502
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	137,984 SF	2	7085040
D4010	Kitchen	Failed	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	0	7085080
Electrical						
D5010	Boiler room	Fair	Generator, Gas or Gasoline, 40 to 80 KW	1	4	7050490
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS	1	4	7050457
D5020	125F Custodian	Fair	Secondary Transformer, Dry, Stepdown	1	4	7050478
D5020	127P	Fair	Secondary Transformer, Dry, Stepdown	1	4	7085024
D5020	125F Custodian	Fair	Distribution Panel, 277/480 V [M]	1	4	7050451
D5020	Kitchen	Fair	Distribution Panel, 277/480 V	1	4	7085041

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Gymnasium Corridor	Failed	Electrical System, any type, Repairs per Man-Day, Repair	2	0	7050460
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7050448
D5020	125F Custodian	Fair	Distribution Panel, 120/208 V [GR]	1	4	7050423
D5020	320C Custodian	Fair	Secondary Transformer, Dry, Stepdown	1	4	7050494
D5020	127P	Fair	Distribution Panel, 120/208 V [DPA]	1	4	7085038
D5020	Boiler room	Fair	Switchgear, 277/480 V	1	4	7050426
D5020	127P	Fair	Secondary Transformer, Dry, Stepdown	1	4	7085086
D5020	Boiler room	Poor	Electrical System, any type, Repairs per Man-Day, Repair	1	0	7085028
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	16	7050533
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	137,984 SF	2	7050510
D5040	Auditorium	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,500 SF	1	7085053
D5040	Gymnasium	Poor	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	56	1	7050505
D5040	Library	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,900 SF	2	7085051
D5040	Boys Locker Room	Failed	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	0	7050488
D5040	Classrooms	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	23,500 SF	2	7085070
D5040	Restrooms	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	1	7050534
D5040	Admin	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,200 SF	4	7050419
D5040	Throughout building	Poor	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	40	0	7085065
D5040	Auditorium	Failed	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	28	0	7085061
D5040	Training Room	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	2	7050506
D5040	Throughout Building Corridors	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	74,700 SF	2	7050430
Fire Alarm & Electronic Systems						
D7030	Building Exterior	Fair	Security Camera, Closed Circuit Exterior, Fixed Black & White	20	4	7127634
D7030	Throughout building	Fair	Security Camera, Closed Circuit Interior, Fixed Black & White	50	4	7085084
D7050	Reception	Failed	Fire Alarm Panel, Fully Addressable	1	0	7050422

Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	137,984 SF	4	7050530
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	7085083
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In [3]	1	13	7085059
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	0	7085069
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7085056
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7085035
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	2	7085068
E1030	Lower Roof 1st Floor	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Freezer]	1	13	7050428
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	7085062
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	7085075
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	7085042
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	7085034
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	7085058
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest [2]	1	7	7085089
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest [1]	1	8	7085085
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	7085064
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	13	7085048
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In [1]	1	12	7085066
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [2]	1	6	7085046
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	7085047
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7085037
E1030	Lower Roof 1st Floor	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Cooler]	1	13	7050469
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	0	7085025
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	8	7085081



Component Condition Report | Chickasaw Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	8	7085043
E2010	Site	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	80	22	7127208
E2010	Site	Poor	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	50	2	7127200
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,600 SF	1	7127213
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,600 SF	1	7127207
G2030	North Stairs	Poor	Site Stairs & Ramps, Handrails, Metal, Install	200 LF	0	7127203
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	20	0	7127202
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	4	7127195
G2050	Site	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	0	7127205
Sitework						
G2060	Site	Failed	Fences & Gates, Vehicle Gate, Steel, Manual	4	0	7127206
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	7127201
G2060	Main Entrance	Good	Signage, Property, Monument, Replace/Install	1	18	7127214
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	2,700 LF	1	7127194
G2060	Site	Poor	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	1	7127209
G2060	Dugout	Poor	Fences & Gates, Fence, Chain Link 6'	50 LF	1	7127204
G2060	Site	Good	Park Bench, Metal Powder-Coated	2	18	7127197
G4050	Site	Excellent	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	20	7050497
G4050	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	25	20	7127199
Follow-up Studies						
P2030	Room 214	Poor	Consultant, Environmental, Remediation of Suspect Fungal Growth	100 SF	0	7132606
P2030	Room 214	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7085018

