

FACILITY CONDITION ASSESSMENT

prepared for

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



**BUREAU
VERITAS**



Chimneyrock Elementary
8601 Chimneyrock Boulevard
Cordova, Tennessee 38016

PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.bvna.com*

BV CONTACT:

*Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.Hupp@bureauveritas.com*

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ON SITE DATE:

September 18, 2024

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Main Building

3. Annex Building

4. Site Summary.....

5. Property Space Use and Observed Areas

6. ADA Accessibility

7. Purpose and Scope

8. Opinions of Probable Costs

Methodology

Definitions

9. Certification.....

10. Appendices

1

1

2

3

6

7

10

11

13

15

16

17

19

21

21

21

23

24



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	8601 Chimneyrock Boulevard, Cordova Tennessee 38016
Site Developed	1989
Site Area	2.2 acres (estimated)
Parking Spaces	93 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 18. 2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Harold Aktins, Plant Manager 901.416.3781 phone
Assessment and Report Prepared By	Kevin Johnson
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Chimneyrock Elementary school was constructed in 1989. The property includes a main building and an annex building which was constructed in 2000. Both are used as educational spaces, with the main building housing the gymnasium, kitchen and cafeteria. Neither building has had any major renovations since their existence.

Architectural

In general, the structures appear to be sound with no significant areas of deterioration on the exterior. The building's façade is in good condition with no loose or missing mortar. The roof does not leak however, with the lack of multiple roof drains standing water was observed. The property has numerous trees which has produced debris on the roof. This adds to the blockage of water draining from areas on the roof. Also, certain parts of the roof show a presence of plant growth. Scheduled roof drain cleaning and tree trimming is recommended. The majority of the interior finishes are original to the structure. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated Per Plant Manager, there are areas in the main building which resemble traces of visible mold and are addressed on an as needed basis.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop units. Each classroom, including open spaces, are serviced by a dedicated rooftop unit. Smaller spaces are treated by supplemental HVAC units. Per Plant Manager, service is needed on equipment in 2 classrooms located in the main building. Rooftop units are dated however they are in working condition. PTAC units which service office areas were replaced recently. Electrical equipment is original to building. Both main distribution panel and transformer (located in kitchen) are dated but in working condition with no issues. A new fire panel was installed in 2023. In general, the plumbing systems are adequate to serve the facilities with equipment and fixtures updated as needed. The MEPF infrastructure itself is generally in fair working condition.

Site

Site maintenance appears to be well maintained, and site improvements and landscaping are generally in fair condition. The asphalt paved parking lots show signs of deteriorating sealant and striping. Several cracks in asphalt of both parking lots were observed. Playgrounds are in good condition; however, the surrounding fencing has a large hole near rear.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

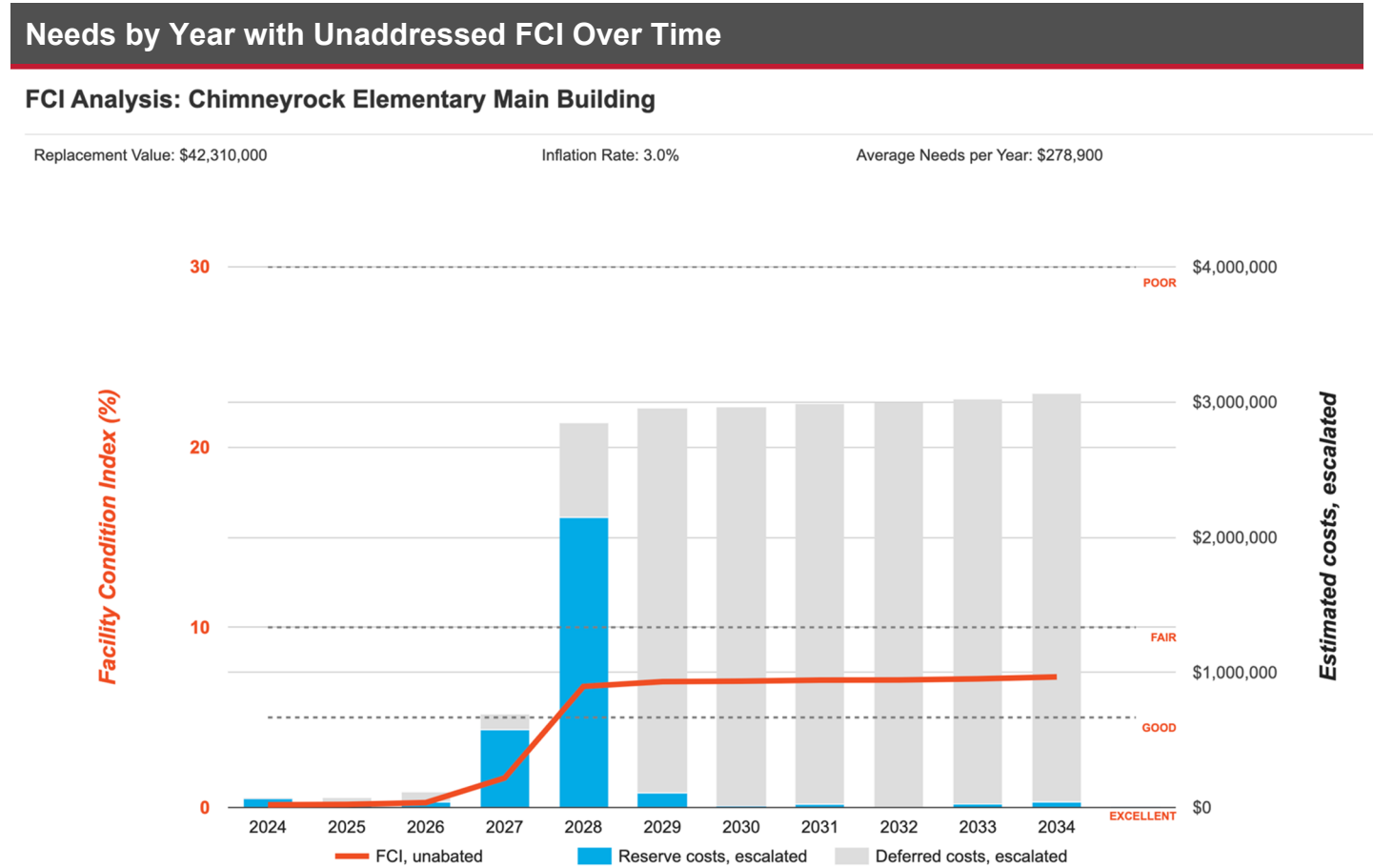
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Chimneyrock Elementary / Annex Building (2000)	\$400	12,850	\$5,140,000	0.0%	1.7%	6.4%	9.5%
Chimneyrock Elementary / Main Building (1989)	\$400	105,775	\$42,310,000	0.2%	1.6%	7.0%	7.2%

