

FACILITY CONDITION ASSESSMENT

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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ON SITE DATE:

November 14-16, 2023

Bureau Veritas

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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 stuartml@scsk12.org
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: https://www.assetcalc.net/

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

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

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

FCI Analysis | Chickasaw Middle School(1971)

Replacement Value \$ 55,193,600	Total SF 137,984	Cost/SF \$ 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.

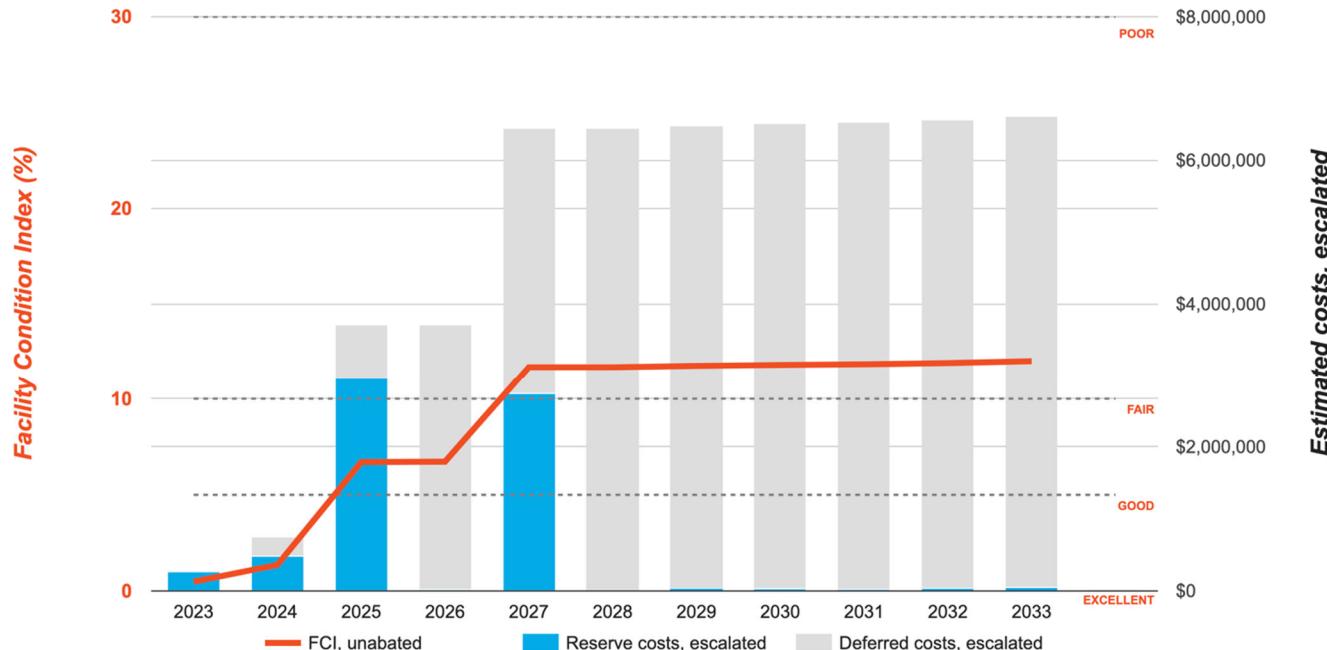
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chickasaw Middle School

Replacement Value: \$55,193,600

Inflation Rate: 3.0%

Average Needs per Year: \$602,000



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	Capture Area			Cost
							Preparation	Energy Saver	Switch Resolution	
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
Total (38 items)							\$269,600

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**

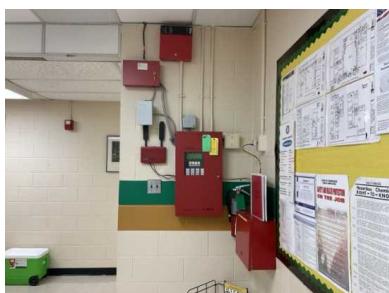
Priority Score: **90.9**

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/Repaint 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, alligatorized 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

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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

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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

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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

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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

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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

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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

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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

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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**

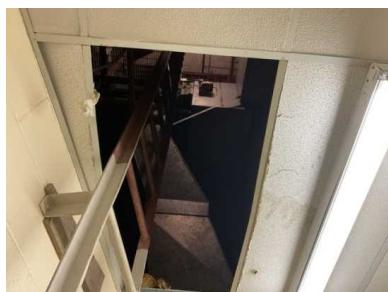
Priority Score: 81.9

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

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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**