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

Chickasaw Middle School

1/11/2024



Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Chickasaw Middle School	\$269,580	\$481,494	\$2,949,238	\$11,474	\$2,730,926	\$0	\$39,726	\$29,517	\$18,622	\$37,317	\$53,622	\$67,440	\$20,674	\$96,042	\$474,424	\$45,493	\$165,558	\$1,566,334	\$91,761	\$1,244,884	\$197,462	\$10,591,586
Grand Total	\$269,580	\$481,494	\$2,949,238	\$11,474	\$2,730,926	\$0	\$39,726	\$29,517	\$18,622	\$37,317	\$53,622	\$67,440	\$20,674	\$96,042	\$474,424	\$45,493	\$165,558	\$1,566,334	\$91,761	\$1,244,884	\$197,462	\$10,591,586

Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B1010	Music Room Exterior Overhang	7050529	Balcony Structure, Concrete, Replace	75	84	0	100	SF	\$60.00	\$6,000	\$6,000																						\$6,000	
B1080	Stairwells	7085087	Stair/Ramp Rails, Metal, Refinish	10	9	1	700	LF	\$1.50	\$1,050		\$1,050										\$1,050											\$2,100	
B2010	Building Exterior	7127211	Exterior Walls, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,100.00	\$2,200	\$2,200																							\$2,200
B2010	Roof	7050531	Exterior Walls, any painted surface, Prep & Paint	10	8	2	500	SF	\$3.00	\$1,500			\$1,500										\$1,500											\$3,000
B2010	Building Exterior	7050464	Exterior Walls, Concrete Block (CMU), Repair/Repoint	0	52	* 0	100	SF	\$20.00	\$2,000			\$2,000																					\$2,000
B2020	Building Exterior	7050465	Glazing, any type, by SF, Replace	30	28	2	940	SF	\$55.00	\$51,700			\$51,700																					\$51,700
B2050	Kitchen & Incinerator Doors	7085071	Exterior Door, Steel, Standard, Replace	40	38	2	4	EA	\$600.00	\$2,400			\$2,400																					\$2,400
B2050	Building Exterior	7127210	Exterior Door, Steel, Standard, Replace	40	36	4	25	EA	\$600.00	\$15,000					\$15,000																			\$15,000
B2050	Main Entrance	7127198	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	4	EA	\$1,300.00	\$5,200					\$5,200																			\$5,200
B2050	Rear Entrance	7127212	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	4	EA	\$1,300.00	\$5,200					\$5,200																			\$5,200
B3010	Auditorium Roof	7050500	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																							\$1,100
B3010	Gymnasium Roof	7050439	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																							\$1,100
B3010	Lower Roof 1st Floor	7050509	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	24500	SF	\$11.00	\$269,500																			\$269,500					\$269,500
B3010	Upper Roof 3rd Floor	7050513	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	23728	SF	\$11.00	\$261,008																				\$261,008				\$261,008
B3010	Auditorium Roof	7050472	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	16000	SF	\$11.00	\$176,000																				\$176,000				\$176,000
B3010	Gymnasium Roof	7050445	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	12500	SF	\$11.00	\$137,500																				\$137,500				\$137,500
B3010	Middle Roof	7050503	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	6900	SF	\$11.00	\$75,900																				\$75,900				\$75,900
B3020	Roof	7050420	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	250	LF	\$9.00	\$2,250		\$2,250																						\$2,250
B3060	Upper Roof 3rd Floor	7050535	Roof Hatch, Metal, Replace	30	39	0	1	EA	\$1,300.00	\$1,300	\$1,300																							\$1,300