Campus Level FCI:

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



The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$10,700	\$74,500	\$85,300
Roofing	-	-	\$1,309,600	-	\$17,600	\$1,327,200
Interiors	-	-	\$1,100,200	\$3,900	\$3,524,400	\$4,628,500
Plumbing	-	\$13,200	\$16,300	\$23,800	\$303,300	\$356,700
HVAC	\$64,400	\$29,600	\$667,400	\$163,900	\$190,600	\$1,115,900
Fire Protection	-	-	-	-	\$45,800	\$45,800
Electrical	-	\$6,000	\$43,700	\$45,500	\$10,300	\$105,500
Fire Alarm & Electronic Systems	-	-	\$1,700	-	\$25,100	\$26,900
Equipment & Furnishings	-	\$1,800	\$40,100	\$26,500	\$90,600	\$159,000
Site Development	-	\$54,600	\$81,200	\$100,200	\$183,800	\$419,800
Site Pavement	\$99,000	\$11,100	-	-	\$9,800	\$120,000
Site Utilities	-	-	-	\$1,600	-	\$1,600
TOTALS (3% inflation)	\$163,400	\$116,300	\$3,260,300	\$376,300	\$4,475,900	\$8,392,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Chimneyrock Elementary / Main Building	3	\$64,400
Chimneyrock Elementary / Site	1	\$99,000
Total	4	\$163,400

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8513542	Roof	D3050	Make-Up Air Unit, MUA or MAU, Replace	Failed	Performance/Integrity	\$60,000
8513414	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	Poor	Performance/Integrity	\$1,400
8513384	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	Failed	Performance/Integrity	\$3,000
Total (3 items)						\$64,400

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
8513492	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$99,000
Total (1 items)						\$99,000

Key Findings



Exhaust Fan in Failed condition.

Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM
Main Building Chimneyrock Elementary Roof

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Exhaust fan is not functional - AssetCALC ID: 8513384



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM
Main Building Chimneyrock Elementary Roof

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Exhaust fan is not functional - AssetCALC ID: 8513414



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM
Main Building Chimneyrock Elementary Roof

Uniformat Code: D3060
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Exhaust outer cover appears to be heavily dented - AssetCALC ID: 8513440



Parking Lots in Poor condition.

Pavement, Asphalt
Site Chimneyrock Elementary Site

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$99,000

\$\$\$\$

Parking lot shows signs of heavy wear. Cracking and small holes found in asphalt. - AssetCALC ID: 8513492



Water Heater in Poor condition.

Electric, Commercial (12 kW)
Main Building Chimneyrock Elementary Utility
Rooms/Areas

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Old unit. Top and Lower level of unit is rusted. - AssetCALC ID: 8513493



Make-Up Air Unit in Failed condition.

MUA or MAU
Main Building Chimneyrock Elementary Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,000

\$\$\$\$

Unit is not in service. - AssetCALC ID: 8513542



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Chimneyrock Elementary Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Unit is not functional - AssetCALC ID: 8513431



Fences and Gates in Poor condition.

Fence, Chain Link 4'
Site Chimneyrock Elementary Site

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

Damage/worn fencing throughout the property - AssetCALC ID: 8513505



Fences and Gates in Poor condition.

Fence, Chain Link 6'
Site Chimneyrock Elementary Site

Unifomat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,500

\$\$\$\$

Damaged fencing throughout property - AssetCALC ID: 8513489

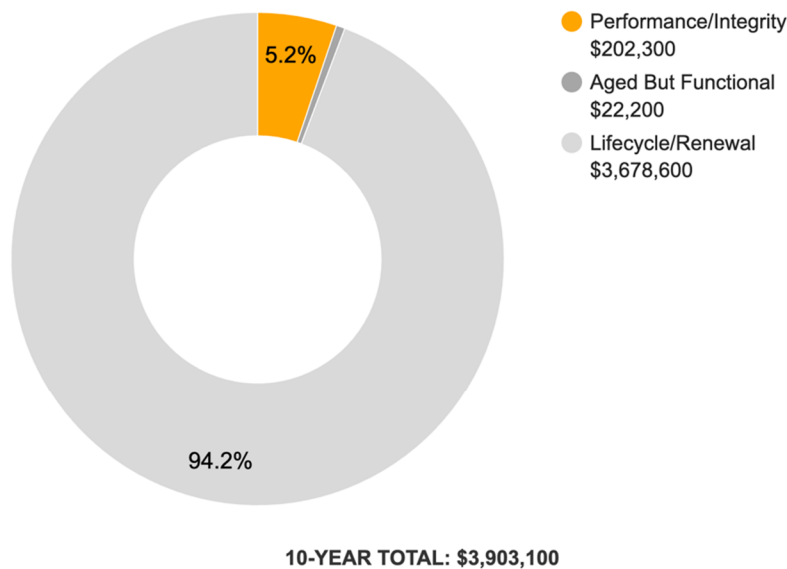
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1989	
Building/Group Size	105,775 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation slab	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat with single-ply membrane, EPDM Secondary: Pyramid construction with metal finish	Fair
Interiors	Walls: Painted gypsum board // lath and plaster, painted, glazed CMU Floors: Carpet, VCT, ceramic tile, sealed Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handlers feeding terminal units Non-Central System: PTAC units Supplemental components: Suspended unit heaters	Fair

Main Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main switchgear panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	RTUs and exhaust fans not functional, rusted water heater	

3. Annex Building



Annex Building: Systems Summary

Constructed/Renovated	2000	
Building Size	12,850 SF	
Number of Stories	1 above grade	
system	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation slab	Good
Façade	Wall Finish: CMU Windows: Aluminum	Good
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, painted glazed CMU, Floors: Carpet, VCT, sealed Ceilings: ACT	Fair
Plumbing	Distribution: Copper supply, Galvanized iron and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handlers Non-Central System: PTAC units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair

Annex Building: Systems Summary

Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	--
Key Issues and Findings	None observed at time of assessment.	

4. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing. Playgrounds fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Parking lot shows signs of heavy wear, damaged fences	

5. 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.

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1989. The campus has not since been substantially renovated.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1989	No	No
Main Building	1989	No	No
Annex Building	2000	No	No

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

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

7. 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.

8. 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.