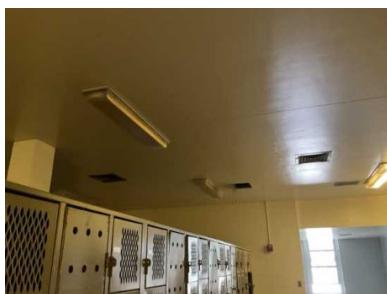
Priority Score: 81.9

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

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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

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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

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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

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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

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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**

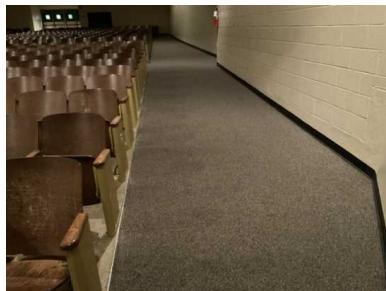
Priority Score: 81.9

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

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

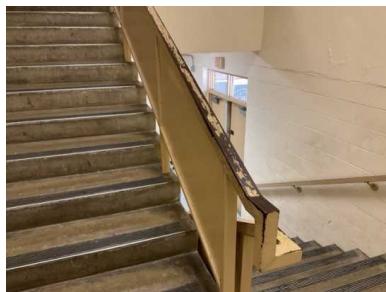
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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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

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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



Fences and Gates in Poor condition.

Fence, Chain Link 6'
Chickasaw Middle School Dugout

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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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

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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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

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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

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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

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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

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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

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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**

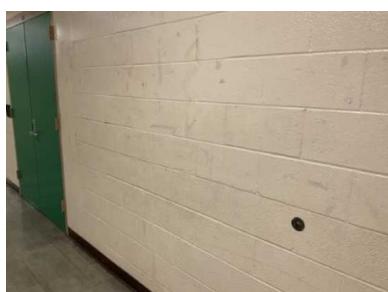
Priority Score: 81.9

Plan Type:
Performance/Integrity

Cost Estimate: \$60,800

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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

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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

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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

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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

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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**

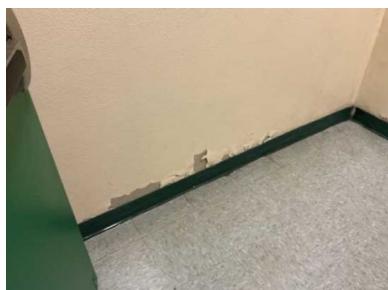
Priority Score: 81.8

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

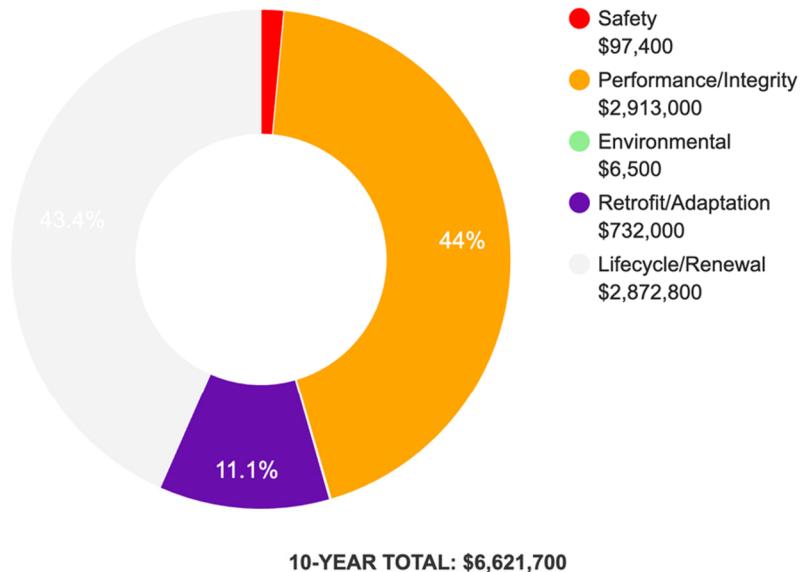
Plan Types

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

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

Plan Type Distribution (by Cost)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	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
Facade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Good
Interiors	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
Elevators	Passenger: One hydraulic car serving all three floors and one wheelchair lift serving the stage	Fair
Plumbing	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
HVAC	Central System: Boilers, chiller, and cooling tower feeding cabinet terminal units	Fair

Systems Summary

Fire Suppression	Fire extinguishers only	Good
Electrical	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
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing Sports fields with chain link backstops, chain link dugouts, fencing and park benches	Fair
Landscaping and Topography	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
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Excellent
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	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
TOTALS (3% inflation)	\$269,600	\$3,430,700	\$2,742,400	\$178,800	\$3,970,000	\$10,591,500

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 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.