B3060	Lower Roof 1st Floor	7050536	Roof Hatch, Metal, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																							\$1,300
C1010	3rd Boys Restroom	7085054	Interior Construction, any type, Repairs per Man-Day, Repair	0	52	0	1	EA	\$1,100.00	\$1,100	\$1,100																							\$1,100
C1030	1st Floor	7085036	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	38	2	4	EA	\$1,300.00	\$5,200			\$5,200																					\$5,200
C1070	1st Floor Womens	7085082	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	300	SF	\$3.50	\$1,050	\$1,050																							\$1,050
C1070	Throughout building	7050518	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	5500	SF	\$3.50	\$19,250			\$19,250																					\$19,250
C1070	Auditorium	7085063	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	1000	SF	\$3.50	\$3,500			\$3,500																					\$3,500
C1070	Admin	7050480	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	1200	SF	\$3.50	\$4,200										\$4,200														\$4,200
C1090	3rd Boys Restroom	7085076	Toilet Partitions, Metal, Replace	20	19	1	4	EA	\$850.00	\$3,400		\$3,400																						\$3,400
C1090	1st Floor Restrooms	7050431	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	5	EA	\$750.00	\$3,750			\$3,750																					\$3,750
C1090	3rd Girls Restroom	7085050	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	3	EA	\$750.00	\$2,250					\$2,250																			\$2,250
C1090	Boys Locker Room	7050493	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	2	EA	\$750.00	\$1,500					\$1,500																			\$1,500
C1090	1st Floor Restrooms	7085022	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	7	EA	\$750.00	\$5,250					\$5,250																			\$5,250
C2010	Boys Locker Room	7050473	Wall Finishes, Ceramic Tile, Replace	40	38	2	400	SF	\$18.00	\$7,200			\$7,200																					\$7,200
C2010	Restrooms	7050433	Wall Finishes, Ceramic Tile, Replace	40	38	2	1000	SF	\$18.00	\$18,000			\$18,000																					\$18,000
C2010	Throughout building	7050482	Wall Finishes, any surface, Prep & Paint	10	9	1	10000	SF	\$1.50	\$15,000		\$15,000									\$15,000													\$30,000
C2010	Kitchen	7085060	Wall Finishes, any surface, Prep & Paint	10	8	2	1000	SF	\$1.50	\$1,500			\$1,500									\$1,500												\$3,000
C2010	Gymnasium	7050432	Wall Finishes, any surface, Prep & Paint	10	6	4	11200	SF	\$1.50	\$16,800					\$16,800										\$16,800									\$33,600
C2010	Classrooms	7085044	Wall Finishes, any surface, Prep & Paint	10	6	4	47000	SF	\$1.50	\$70,500					\$70,500										\$70,500									\$141,000
C2010	Admin	7050458	Wall Finishes, any surface, Prep & Paint	10	4	6	3000	SF	\$1.50	\$4,500							\$4,500										\$4,500							\$9,000
C2010	Wood Doors	7050484	Wall Finishes, any surface, Prep & Paint	10	3	7	4000	SF	\$1.50	\$6,000								\$6,000											\$6,000					\$12,000
C2030	Stage	7085067	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	2000	SF	\$1.50	\$3,000	\$3,000										\$3,000										\$3,000			\$9,000
C2030	Locker Rooms	7050437	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	6	4	2000	SF	\$9.00	\$18,000					\$18,000										\$18,000									\$36,000
C2030	Gymnasium	7050525	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	12500	SF	\$1.50	\$18,750					\$18,750										\$18,750									