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chimneyrock Elementary, 8601 Chimneyrock Boulevard, Cordova, Tennessee 38016, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Kevin Johnson
Project Manager

Reviewed by:



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

10. 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 - LANDSCAPE



6 - LANDSCAPE

Photographic Overview



7 - PARKING LOT



8 - MAIN ENTRANCE



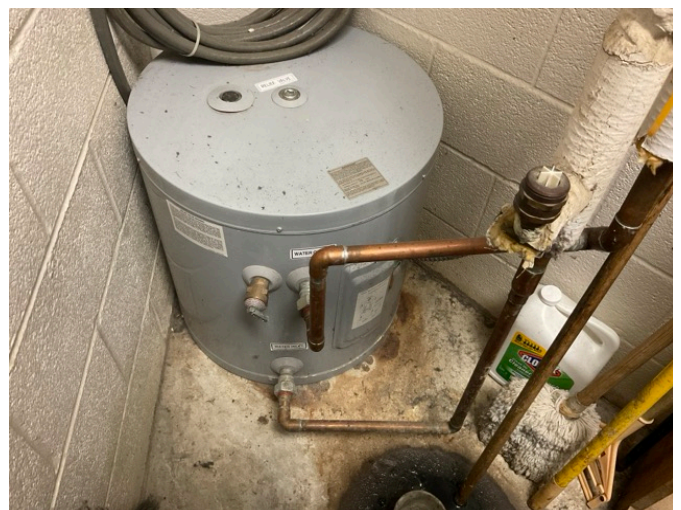
9 - PRIMARY ROOF OVERVIEW



10 - ROOF DRAIN



11 - LOBBY



12 - WATER HEATER

Photographic Overview



13 - WATER HEATER



14 - UNIT HEATER



15 - UNIT HEATER



16 - DISTRIBUTION PANEL



17 - FIRE ALARM PANEL



18 - PLAYGROUND

Appendix B:

Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-077.354

Source

Google

Project Name

Chimneyrock Elementary

On-Site Date

September 18, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Chimneyrock Elementary
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

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

Appendix D:

Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Chimneyrock Elementary

BV Project Number: 163745.23R000-077.354

Facility History & Interview

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

Chimneyrock Elementary: Accessibility Issues

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

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

Chimneyrock Elementary: Photographic Overview



2ND AREA OF ACCESSIBLE PARKING



CLOSE-UP OF STALL



ACCESSIBLE EXTERIOR PATH



CURB CUT



ACCESSIBLE ENTRANCE



MAIN ENTRANCE

Chimneyrock Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

Chimneyrock Elementary: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E: **Component Condition Report**

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Gymnasium	Good	Roof Structure, Flat, Metal Deck Over Bar Joists	3,500 SF	40	8513372
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete	105,775 SF	30	8513462
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	35	15	8513393
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	6	8513428
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	105,775 SF	4	8513418
B3010	Roof	Good	Roofing, Metal	3,000 SF	21	8513537
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,050 LF	12	8513374
B3060	Roof	Good	Roof Hatch, Metal	2	16	8513411
Interiors						
C1010	Hallways & Common Areas	Good	Interior Wall Construction, Glazed CMU	21,000 SF	30	8513519
C1010	Main building	Good	Interior Wall, Concrete Block (CMU)	105,775 SF	30	8513415
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Standard	89	20	8513531
C1070	Throughout Building	Fair	Suspended Ceilings, Fiberglass Paneling	105,775 SF	11	8513468
C1090	Restrooms	Fair	Toilet Partitions, Wood	6	9	8513503
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,500 SF	5	8513515
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	105,775 SF	4	8513405
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	16,000 SF	4	8513392
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	24	15	8513437
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	8513447
D2010	Commercial Kitchen	Fair	Backflow Preventer, Domestic Water	1	23	8513398

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	16	17	8513501
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	10	13	8513434
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	10	8513399
D2010	Gymnasium	Good	Drinking Fountain, Wall-Mounted, Single-Level	5	12	8513474
D2010		Fair	Sink/Lavatory, Wall-Hung	1	5	8513386
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	8513517
D2010	Commercial Kitchen	Good	Water Heater, Electric, Commercial (36 kW)	1	14	8513446
D2010	Utility Rooms/Areas	Poor	Water Heater, Electric, Commercial (12 kW)	1	2	8513493
HVAC						
D3020	Commercial Kitchen	Fair	Unit Heater, Electric	1	3	8513481
D3020	Utility Rooms/Areas	Fair	Unit Heater, Natural Gas	1	3	8513426
D3020	Commercial Kitchen	Fair	Unit Heater, Electric	1	3	8513513
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	8513490
D3030	Office Areas	Excellent	Packaged Terminal Air Conditioner, PTAC	4	15	8513473
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	8513497
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [62]	1	3	8513494
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 38]	1	3	8513530
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 10]	1	4	8513373
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 19]	1	3	8513529
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 28K]	1	3	8513465
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 20]	1	3	8513507
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 9]	1	4	8513385
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 7]	1	3	8513391
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 18]	1	3	8513383
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [Room 40]	1	1	8513431

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 3]	1	3	8513406
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 21]	1	4	8513510
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 26K]	1	3	8513523
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 34]	1	3	8513412
D3050	Courtyard	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [456]	1	3	8513378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 32]	1	3	8513541
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 57]	1	3	8513419
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 36]	1	3	8513371
D3050	Main roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [123]	1	3	8513471
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 39]	1	3	8513536
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	7	8513396
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 29K]	1	2	8513424
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	11	8513433
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 54]	1	3	8513533
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 37]	1	3	8513478
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 5]	1	3	8513382
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 55]	1	3	8513425
D3050	Roof	Failed	Make-Up Air Unit, MUA or MAU	1	0	8513542
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 56]	1	3	8513420
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 60]	1	3	8513487
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 2]	1	3	8513438
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8513484
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 30]	1	3	8513430
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 8]	1	3	8513436
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 52]	1	3	8513408

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Courtyard	Good	HVAC System, Ductwork, Low Density	320 SF	18	8513366
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 44]	1	3	8513520
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Panel DA]	1	4	8513496
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 27K]	1	3	8513504
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 58]	1	3	8513498
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 42]	1	3	8513394
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 12]	1	9	8513444
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 43]	1	3	8513389
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 23K]	1	4	8513483
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 51]	1	4	8513482
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8513397
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 4]	1	3	8513400
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 59]	1	3	8513432
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 22]	1	3	8513417
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 50]	1	3	8513439
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 31]	1	3	8513528
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 53]	1	3	8513377
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 24K]	1	3	8513488
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 6]	1	4	8513475
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 41]	1	3	8513524
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 25K]	1	2	8513379
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [01]	1	5	8513472
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Room 11]	1	4	8513445
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	8513456
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F10]	1	3	8513421