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8. Appendices

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

Appendix A: **Photographic Record**

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - GYMNASIUM



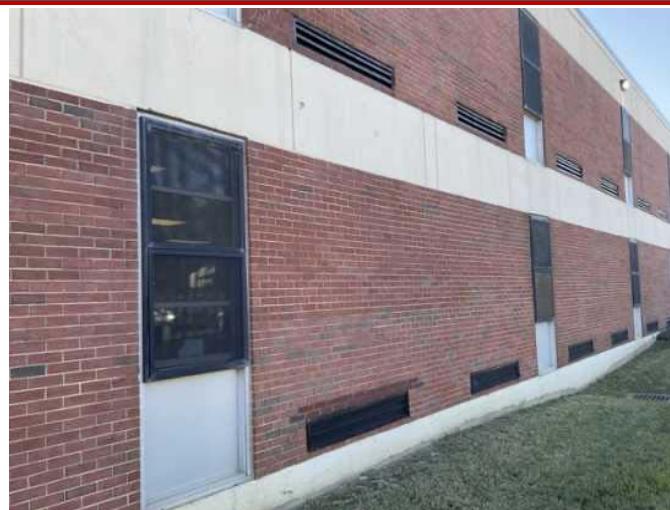
6 - AUDITORIUM



Photographic Overview



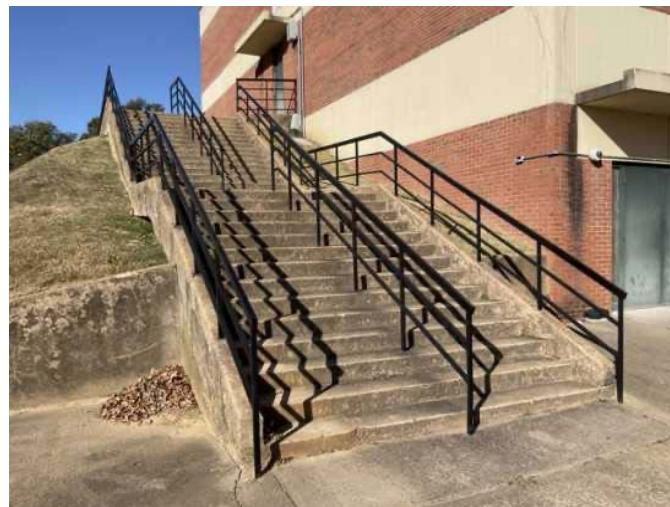
7 - STRUCTURAL OVERVIEW



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

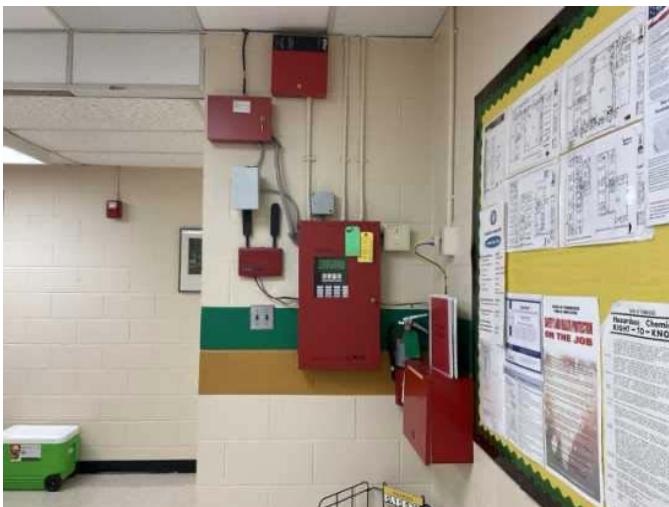
Photographic Overview



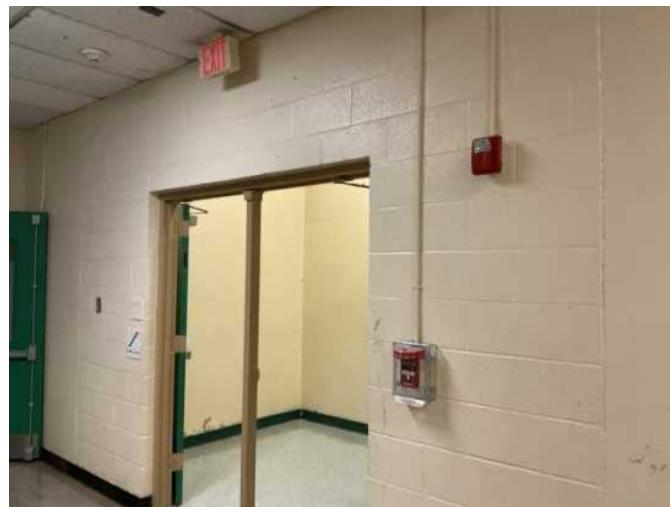
25 - BOYS LOCKER ROOM



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

Site Plan



 BUREAU VERITAS	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

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?		X		Some brick cracking, not extreme
8	Are there any wall, window, basement or roof leaks?	X			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?		X		
10	Are your elevators unreliable, with frequent service calls?	X			Outdated, parts are hard to get, impossible at times.
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X			Domestic piping ongoing issues inside walls
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X			Old, corroding hydronic piping inside walls
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X			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?	X			Outdated but operational
15	Are there any problems or inadequacies with exterior lighting?		X		LED fixtures 2023 throughout site on building and parking lots.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X		
18	ADA: Has an accessibility study been previously performed? If so, when?		X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X			Improvements were made at some time since 1970 construction.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X		
21	Are any areas of the property leased to outside occupants?				

Signature of Assessor

Signature of POC

Appendix D: **Accessibility Review and Photos**

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?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Improvements were made in 2007.
3	Has building management reported any accessibility-based complaints or litigation?		X		

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				X
Building Entrances			Door hardware needed on auditorium entrance	
Interior Accessible Route				X
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