## Replacement Reserves Report

Chickasaw Middle School

**1/11/2024**



Form Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity		Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Gymnasium	7050499	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$28,400.00	\$28,400																					\$28,400	\$28,400	
D3050	Gymnasium	7050435	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$28,400.00	\$28,400																					\$28,400	\$28,400	
D3050	Gymnasium	7050514	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$28,400.00	\$28,400																					\$28,400	\$28,400	
D3050	Gymnasium	7050455	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$28,400.00	\$28,400																					\$28,400	\$28,400	
D3050	Gymnasium	7050524	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$28,400.00	\$28,400																					\$28,400	\$28,400	
D3060	Upper Roof 3rd Floor	7050443	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																			\$2,400	
D3060	Upper Roof 3rd Floor	7050425	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Upper Roof 3rd Floor	7050528	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	1st Floor Hallway	7050523	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	3	EA	\$1,400.00	\$4,200						\$4,200																\$4,200	
D3060	Upper Roof 3rd Floor	7050512	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Upper Roof 3rd Floor	7050522	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Upper Roof 3rd Floor	7050517	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050486	Exhaust Fan, Centrifugal, 36" Damper, Replace	25	21	4	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600	
D3060	Lower Roof 1st Floor	7050429	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050502	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050442	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050491	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050447	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400	
D3060	Lower Roof 1st Floor	7050476	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050441	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050470	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050508	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050471	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050468	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Lower Roof 1st Floor	7050485	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	\$4,000.00	\$4,000						\$4,000																\$4,000	
D4010	Throughout building	7085040	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	38	2	137984	SF	\$5.00	\$689,920				\$689,920																		\$689,920	
D4010	Kitchen	7085080	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	20	0	10	LF	\$400.00	\$4,000	\$4,000																				\$4,000	\$8,000	
D5010	Boiler room	7050490	Generator, Gas or Gasoline, 40 to 80 KW, Replace	25	21	4	1	EA	\$52,000.00	\$52,000						\$52,000																\$52,000	
D5010	Boiler room	7050457	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$8,500.00	\$8,500						\$8,500																\$8,500	
D5020	125F Custodian	7050478	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	127P	7085024	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000	
D5020	Boiler room	7050448	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$7,600.00	\$7,600						\$7,600																\$7,600	
D5020	320C Custodian	7050494	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$16,000.00	\$16,000						\$16,000																\$16,000	
D5020	Boiler room	7050426	Switchgear, 277/480 V, Replace	40	36	4	1	EA	\$340,000.00	\$340,000						\$340,000																\$340,000	
D5020	127P	7085086	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000	
D5020	Boiler room	7050533	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$75,000.00	\$75,000																	\$75,000					\$75,000	
D5020	Gymnasium Corridor	7050460	Electrical System, any type, Repairs per Man-Day, Repair	0	1	0	2	EA	\$1,200.00	\$2,400	\$2,400																					\$2,400	
D5020	Boiler room	7085028	Electrical System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,200.00	\$1,200	\$1,200																					\$1,200	
D5020	125F Custodian	7050451	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300	
D5020	Kitchen	7085041	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300	
D5020	125F Custodian	7050423	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000	
D5020	127P	7085038	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000	
D5030	Throughout building	7050510	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	137984	SF	\$2.50	\$344,960				\$344,960																		\$344,960	
D5040	Throughout building	7085065	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	10	0	40	EA	\$300.00	\$12,000	\$12,000										\$12,000									\$12,000	\$36,000		
D5040	Boys Locker Room	7050488	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	20	0	1000	SF	\$4.50	\$4,500	\$4,500																				\$4,500	\$9,000	
D5040	Auditorium	7085061	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	20	0	28	EA	\$300.00	\$8,400	\$8,400																				\$8,400	\$16,800	
D5040	Restrooms	7050534	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	4200	SF	\$4.50	\$18,900			\$18,900																			\$18,900	
D5040	Auditorium	7085053	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	13500	SF	\$4.50	\$60,750			\$60,750																			\$60,750	
D5040	Gymnasium	7050505	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	19	1	56	EA	\$300.00	\$16,800			\$16,800																			\$16,800	
D5040	Library	7085051	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	4900	SF	\$4.50	\$22,050				\$22,050																		\$22,050	
D5040	Training Room	7050506	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	1000	SF	\$4.50	\$4,500					\$4,500																	\$4,500	
D5040	Classrooms	7085070	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	23500	SF	\$4.50	\$105,750					\$105,750																	\$105,750	
D5040	Throughout Building Corridors	7050430	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	74700	SF	\$4.50	\$336,150					\$336,150																	\$336,150	