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F9]	1	3	8513511
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	8513387
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8513442
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F1]	1	3	8513477
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F8]	1	3	8513416
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8513390
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	0	8513414
D3060	Roof	Failed	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	0	8513384
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8513506
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F3]	1	3	8513525
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F2]	1	3	8513435
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	8513457
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F13]	1	2	8513440
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F5]	1	3	8513461
Electrical						
D5020	Commercial Kitchen	Fair	Secondary Transformer, Dry, Stepdown	1	10	8513381
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [Main]	1	3	8513455
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	18	2	8513450
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	2	8513368
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	6	9	8513539
Fire Alarm & Electronic Systems						
D6060	Office Areas	Fair	Intercom/Public Address Component, Accessible Door Access Interface	1	3	8513410
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	14	8629063
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	8513502

Component Condition Report | Chimneyrock Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	8513443
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8513466
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	8513512
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	8513404
E1030	Commercial Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	8513367
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	10	8513495
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8513470
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	8513369
E1030	Roof	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	8513486
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	5	8513380
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8513448
E1040	Main Entrance	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	4	8513402

Component Condition Report | Chimneyrock Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Throughout Building	Fair	Exterior Door, Steel, Commercial	6	16	8629108
Interiors						
C1010	Annex	Good	Interior Wall Construction, Glazed CMU	105,775 SF	37	8513403
C1010	Throughout Building	Fair	Interior Wall Construction, Concrete Block (CMU)	21,000 SF	25	8629103
C1020	Annex	Good	Interior Window, Fixed, 12 SF	4	20	8513460
C1070	Throughout Building	Fair	Suspended Ceilings, Fiberglass Paneling	14,000 SF	4	8629104
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	6	3	8629107
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	14,000 SF	3	8629105
Plumbing						

Component Condition Report | Chimneyrock Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Annex	Good	Drinking Fountain, Wall-Mounted, Bi-Level	5	8	8513540
D2010	Throughout Building	Fair	Piping & Valves, Piping Copper, Domestic Water, 2 IN	1,400 LF	15	8629106
D2010	Annex	Fair	Water Heater, Electric, Commercial (12 kW)	1	13	8513522
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	6	6	8629102
HVAC						
D3020	Annex	Fair	Unit Heater, Electric	1	4	8513413
D3030	Annex	Fair	Split System, Condensing Unit/Heat Pump [HPCU-1]	1	4	8513491
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-2]	1	8	8513469
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-10]	1	8	8513427
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-5]	1	8	8513463
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-9]	1	8	8513526
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-1]	1	8	8513441
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-8]	1	8	8513476
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-7]	1	8	8513429
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-13]	1	8	8513423
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-6]	1	8	8513538
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-12]	1	8	8513485
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-4]	1	8	8513516
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-11]	1	8	8513464
D3050	Annex	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rtu-3]	1	8	8513521
D3060	Annex	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	8513388
D3060	Annex	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	10	8513499
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper	1	13	8513479
D3060	Annex	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F14]	1	3	8513467
D3060	Annex	Good	Exhaust Fan, Centrifugal, 12" Damper [F1]	1	13	8513370

Component Condition Report | Chimneyrock Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Office Areas	Fair	Fire Riser, Dry Standpipe, 6 IN	1	15	8629097
D4010	Throughout	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	14,000 SF	18	8513407
Electrical						
D5020	Annex	Fair	Distribution Panel, 277/480 V [LP1]	1	10	8513459
D5020	Annex	Good	Secondary Transformer, Dry, Stepdown [TR-LPR]	1	22	8513500
D5020	Annex	Fair	Distribution Panel, 277/480 V	1	10	8513509
D5020	Annex	Good	Distribution Panel, 120/208 V [LP1]	1	10	8513514
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm Devices, Manual Pull Station	6	3	8629098

Component Condition Report | Chimneyrock Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Site General	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8513454
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,000 SF	2	8513395
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	18,000 SF	0	8513492
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	210 LF	15	8513527
G2030	Site	Good	Sidewalk, Concrete, Large Areas	3,700 SF	30	8513453
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	4	8513422
G2050	Annex	Good	Play Structure, Multipurpose, Medium	1	10	8513480
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	2	8513401
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	6	3	8513409

Component Condition Report | Chimneyrock Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	10	8513451
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	1,100 SF	12	8513508
G2050	Site Playground Areas	Good	Playground Surfaces, Chips Wood, 6" Depth	1,100 SF	2	8513458
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	3	5	8513449
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	300 LF	8	8513532
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	500 LF	2	8513489
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 4'	210 LF	2	8513505
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	30 LF	16	8513518
G2060	Site	Good	Flagpole, Metal	3	15	8513534
G2080	Site	Good	Landscaping, Shrubs & Perennials, Basic	1,500 SF	3	8513535
G2080	Site	Fair	Landscaping, Turf/Sod, Replace/Install	5,000 SF	3	8513376
G4050	Site	Fair	Pole Light Fixture, LED Lamp only, 150 W	1	10	8513452

Appendix F:

Replacement Reserves

Replacement Reserves Report



11/21/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate												
Chimneyrock Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0													
Chimneyrock Elementary / Annex Building	\$0	\$0	\$0	\$85,342	\$242,209	\$0	\$9,314	\$0	\$133,011	\$0	\$20,965	\$0	\$0	\$24,084	\$0	\$182,531	\$39,091	\$0	\$144,673	\$5,962	\$3,612	\$890,794												
Chimneyrock Elementary / Main Building	\$64,400	\$9,270	\$41,290	\$579,145	\$2,149,677	\$99,002	\$10,746	\$24,597	\$3,800	\$28,183	\$43,812	\$2,223,945	\$45,582	\$22,028	\$261,769	\$86,545	\$4,172	\$37,189	\$14,028	\$951,233	\$237,504	\$6,937,918												
Chimneyrock Elementary / Site	\$99,000	\$0	\$65,755	\$73,759	\$2,814	\$15,071	\$0	\$0	\$46,490	\$0	\$55,369	\$3,045	\$40,777	\$77,098	\$3,328	\$21,500	\$1,926	\$3,636	\$38,305	\$0	\$3,973	\$551,846												
Grand Total	\$163,400	\$9,270	\$107,045	\$738,246	\$2,394,700	\$114,073	\$20,060	\$24,597	\$183,302	\$28,183	\$120,146	\$2,226,990	\$86,358	\$123,210	\$265,096	\$290,577	\$45,189	\$40,825	\$197,006	\$957,195	\$245,089	\$8,380,557												
Chimneyrock Elementary																																		
Chimneyrock Elementary / Annex Building																																		
Unformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
B2050	Throughout Building	8629108	Exterior Door, Steel, Commercial, Replace	40	24	16	6	EA	\$4,060.00	\$24,360																	\$24,360					\$24,360		
C1020	Annex	8513460	Interior Window, Fixed, 12 SF, Replace	40	20	20	4	EA	\$500.00	\$2,000																				\$2,000		\$2,000		
C1070	Throughout Building	8629104	Suspended Ceilings, Fiberglass Paneling, Replace	25	21	4	14000	SF	\$15.00	\$210,000					\$210,000																	\$210,000		
C1090	Throughout Building	8629107	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	6	EA	\$750.00	\$4,500				\$4,500																		\$4,500		
C2030	Throughout Building	8629105	Flooring, Vinyl Tile (VCT), Replace	15	12	3	14000	SF	\$5.00	\$70,000				\$70,000																\$70,000		\$140,000		
D2010	Annex	8513522	Water Heater, Electric, Commercial (12 kW), Replace	20	7	13	1	EA	\$12,400.00	\$12,400														\$12,400								\$12,400		
D2010	Throughout Building	8629106	Piping & Valves, Piping Copper, Domestic Water, 2 IN, Replace	40	25	15	1400	LF	\$74.40	\$104,160																	\$104,160					\$104,160		
D2010	Throughout Building	8629102	Toilet, Commercial Water Closet, Replace	30	24	6	6	EA	\$1,300.00	\$7,800							\$7,800															\$7,800		
D2010	Annex	8513540	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	5	EA	\$1,500.00	\$7,500									\$7,500													\$7,500		
D3020	Annex	8513413	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																	\$1,800		
D3030	Annex	8513491	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,400.00	\$3,400					\$3,400															\$3,400		\$6,800		
D3050	Annex	8513429	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513423	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513526	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513538	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513485	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513441	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513476	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513427	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513463	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513469	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513516	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513464	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3050	Annex	8513521	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500		
D3060	Annex	8513388	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200		
D3060	Annex	8513467	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200		
D3060	Annex	8513499	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	15	10	1	EA	\$3,000.00	\$3,000											\$3,000											\$3,000		
D3060	Annex	8513479	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400								\$1,400		
D3060	Annex	8513370	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400								\$1,400		
D4010	Office Areas	8629097	Fire Riser, Dry Standpipe, 6 IN, Replace	40	25	15	1	EA	\$13,000.00	\$13,000																	\$13,000					\$13,000		
D4010	Throughout	8513407	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	7	18	14000	SF	\$1.07	\$14,980																			\$14,980			\$14,980		
D5020	Annex	8513514	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$2,000.00	\$2,000											\$2,000											\$2,000		
D5020	Annex	8513459	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,300.00	\$5,300											\$5,300											\$5,300		
D5020	Annex	8513509	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,300.00	\$5,300											\$5,300											\$5,300		
D7050	Throughout	8629098	Fire Alarm Devices, Manual Pull Station, Replace	10	7	3	6	EA	\$200.00	\$1,200				\$1,200										\$1,200								\$2,400		
Totals, Unescalated											\$0	\$0	\$0	\$78,100	\$215,200	\$0	\$7,800	\$0	\$105,000	\$0	\$15,600	\$0	\$0	\$16,400	\$0	\$117,160	\$24,360	\$0	\$84,980	\$3,400	\$2,000	\$670,000		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$85,342	\$242,209	\$0	\$9,314	\$0	\$133,011	\$0	\$20,965	\$0	\$0	\$24,084	\$0	\$182,531	\$39,091	\$0	\$144,673	\$5,962	\$3,612			\$890,794

Replacement Reserves Report



11/21/2024

Chimneyrock Elementary / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency
				(EUL)																											Repair Estimate
B2020	Building Exterior	8513393	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	35	EA	\$650.00	\$22,750															\$22,750						\$22,750
B2050	Building Exterior	8513428	Exterior Door, Steel, Standard, Replace	30	24	6	15	EA	\$600.00	\$9,000						\$9,000															\$9,000
B3010	Roof	8513418	Roofing, Single-Ply Membrane, EPDM, Replace	20	16	4	105775	SF	\$11.00	\$1,163,525				\$1,163,525																	\$1,163,525
B3020	Roof	8513374	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	1050	LF	\$9.00	\$9,450											\$9,450										\$9,450
B3060	Roof	8513411	Roof Hatch, Metal, Replace	30	14	16	2	EA	\$1,300.00	\$2,600															\$2,600						\$2,600
C1030	Hallways & Common Areas	8513531	Interior Door, Steel, Standard, Replace	40	20	20	89	EA	\$600.00	\$53,400																			\$53,400		\$53,400
C1070	Throughout Building	8513468	Suspended Ceilings, Fiberglass Paneling, Replace	25	14	11	105775	SF	\$15.00	\$1,586,625										\$1,586,625											\$1,586,625
C1090	Restrooms	8513503	Toilet Partitions, Wood, Replace	20	11	9	6	EA	\$500.00	\$3,000								\$3,000													\$3,000
C2030	Throughout Building	8513515	Flooring, Ceramic Tile, Replace	40	35	5	2500	SF	\$18.00	\$45,000					\$45,000																\$45,000
C2030	Throughout Building	8513405	Flooring, Vinyl Tile (VCT), Replace	15	11	4	105775	SF	\$5.00	\$528,875				\$528,875														\$528,875			\$1,057,750
C2030	Throughout Building	8513392	Flooring, Carpet, Commercial Standard, Replace	10	6	4	16000	SF	\$7.50	\$120,000				\$120,000									\$120,000								\$240,000
D2010	Utility Rooms/Areas	8513493	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	\$12,400.00	\$12,400			\$12,400																		\$12,400
D2010	Utility Rooms/Areas	8513447	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	10	5	1	EA	\$900.00	\$900					\$900														\$900		\$1,800
D2010	Utility Rooms/Areas	8513399	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	5	10	1	EA	\$900.00	\$900									\$900												\$900
D2010	Commercial Kitchen	8513446	Water Heater, Electric, Commercial (36 kW), Replace	20	6	14	1	EA	\$18,500.00	\$18,500													\$18,500								\$18,500
D2010	Main Building	8513386	Sink/Lavatory, Wall-Hung, Replace	30	25	5	1	EA	\$1,700.00	\$1,700					\$1,700																\$1,700
D2010	Cafeteria	8513517	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	\$1,500.00	\$3,000								\$3,000													\$3,000
D2010	Gymnasium	8513474	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	5	EA	\$1,200.00	\$6,000											\$6,000										\$6,000
D2010	Hallways & Common Areas	8513434	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	10	EA	\$1,500.00	\$15,000												\$15,000									\$15,000
D2010	Throughout Building	8513437	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	24	EA	\$800.00	\$19,200														\$19,200							\$19,200
D2010	Throughout Building	8513501	Toilet, Commercial Water Closet, Replace	30	13	17	16	EA	\$1,300.00	\$20,800																	\$20,800				\$20,800
D3020	Commercial Kitchen	8513513	Unit Heater, Electric, Replace	20	17	3	1	EA	\$3,600.00	\$3,600				\$3,600																	\$3,600
D3020	Utility Rooms/Areas	8513426	Unit Heater, Natural Gas, Replace	20	17	3	1	EA	\$4,700.00	\$4,700				\$4,700																	\$4,700
D3020	Commercial Kitchen	8513481	Unit Heater, Electric, Replace	20	17	3	1	EA	\$3,600.00	\$3,600				\$3,600																	\$3,600
D3030	Roof	8513490	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000				\$4,000														\$4,000			\$8,000
D3030	Roof	8513497	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,000.00	\$4,000					\$4,000														\$4,000		\$8,000
D3030	Office Areas	8513473	Packaged Terminal Air Conditioner, PTAC, Replace	15	0	15	4	EA	\$3,400.00	\$13,600													\$13,600								\$13,600
D3050	Roof	8513542	Make-Up Air Unit, MUA or MAU, Replace	20	20	0	1	EA	\$60,000.00	\$60,000	\$60,000																		\$60,000		\$120,000
D3050	Roof	8513431	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	\$9,000.00	\$9,000		\$9,000																			\$9,000
D3050	Roof	8513379	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000
D3050	Roof	8513424	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000
D3050	Roof	8513488	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513432	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513377	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513417	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513439	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513528	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513400	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513524	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513520	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513504	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513498	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513394	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513420	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513389	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513397	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513371	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000
D3050	Roof	8513536	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000