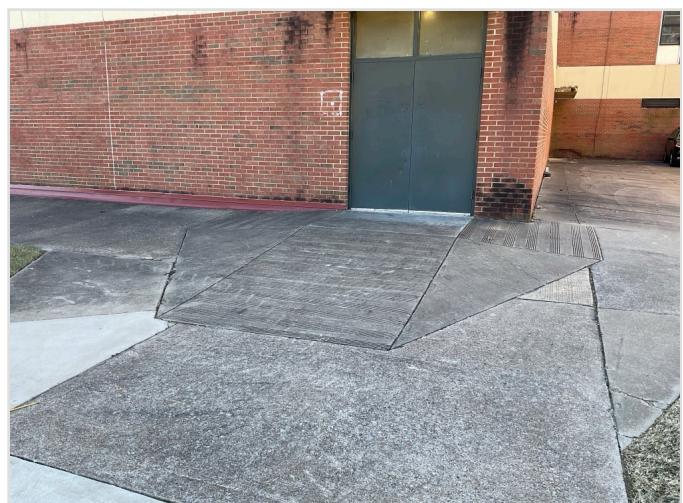
ACCESSIBLE RAMP



CURB CUT



MAIN ENTRANCE

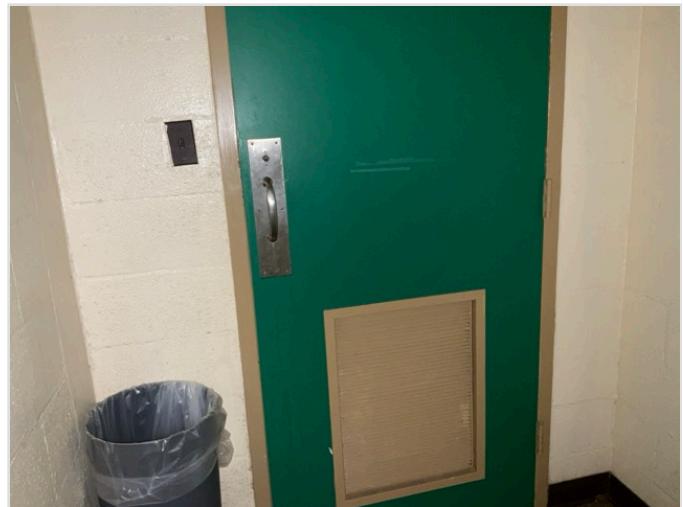


AUDITORIUM ENTRANCE

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**

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
B1020	Gymnasium	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	12,500	SF	23
B1080	Stairwells	Poor	Stair/Ramp Rails, Metal, Refinish	700	LF	1
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
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU), Repair/Repoint	100	SF	0
B2020	Building Exterior	Poor	Glazing, any type, by SF	940	SF	2
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
B3010	Lower Roof 1st Floor	Good	Roofing, Single-Ply Membrane, EPDM	24,500	SF	17
B3010	Middle Roof	Good	Roofing, Single-Ply Membrane, EPDM	6,900	SF	17
B3010	Auditorium Roof	Good	Roofing, Single-Ply Membrane, EPDM	16,000	SF	17
B3010	Upper Roof 3rd Floor	Good	Roofing, Single-Ply Membrane, EPDM	23,728	SF	17
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
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
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	12,500	SF	4
C2030	Elevator	Poor	Flooring, Vinyl Tile (VCT)	150	SF	2
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	108,700	SF	4
C2030	Library Storage Room	Poor	Flooring, Vinyl Tile (VCT)	400	SF	2
C2030	Admin	Good	Flooring, Vinyl Tile (VCT)	1,200	SF	4
C2030	Auditorium	Fair	Flooring, Vinyl Tile (VCT)	1,300	SF	4
C2030	Stage	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000	SF	0
C2030	Stairwells	Poor	Flooring, Vinyl Tile (VCT)	1,000	SF	2
C2030	Kitchen	Fair	Flooring, Ceramic Tile	1,600	SF	4
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	1,200	SF	1
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,200	SF	4
C2050	Restrooms	Poor	Ceiling Finishes, any flat surface, Prep & Paint	2,000	SF	2
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

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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	

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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

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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	

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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	

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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
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

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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**

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

Uniform 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
C2030	Admin	7050526	Flooring, Vinyl Tile (VCT), Replace	15	11	4	1200	SF	\$5.00	\$6,000					\$6,000															\$6,000		\$12,000
C2030	Auditorium	7085023	Flooring, Vinyl Tile (VCT), Replace	15	11	4	1300	SF	\$5.00	\$6,500					\$6,500															\$6,500		\$13,000
C2030	Throughout building	7085029	Flooring, Vinyl Tile (VCT), Replace	15	11	4	108700	SF	\$5.00	\$543,500					\$543,500															\$543,500		\$1,087,000
C2030	1st Floor	7050504	Flooring, Terrazzo, Replace	50	48	2	2200	SF	\$14.00	\$30,800			\$30,800																			\$30,800
C2030	Auditorium	7085045	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1200	SF	\$7.50	\$9,000		\$9,000																				\$18,000
C2050	Restrooms	7050475	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2000	SF	\$2.00	\$4,000			\$4,000																			\$8,000
D1010	105A Machine Room	7085072	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	52	0	1	EA	\$70,000.00	\$70,000	\$70,000																					\$70,000