Replacement Reserves Report																																				
Chickasaw Middle School																																				
1/11/2024																																				
Unif format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
D5040	Admin	7050419	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	1200	SF	\$4.50	\$5,400					\$5,400																		\$5,400			
D7030	Building Exterior	7127634	Security Camera, Closed Circuit Exterior, Fixed Black & White, Replace	10	6	4	20	EA	\$2,980.00	\$59,600					\$59,600										\$59,600								\$119,200			
D7030	Throughout building	7085084	Security Camera, Closed Circuit Interior, Fixed Black & White, Replace	10	6	4	50	EA	\$1,720.00	\$86,000					\$86,000										\$86,000								\$172,000			
D7050	Reception	7050422	Fire Alarm Panel, Fully Addressable, Replace	15	15	0	1	EA	\$15,000.00	\$15,000	\$15,000															\$15,000							\$30,000			
D7050	Throughout building	7050530	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	137984	SF	\$3.00	\$413,952					\$413,952																		\$413,952			
E1030	Kitchen	7085069	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	15	0	1	EA	\$1,700.00	\$1,700	\$1,700															\$1,700							\$3,400			
E1030	Kitchen	7085025	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	15	0	1	EA	\$1,700.00	\$1,700	\$1,700															\$1,700							\$3,400			
E1030	Kitchen	7085068	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$4,500.00	\$4,500			\$4,500															\$4,500					\$9,000			
E1030	Kitchen	7085064	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$10,500				\$10,500										\$10,500									\$21,000			
E1030	Kitchen	7085056	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700														\$1,700				\$3,400			
E1030	Kitchen	7085037	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700														\$1,700				\$3,400			
E1030	Kitchen	7085046	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100																\$5,100			
E1030	Kitchen	7085034	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$9,500.00	\$9,500								\$9,500										\$9,500					\$19,000			
E1030	Kitchen	7085089	Foodservice Equipment, Freezer, Chest, Replace	15	8	7	1	EA	\$1,800.00	\$1,800								\$1,800															\$1,800			
E1030	Kitchen	7085047	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	\$6,700.00	\$6,700								\$6,700															\$6,700			
E1030	Kitchen	7085083	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	\$9,500.00	\$9,500									\$9,500										\$9,500				\$19,000			
E1030	Kitchen	7085085	Foodservice Equipment, Freezer, Chest, Replace	15	7	8	1	EA	\$1,800.00	\$1,800									\$1,800														\$1,800			
E1030	Kitchen	7085081	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700														\$1,700			
E1030	Kitchen	7085043	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700														\$1,700			
E1030	Kitchen	7085035	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400												\$6,400			
E1030	Kitchen	7085066	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	\$5,100.00	\$5,100													\$5,100										\$5,100			
E1030	Kitchen	7085059	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	2	13	1	EA	\$3,100.00	\$3,100														\$3,100									\$3,100			
E1030	Kitchen	7085075	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$4,600.00	\$4,600														\$4,600									\$4,600			
E1030	Kitchen	7085042	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$4,600.00	\$4,600														\$4,600									\$4,600			
E1030	Kitchen	7085048	Foodservice Equipment, Steam Kettle, Replace	20	7	13	1	EA	\$30,000.00	\$30,000														\$30,000									\$30,000			
E1030	Lower Roof 1st Floor	7050469	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,300.00	\$6,300														\$6,300									\$6,300			
E1030	Lower Roof 1st Floor	7050428	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,300.00	\$6,300														\$6,300									\$6,300			
E1030	Kitchen	7085062	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000			
E1030	Kitchen	7085058	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																		\$15,000					\$15,000			
E2010	Site	7127200	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	23	2	50	EA	\$120.00	\$6,000			\$6,000																				\$6,000			
G2020	Site	7127213	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	52600	SF	\$3.50	\$184,100		\$184,100																						\$184,100		
G2020	Site	7127207	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	52600	SF	\$0.45	\$23,670		\$23,670					\$23,670				\$23,670					\$23,670							\$94,680			
G2030	Site	7127202	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	20	EA	\$1,000.00	\$20,000	\$20,000																						\$20,000			
G2030	North Stairs	7127203	Site Stairs & Ramps, Handrails, Metal, Install	0	10	0	200	LF	\$55.00	\$11,000	\$11,000																						\$11,000			
G2050	Site	7127205	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000																			\$5,000			\$10,000			
G2050	Site	7127195	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																		\$5,000			
G2060	Site	7127206	Fences & Gates, Vehicle Gate, Steel, Manual, Replace	25	32	0	4	EA	\$1,700.00	\$6,800	\$6,800														</											