Replacement Reserves Report



11/21/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency							
																																Repair Estimate							
D3060	Roof	8513457	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																		\$2,400							
D3060	Roof	8513506	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																			\$1,200						
D3060	Roof	8513525	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																			\$1,200						
D3060	Roof	8513461	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																			\$1,200						
D5020	Commercial Kitchen	8513381	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$20,000.00	\$20,000											\$20,000												\$20,000						
D5020	Electrical Room	8513455	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$40,000.00	\$40,000				\$40,000																			\$40,000						
D5040	Hallways & Common Areas	8513368	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	1	EA	\$220.00	\$220			\$220										\$220										\$440						
D5040	Hallways & Common Areas	8513450	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	8	2	18	EA	\$300.00	\$5,400			\$5,400									\$5,400											\$10,800						
D5040	Throughout Building	8513539	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	1	9	6	EA	\$220.00	\$1,320										\$1,320										\$1,320			\$2,640						
D6060	Office Areas	8513410	Intercom/Public Address Component, Accessible Door Access Interface, Replace	15	12	3	1	EA	\$400.00	\$400				\$400															\$400				\$800						
D7050	Office Areas	8629063	Fire Alarm Panel, Fully Addressable, Replace	15	1	14	1	EA	\$15,000.00	\$15,000															\$15,000								\$15,000						
E1030	Kitchen	8513369	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700															\$1,700					\$3,400						
E1030	Kitchen	8513443	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700				\$2,700																\$2,700			\$5,400						
E1030	Commercial Kitchen	8513512	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500																\$4,500			\$9,000						
E1030	Commercial Kitchen	8513448	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280										\$8,280								\$16,560						
E1030	Kitchen	8513466	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280										\$8,280								\$16,560						
E1030	Commercial Kitchen	8513380	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	2	EA	\$2,700.00	\$5,400					\$5,400																\$5,400		\$10,800						
E1030	Commercial Kitchen	8513502	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	2	EA	\$1,700.00	\$3,400					\$3,400																\$3,400		\$6,800						
E1030	Commercial Kitchen	8513404	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$8,280.00	\$8,280										\$8,280										\$8,280			\$16,560						
E1030	Commercial Kitchen	8513367	Foodservice Equipment, Ice maker, Freestanding, Replace	15	5	10	1	EA	\$6,700.00	\$6,700											\$6,700												\$6,700						
E1030	Commercial Kitchen	8513495	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	2	EA	\$2,500.00	\$5,000											\$5,000												\$5,000						
E1030	Roof	8513470	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300												\$6,300											\$6,300						
E1030	Roof	8513486	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600												\$4,600											\$4,600						
E1040	Main Entrance	8513402	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	2	EA	\$1,500.00	\$3,000					\$3,000										\$3,000								\$6,000						
Totals, Unescalated												\$64,400	\$9,000	\$38,920	\$530,000	\$1,909,960	\$85,400	\$9,000	\$20,000	\$3,000	\$21,600	\$32,600	\$1,606,625	\$31,970	\$15,000	\$173,060	\$55,550	\$2,600	\$22,500	\$8,240	\$542,475	\$131,500				\$5,313,400			
Totals, Escalated (3.0% inflation, compounded annually)												\$64,400	\$9,270	\$41,290	\$579,145	\$2,149,677	\$99,002	\$10,746	\$24,597	\$3,800	\$28,183	\$43,812	\$2,223,945	\$45,582	\$22,028	\$261,769	\$86,545	\$4,172	\$37,189	\$14,028	\$951,233	\$237,504							\$6,937,918