D1010	Auditorium	7085020	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$17,000.00	\$17,000																						\$17,000
D2010	Boiler room	7050496	Storage Tank, Domestic Water, Replace	30	21	9	1	EA	\$2,400.00	\$2,400																						\$2,400
D2010	Boiler room	7050515	Boiler, Gas, Domestic, Replace	25	21	4	1	EA	\$22,500.00	\$22,500																						\$22,500
D2010	Throughout building	7050438	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	25000	SF	\$11.00	\$275,000			\$275,000																			\$275,000
D2010	Boiler Room	7050466	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$3,200.00	\$3,200																						\$3,200
D2010	Throughout building	7050436	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	7	EA	\$1,200.00	\$8,400	\$8,400																					\$16,800
D2010	Training Room	7050474	Urinal, Standard, Replace	30	30	0	4	EA	\$1,100.00	\$4,400	\$4,400																					\$4,400
D2010	Training Room	7050516	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	2	EA	\$1,200.00	\$2,400	\$2,400																					\$4,800
D2010	Boys Locker Room	7050459	Shower, Valve & Showerhead, Replace	30	30	0	12	EA	\$800.00	\$9,600	\$9,600																					\$9,600
D2010	3rd Boys Restroom	7085026	Toilet, Commercial Water Closet, Replace	30	30	0	4	EA	\$1,300.00	\$5,200	\$5,200																					\$5,200
D2010	3rd Girls Restroom	7085019	Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																					\$1,300
D2010	1st Floor Restrooms	7085073	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	11	EA	\$1,500.00	\$16,500	\$16,500																					\$16,500
D2010	3rd Boys Restroom	7085027	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	29	1	4	EA	\$1,500.00	\$6,000		\$6,000																				\$6,000
D2010	2nd Floor Restrooms	7050421	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	9	EA	\$1,500.00	\$13,500			\$13,500																			\$13,500
D2010	Training Room	7050520	Shower, Valve & Showerhead, Replace	30	26	4	12	EA	\$800.00	\$9,600																						\$9,600
D2010	Training Room	7050477	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	4	EA	\$1,500.00	\$6,000																						\$6,000
D2010	3rd Girls Restroom	7085077	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$1,500.00	\$4,500																						\$4,500
D2010	3rd Girls Restroom	7085039	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	\$1,300.00	\$2,600																						\$2,600
D2010	3rd Boys Restroom	7085088	Urinal, Standard, Replace	30	26	4	6	EA	\$1,100.00	\$6,600																						\$6,600
D2010	Clinic/Admin	7050427	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$1,500.00	\$4,500																						\$4,500
D2010	Clinic/Admin	7050444	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	\$1,300.00	\$2,600																						\$2,600
D2010	Throughout building	7050481	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	2	EA	\$1,200.00	\$2,400																						\$2,400
D2010	2nd Floor Restrooms	7050532	Toilet, Commercial Water Closet, Replace	30	16	14	10	EA	\$1,300.00	\$13,000																						\$13,000
D2010	2nd Floor Restrooms	7050463	Urinal, Standard, Replace	30	16	14	10	EA	\$1,100.00	\$11,000																						\$11,000
D2010	1st Floor Restrooms	7085052	Toilet, Commercial Water Closet, Replace	30	16	14	12	EA	\$1,300.00	\$15,600																						\$15,600
D2010	1st Floor Restrooms	7085078	Urinal, Standard, Replace	30	16	14	4	EA	\$1,100.00	\$4,400																						\$4,400
D2030	Boiler room	7050479	Pump, Sump, Replace	15	11	4																										