## Appendix G:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7085072	D1010	Passenger Elevator [213-130]	Hydraulic, 3 Floors, 1500 to 2500 LB	1500 LB	Chickasaw Middle School	105A Machine Room				1971		
2	7085020	D1010	Vertical Lift	Wheelchair, 5' Rise		Chickasaw Middle School	Auditorium	Garaventa	No dataplate	No dataplate			
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7050487	D2010	Storage Tank	Domestic Water	119 GAL	Chickasaw Middle School	Boiler room	Bradford White	ST-120 AS	D21-2576	2021		
2	7050496	D2010	Storage Tank	Domestic Water	119 GAL	Chickasaw Middle School	Boiler room	Bradford White	M3ST120R5A	YC49514946	2002		
3	7050527	D2010	Boiler	Gas, Domestic	329 MBH	Chickasaw Middle School	Boiler room	No dataplate	No dataplate	No dataplate	2023		
4	7050515	D2010	Boiler	Gas, Domestic	329 MBH	Chickasaw Middle School	Boiler room	No dataplate	No dataplate	No dataplate			
5	7050466	D2010	Backflow Preventer	Domestic Water	1 1/2 IN	Chickasaw Middle School	Boiler Room	Watts Regulator	Illegible	231079			
6	7050479	D2030	Pump	Sump	3 HP	Chickasaw Middle School	Boiler room	Inaccessible	Inaccessible	Inaccessible			2
7	7050495	D2060	Air Compressor	Tank-Style	10 HP	Chickasaw Middle School	Boiler room	ChallengeAIR	E-50	EA5171044			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7050434	D3020	Boiler [1]	Gas, HVAC	2665 MBH	Chickasaw Middle School	Boiler room	Ajax Boiler, Inc.	WFG3250	53889	1971		
2	7050462	D3020	Boiler [2]	Gas, HVAC	2665 MBH	Chickasaw Middle School	Boiler room	Ajax Boiler, Inc.	WEG3250	53888	1971		
3	7050461	D3020	Unit Heater [213-174]	Hydronic	20 MBH	Chickasaw Middle School	Boiler room	Trane	Inaccessible	Inaccessible	1971		
4	7050492	D3030	Chiller [213-170]	Air-Cooled	55 TON	Chickasaw Middle School	Boiler room	Trane	CVHF555	L98A00355	1998		
5	7050440	D3030	Cooling Tower [213-197] (Typical) Open Circuit		284 TON	Chickasaw Middle School	Lower Roof 1st Floor	Marley	5VN 284TTFP4531AAL	NC6201GS 145860-001-99	1999		
6	7050501	D3050	Pump [Chilled Water]	Distribution, HVAC Chilled or Condenser Water	40 HP	Chickasaw Middle School	Boiler room	No dataplate	No dataplate	No dataplate			
7	7050519	D3050	Pump [Condensate Pump]	Distribution, HVAC Chilled or Condenser Water	40 HP	Chickasaw Middle School	Boiler room	Aurora Pumps	Illegible	70-11147	1971		
8	7050483	D3050	Pump [Hot Water]	Distribution, HVAC Chilled or Condenser Water	40 HP	Chickasaw Middle School	Boiler room	Aurora Pumps	Illegible	70-11146	1971		
9	7085032	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Chickasaw Middle School	1st Floor Womens	Inaccessible	Inaccessible	Inaccessible			
10	7050456	D3050	Fan Coil Unit	Hydronic Terminal	1500 CFM	Chickasaw Middle School	Classrooms	Siemens	No dataplate	No dataplate	2007		40
11	7050521	D3050	Fan Coil Unit	Hydronic Terminal		Chickasaw Middle School	Boiler room	Trane	L-8	K-195765			
12	7050446	D3050	Fan Coil Unit	Hydronic Terminal	2000 CFM	Chickasaw Middle School	Guidance Center						
13	7085031	D3050	Fan Coil Unit	Hydronic Terminal	2000 CFM	Chickasaw Middle School	Cafeteria	Siemens	No dataplate	No dataplate	2007		7
14	7085033	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Chickasaw Middle School	126F Storage Catwalk	Inaccessible	Inaccessible	Inaccessible			
15	7085030	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Chickasaw Middle School	1st Sped Room	Inaccessible	Inaccessible	Inaccessible			
16	7050435	D3050	Fan Coil Unit [1]	Hydronic Terminal	20000 CFM	Chickasaw Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022		
17	7050524	D3050	Fan Coil Unit [2]	Hydronic Terminal	20000 CFM	Chickasaw Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022		
18	7085090	D3050	Fan Coil Unit [213-081/082]	Hydronic Terminal	1200 CFM	Chickasaw Middle School	Lobby				1971		2