Chimneyrock Elementary / Site

Item	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Site General	8513454	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$9,000							\$9,000																\$9,000
G2020	Site	8513492	Parking Lots, Pavement, Asphalt, Cut & Patch	0	2	0	18000	SF	\$5.50	\$99,000	\$99,000																						\$99,000
G2020	Site	8513395	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	3000	SF	\$3.50	\$10,500				\$10,500																			\$10,500
G2020	Site	8513527	Parking Lots, Curb & Gutter, Concrete, Replace	50	35	15	210	LF	\$30.00	\$6,300																	\$6,300						\$6,300
G2050	Site	8513401	Play Structure, Multipurpose, Large, Replace	20	18	2	1	EA	\$35,000.00	\$35,000				\$35,000																			\$35,000
G2050	Site Playground Areas	8513458	Playground Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	1100	SF	\$2.00	\$2,200				\$2,200			\$2,200			\$2,200			\$2,200			\$2,200			\$2,200			\$2,200	\$15,400
G2050	Site	8513409	Play Structure, Swing Set, 4 Seats, Replace	20	17	3	6	EA	\$2,500.00	\$15,000				\$15,000																			\$15,000
G2050	Site	8513422	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	\$2,500.00	\$2,500						\$2,500																	\$2,500
G2050	Site	8513451	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000												\$20,000											\$20,000
G2050	Annex	8513480	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000												\$20,000											\$20,000
G2050	Site	8513508	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	8	12	1100	SF	\$26.00	\$28,600													\$28,600										\$28,600
G2060	Site	8513489	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	500	LF	\$21.00	\$10,500				\$10,500																			\$10,500
G2060	Site	8513505	Fences & Gates, Fence, Chain Link 4', Replace	40	38	2	210	LF	\$18.00	\$3,780				\$3,780																			\$3,780
G2060	Site	8513449	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	3	EA	\$600.00	\$1,800							\$1,800																\$1,800
G2060	Site	8513532	Fences & Gates, Fence, Metal Tube 6', Replace	40	32	8	300	LF	\$40.00	\$12,000										\$12,000													\$12,000
G2060	Site	8513518	Fences & Gates, Fence, Metal Tube 6', Replace	40	24	16	30	LF	\$40.00	\$1,200																		\$1,200					\$1,200
G2060	Site	8513534	Flagpole, Metal, Replace	30	15	15	3	EA	\$2,500.00	\$7,500																	\$7,500						\$7,500
G2080	Site	8513535	Landscaping, Shrubs & Perennials, Basic, Replace	5	2	3	1500	SF	\$15.00	\$22,500					\$22,500					\$22,500					\$22,500					\$22,500			\$90,000



11/21/2024

Unif	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
Totals, Unescalated												\$99,000		\$0	\$61,980	\$67,500	\$2,500	\$13,000	\$0	\$0	\$36,700	\$0	\$41,200	\$2,200	\$28,600	\$52,500	\$2,200	\$13,800	\$1,200	\$2,200	\$22,500	\$0	\$2,200	\$449,280
Totals, Escalated (3.0% inflation, compounded annually)												\$99,000		\$0	\$65,755	\$73,759	\$2,814	\$15,071	\$0	\$0	\$46,490	\$0	\$55,369	\$3,045	\$40,777	\$77,098	\$3,328	\$21,500	\$1,926	\$3,636	\$38,305	\$0	\$3,973	\$551,846

Appendix G:

Equipment Inventory List



D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8513522	D2010	Water Heater	Electric, Commercial (12 kW)	100 GAL	Chimneyrock Elementary / Annex Building	Annex	State	CSB26IFEX100	SF99-79728			
2	8513493	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Chimneyrock Elementary / Main Building	Utility Rooms/Areas	Lime Tamer	DSE30-6	SF99-79728	2000		
3	8513446	D2010	Water Heater	Electric, Commercial (36 kW)	100 GAL	Chimneyrock Elementary / Main Building	Commercial Kitchen	Rheem	GHE100SU-400	A341803125	2018		
4	8513447	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	30 GAL	Chimneyrock Elementary / Main Building	Utility Rooms/Areas	Patriot	Inaccessible	Inaccessible			
5	8513399	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	40 GAL	Chimneyrock Elementary / Main Building	Utility Rooms/Areas	Bradford White	MZ40S6DS-1NCWW	GC13206470	2019		
6	8513398	D2010	Backflow Preventer	Domestic Water	3 IN	Chimneyrock Elementary / Main Building	Commercial Kitchen	Watts	909	133675			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8513413	D3020	Unit Heater	Electric	2 kW	Chimneyrock Elementary / Annex Building	Annex	T.P.I. Corporation	G338D-RPT	No dataplate			
2	8513481	D3020	Unit Heater	Electric	24.4 KW	Chimneyrock Elementary / Main Building	Commercial Kitchen	Markel	E1FS105L	57430-001			
3	8513513	D3020	Unit Heater	Electric	24 AMP	Chimneyrock Elementary / Main Building	Commercial Kitchen	Markel	E1F5105L	57430-001			
4	8513426	D3020	Unit Heater	Natural Gas	30 MBH	Chimneyrock Elementary / Main Building	Utility Rooms/Areas	Steriling	QVF-30S	Q9009902	1986		
5	8513473	D3030	Packaged Terminal Air Conditioner	PTAC	14,500 BTUH	Chimneyrock Elementary / Main Building	Office Areas	Friedrich	PDE15R5SG-A	2304C02046	2024		4
6	8513490	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	Illegible	1590E16078			

7	8513497	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	38YH018300	1590E16081	
8	8513491	D3030	Split System [HPCU-1]	Condensing Unit/Heat Pump	1.5 TON	Chimneyrock Elementary / Annex Building	Annex	Daikin Industries	RX18NMVJU	G008	
9	8513542	D3050	Make-Up Air Unit	MUA or MAU	16000 CFM	Chimneyrock Elementary / Main Building	Roof	Sterling	DFC-118-HR8	90-41792	
10	8513484	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09173	
11	8513454	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Site	Site General				
12	8513397	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09167	
13	8513472	D3050	Packaged Unit [01]	RTU, Pad or Roof-Mounted	12 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS16	5613C00737	
14	8513396	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted	10 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH120H4BM3G	5617C03746	
15	8513471	D3050	Packaged Unit [123]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 TON	Chimneyrock Elementary / Main Building	Main roof	McQuay	MPS030FG4DC1CYRY	FBOU130300930	
16	8513433	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted	10 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH120H4BM3G	5617C03745	
17	8513378	D3050	Packaged Unit [456]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Chimneyrock Elementary / Main Building	Courtyard	McQuay	MP5008AGDL22E	2D6658ADBAF120707533	2007
18	8513494	D3050	Packaged Unit [62]	RTU, Pad or Roof-Mounted	6 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH072H4BS1G	5612G05570	
19	8513496	D3050	Packaged Unit [Panel DA]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09155	
20	8513373	D3050	Packaged Unit [Room 10]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09166	
21	8513445	D3050	Packaged Unit [Room 11]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09186	
22	8513444	D3050	Packaged Unit [Room 12]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1S	5612D09161	