1/11/2024

Uniformat 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																													

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Uniformat 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																\$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																\$172,000	
D7050	Reception	7050422	Fire Alarm Panel, Fully Addressable, Replace	15	15	0	1	EA	\$15,000.00	\$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		
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		
E1030	Kitchen	7085068	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$4,500.00	\$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																\$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	
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	
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																\$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																\$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																\$184,100
G2020	Site	7127207	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	52600	SF	\$0.45	\$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																\$20,000
G2030	North Stairs	7127203	Site Stairs & Ramps, Handrails, Metal, Install	0	10	0	200	LF	\$55.00	\$11,000	\$11,000																					

Appendix G: **Equipment Inventory List**

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	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
9	7050426	D5020	Switchgear	277/480 V	3000 AMP	Chickasaw Middle School	Boiler room	GE	No dataplate	No dataplate
10	7085041	D5020	Distribution Panel	277/480 V	400 AMP	Chickasaw Middle School	Kitchen	GE	NHB	AM-930100
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
14	7085065	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Chickasaw Middle School	Throughout building			2007
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	Datplate 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	Datplate 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 Icemaker, 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	Foodservice Equipment [1] Freezer, 2-Door Reach-In	Chickasaw Middle School	Kitchen	Intertek	MBF8002GR	MBF8002GRAUS1T0320111000C40023	2020
19	7085085	E1030	Foodservice Equipment [1] Freezer, Chest	Chickasaw Middle School	Kitchen	MasterBuilt	D0MC-164-A	16030449	2016
20	7085046	E1030	Foodservice Equipment [2] Freezer, 2-Door Reach-In	Chickasaw Middle School	Kitchen		C-2F	C-2F14073092005	2014
21	7085089	E1030	Foodservice Equipment [2] Freezer, Chest	Chickasaw Middle School	Kitchen	MasterBuilt	D0MC-164-A	15070439	2015
22	7085059	E1030	Foodservice Equipment [3] Freezer, 1-Door Reach-In	Chickasaw Middle School	Kitchen	Turbo Air	M3F24-1	M3F24-1 M3F2L77046	2021
23	7050469	E1030	Foodservice Equipment Walk-In, Condenser for [Cooler] Refrigerator/Freezer	Chickasaw Middle School	Lower Roof 1st Floor	Kolpak	PC68MZ0P-2	410240086	2021
24	7050428	E1030	Foodservice Equipment Walk-In, Condenser for [Freezer] Refrigerator/Freezer	Chickasaw Middle School	Lower Roof 1st Floor		PC248LZ0P-2	410240207	2021