19	7050455	D3050	Fan Coil Unit [3]	Hydronic Terminal	20000 CFM	Chickasaw Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022		
20	7050514	D3050	Fan Coil Unit [4]	Hydronic Terminal	20000 CFM	Chickasaw Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022		
21	7050499	D3050	Fan Coil Unit [5]	Hydronic Terminal	20000 CFM	Chickasaw Middle School	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022		
22	7050470	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	Breidert	RED10	No dataplate			
23	7050523	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	1st Floor Hallway	Inaccessible	Inaccessible	Inaccessible	3		
24	7050441	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	No dataplate	No dataplate	No dataplate			
25	7050485	D3060	Exhaust Fan [213-013]	Centrifugal, 28" Damper	6000 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PU30J	AU5 5646			
26	7050429	D3060	Exhaust Fan [213-188]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR10B6	AU55661			
27	7050486	D3060	Exhaust Fan [213-189]	Centrifugal, 36"Damper	10000 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	P24F	AU55645			
28	7050502	D3060	Exhaust Fan [213-190]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR10B6	AU55662			
29	7050476	D3060	Exhaust Fan [213-191]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR7*	AU55665			
30	7050471	D3060	Exhaust Fan [213-192]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	Illegible	AU55647			
31	7050468	D3060	Exhaust Fan [213-193]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	Illegible	Illegible			
32	7050508	D3060	Exhaust Fan [213-194]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR76	Illegible			
33	7050442	D3060	Exhaust Fan [213-198]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	P12E	AU65658			
34	7050491	D3060	Exhaust Fan [213-199]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR10	AU55663			
35	7050447	D3060	Exhaust Fan [213-200]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Lower Roof 1st Floor	CentriMaster	PR1106	AU55658			
36	7050443	D3060	Exhaust Fan [213-204]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	P10D1	AU55652			
37	7050528	D3060	Exhaust Fan [213-205]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	P14E	AU55650			
38	7050425	D3060	Exhaust Fan [213-206]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	Illegible	AU66649			
39	7050522	D3060	Exhaust Fan [213-207]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	Illegible	AU55648			
40	7050512	D3060	Exhaust Fan [213-208]	Centrifugal, 12" Damper	200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	Illegible	AU55656			
41	7050517	D3060	Exhaust Fan [213-209]	Centrifugal, 16" Damper	1200 CFM	Chickasaw Middle School	Upper Roof 3rd Floor	CentriMaster	P10D4	AU55654			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7085080	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Chickasaw Middle School	Kitchen						10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7050490	D5010	Generator	Gas or Gasoline, 40 to 80 KW	45 KW	Chickasaw Middle School	Boiler room	Onan	45.0 EM-15R/1933C	0373289145	2002		
2	7050457	D5010	Automatic Transfer Switch	ATS	60 AMP	Chickasaw Middle School	Boiler room	Cummins	LTA-5550528	A020324591	2002		
3	7050478	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Chickasaw Middle School	125F Custodian	General Electric	Illegible	Illegible	1971		
4	7085024	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Chickasaw Middle School	127P	GE	9123A3876	No dataplate	1971		
5	7050448	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Chickasaw Middle School	Boiler room	General Electric	Inaccessible	Inaccessible	1971		

6	7050494	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Chickasaw Middle School	320C Custodian	GE	Illegible	Illegible	1971		
7	7085086	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Chickasaw Middle School	127P	GE	9T21A9303	DG	1971		
8	7050533	D5020	Switchboard	277/480 V	1600 AMP	Chickasaw Middle School	Boiler room	GE	No dataplate	No dataplate	1999		
9	7050426	D5020	Switchgear	277/480 V	3000 AMP	Chickasaw Middle School	Boiler room	GE	No dataplate	No dataplate	1971		
10	7085041	D5020	Distribution Panel	277/480 V	400 AMP	Chickasaw Middle School	Kitchen	GE	NHB	AM-930100	1971		
11	7085038	D5020	Distribution Panel [DPA]	120/208 V	600 AMP	Chickasaw Middle School	127P	GE	CCB	AM- 929661	1971		
12	7050423	D5020	Distribution Panel [GR]	120/208 V	400 AMP	Chickasaw Middle School	125F Custodian	GE	NLAS	AM-928151	1971		
13	7050451	D5020	Distribution Panel [M]	277/480 V	400 AMP	Chickasaw Middle School	125F Custodian	GE	NHB	AM-930015	1971		
14	7085065	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Chickasaw Middle School	Throughout building				2007		40
15	7050505	D5040	Special Fixture w/ Lamp	any type Interior High Bay, w/ LED Replacement	200 W	Chickasaw Middle School	Gymnasium						56
16	7085061	D5040	Special Fixture w/ Lamp	any type Interior High Bay, w/ LED Replacement	200 W	Chickasaw Middle School	Auditorium				1971		28
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7050422	D7050	Fire Alarm Panel	Fully Addressable		Chickasaw Middle School	Reception				2007		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7085083	E1030	Foodservice Equipment	Convection Oven, Double		Chickasaw Middle School	Kitchen	Duke	E102-EV	02160647	2021		
2	7085034	E1030	Foodservice Equipment	Convection Oven, Double		Chickasaw Middle School	Kitchen	Duke	E102-E	20-JGJH-0327	2020		
3	7085068	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Chickasaw Middle School	Kitchen	No dataplate	No dataplate	No dataplate	1971		
4	7085069	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chickasaw Middle School	Kitchen	Delfield	SH-5-NU	1606150000702	2016		
5	7085056	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chickasaw Middle School	Kitchen	FwE	MTU-12	092544201	2009		
6	7085037	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chickasaw Middle School	Kitchen	FwE	UHS-12	123233108	2012		
7	7085025	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chickasaw Middle School	Kitchen	Delfield	SH-5-NU	1606150000703	2016		
8	7085047	E1030	Foodservice Equipment	Ice maker, Freestanding		Chickasaw Middle School	Kitchen	Ice-O-Matic	ICE0320HA5	15081280010968	2015		
9	7085035	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Chickasaw Middle School	Kitchen	Nor-Lake	R72-S	R72S-11120018	2018		
10	7085081	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Chickasaw Middle School	Kitchen	Delfield	SCFT-50-NU	1606150000701	2016		
11	7085043	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Chickasaw Middle School	Kitchen	Delfield	SCFT-50-NU	1606150000704	2016		
12	7085048	E1030	Foodservice Equipment	Steam Kettle		Chickasaw Middle School	Kitchen	Cleveland Range	KDM-40-1	160223051732	2016		
13	7085064	E1030	Foodservice Equipment	Steamer, Freestanding		Chickasaw Middle School	Kitchen	Cleveland MANITOWIC	24CEM36	1603230000027	2016		
14	7085075	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Chickasaw Middle School	Kitchen	Kolpak	EL26-066-2EC-PR-8	410240235	2021		
15	7085042	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Chickasaw Middle School	Kitchen	Kolpak	AM26-073-1EC-PR-8	410240236	2021		
16	7085062	E1030	Foodservice Equipment	Walk-In, Freezer		Chickasaw Middle School	Kitchen	Kolpak	No dataplate	410240049DW2	2021		
17	7085058	E1030	Foodservice Equipment	Walk-In, Refrigerator		Chickasaw Middle School	Kitchen	Kolpak	No dataplate	410240049DW1	2021		

18	7085066	E1030	<b>Foodservice Equipment</b> [1]	Freezer, 2-Door Reach-In	Chickasaw Middle School	Kitchen	Intertek	MBF8002GR	MBF8002GRAUS1T0320111000C40023	2020
19	7085085	E1030	<b>Foodservice Equipment</b> [1]	Freezer, Chest	Chickasaw Middle School	Kitchen	MasterBuilt	D0MC-164-A	16030449	2016
20	7085046	E1030	<b>Foodservice Equipment</b> [2]	Freezer, 2-Door Reach-In	Chickasaw Middle School	Kitchen		C-2F	C-2F14073092005	2014
21	7085089	E1030	<b>Foodservice Equipment</b> [2]	Freezer, Chest	Chickasaw Middle School	Kitchen	MasterBuilt	D0MC-164-A	15070439	2015
22	7085059	E1030	<b>Foodservice Equipment</b> [3]	Freezer, 1-Door Reach-In	Chickasaw Middle School	Kitchen	Turbo Air	M3F24-1	M3F24-1 M3F2L77046	2021
23	7050469	E1030	<b>Foodservice Equipment</b> [Cooler]	Walk-In, Condenser for Refrigerator/Freezer	Chickasaw Middle School	Lower Roof 1st Floor	Kolpak	PC68MZ0P-2	410240086	2021
24	7050428	E1030	<b>Foodservice Equipment</b> [Freezer]	Walk-In, Condenser for Refrigerator/Freezer	Chickasaw Middle School	Lower Roof 1st Floor		PC248LZ0P-2	410240207	2021