23	8513383	D3050	Packaged Unit [Room 18]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09177
24	8513529	D3050	Packaged Unit [Room 19]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4T516	5612D09189
25	8513438	D3050	Packaged Unit [Room 2]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09165
26	8513507	D3050	Packaged Unit [Room 20]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09161
27	8513510	D3050	Packaged Unit [Room 21]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048H4BS1G	5612D09194
28	8513417	D3050	Packaged Unit [Room 22]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	561D09191
29	8513483	D3050	Packaged Unit [Room 23K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09160
30	8513488	D3050	Packaged Unit [Room 24K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09184
31	8513379	D3050	Packaged Unit [Room 25K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09158
32	8513523	D3050	Packaged Unit [Room 26K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09193
33	8513504	D3050	Packaged Unit [Room 27K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09158
34	8513465	D3050	Packaged Unit [Room 28K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09196
35	8513424	D3050	Packaged Unit [Room 29K]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09190
36	8513406	D3050	Packaged Unit [Room 3]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09183
37	8513430	D3050	Packaged Unit [Room 30]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09195

38	8513528	D3050	Packaged Unit [Room 31]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09152
39	8513541	D3050	Packaged Unit [Room 32]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09154
40	8513412	D3050	Packaged Unit [Room 34]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09164
41	8513371	D3050	Packaged Unit [Room 36]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09164
42	8513478	D3050	Packaged Unit [Room 37]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09158
43	8513530	D3050	Packaged Unit [Room 38]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09157
44	8513536	D3050	Packaged Unit [Room 39]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09182
45	8513400	D3050	Packaged Unit [Room 4]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09162
46	8513431	D3050	Packaged Unit [Room 40]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09172
47	8513524	D3050	Packaged Unit [Room 41]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09197
48	8513394	D3050	Packaged Unit [Room 42]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09181
49	8513389	D3050	Packaged Unit [Room 43]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09153
50	8513520	D3050	Packaged Unit [Room 44]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09180
51	8513382	D3050	Packaged Unit [Room 5]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH036S4TS1G	561D09201
52	8513439	D3050	Packaged Unit [Room 50]	RTU, Pad or Roof-Mounted	5 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH060S4TS1G	5612D09199

53	8513482	D3050	Packaged Unit [Room 51]	RTU, Pad or Roof-Mounted	5 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH060S4TS1G	5612D09200
54	8513408	D3050	Packaged Unit [Room 52]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09176
55	8513377	D3050	Packaged Unit [Room 53]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09179
56	8513533	D3050	Packaged Unit [Room 54]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09178
57	8513425	D3050	Packaged Unit [Room 55]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09192
58	8513420	D3050	Packaged Unit [Room 56]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09175
59	8513419	D3050	Packaged Unit [Room 57]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09170
60	8513498	D3050	Packaged Unit [Room 58]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09159
61	8513432	D3050	Packaged Unit [Room 59]	RTU, Pad or Roof-Mounted	5 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09163
62	8513475	D3050	Packaged Unit [Room 6]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09183
63	8513487	D3050	Packaged Unit [Room 60]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09159
64	8513391	D3050	Packaged Unit [Room 7]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	561D09174
65	8513436	D3050	Packaged Unit [Room 8]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09188
66	8513385	D3050	Packaged Unit [Room 9]	RTU, Pad or Roof-Mounted	4 TON	Chimneyrock Elementary / Main Building	Roof	Lennox	LGH048S4TS1G	5612D09171
67	8513441	D3050	Packaged Unit [Rtu-1]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H01940

68	8513427	D3050	Packaged Unit [Rtu-10]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H01942
69	8513464	D3050	Packaged Unit [Rtu-11]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	561601941
70	8513485	D3050	Packaged Unit [Rtu-12]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H01943
71	8513423	D3050	Packaged Unit [Rtu-13]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H00525
72	8513469	D3050	Packaged Unit [Rtu-2]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02132
73	8513521	D3050	Packaged Unit [Rtu-3]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02134
74	8513516	D3050	Packaged Unit [Rtu-4]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02133
75	8513463	D3050	Packaged Unit [Rtu-5]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02135
76	8513538	D3050	Packaged Unit [Rtu-6]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616HO1938
77	8513429	D3050	Packaged Unit [Rtu-7]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H01939
78	8513476	D3050	Packaged Unit [Rtu-8]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02130
79	8513526	D3050	Packaged Unit [Rtu-9]	RTU, Pad or Roof-Mounted	3 TON	Chimneyrock Elementary / Annex Building	Annex	Lennox	LGH036H4E54G	5616H02131
80	8513479	D3060	Exhaust Fan	Centrifugal, 12" Damper	395 CFM	Chimneyrock Elementary / Annex Building	Annex	Loren Cook Company	101ACE	223SG50811
81	8513499	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Chimneyrock Elementary / Annex Building	Annex	ACME	Illegible	Illegible
82	8513388	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Annex Building	Annex	No dataplate	No dataplate	No dataplate

83	8513442	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
84	8513390	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
85	8513506	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
86	8513387	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
87	8513414	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
88	8513456	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
89	8513457	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
90	8513384	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
91	8513370	D3060	Exhaust Fan [F1]	Centrifugal, 12" Damper	700 CFM	Chimneyrock Elementary / Annex Building	Annex	Loren Cook Company	120ACE	223SG50811
92	8513477	D3060	Exhaust Fan [F1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
93	8513421	D3060	Exhaust Fan [F10]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
94	8513440	D3060	Exhaust Fan [F13]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
95	8513467	D3060	Exhaust Fan [F14]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Annex Building	Annex	No dataplate	No dataplate	No dataplate
96	8513435	D3060	Exhaust Fan [F2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate
97	8513525	D3060	Exhaust Fan [F3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate

98	8513461	D3060	Exhaust Fan [F5]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate			
99	8513416	D3060	Exhaust Fan [F8]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2000 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate			
100	8513511	D3060	Exhaust Fan [F9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Chimneyrock Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate			
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8513381	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Chimneyrock Elementary / Main Building	Commercial Kitchen	GE	9T23B3876	No dataplate			
2	8513500	D5020	Secondary Transformer [TR- LPR]	Dry, Stepdown	30 KVA	Chimneyrock Elementary / Annex Building	Annex	PowerSmiths	33L-30-480-208	200-004387-100-A00	2016		
3	8513509	D5020	Distribution Panel	277/480 V	400 AMP	Chimneyrock Elementary / Annex Building	Annex	GE	APNB2804FH2A	252B2269P1			
4	8513514	D5020	Distribution Panel [LP1]	120/208 V	225 AMP	Chimneyrock Elementary / Annex Building	Annex	GE	A16409323	AQF3422ABX			
5	8513459	D5020	Distribution Panel [LP1]	277/480 V	400 AMP	Chimneyrock Elementary / Annex Building	Annex	GE	A16406276	AEF3542KTX			
6	8513455	D5020	Distribution Panel [Main]	277/480 V	2000 AMP	Chimneyrock Elementary / Main Building	Electrical Room	GE	No dataplate	No dataplate			
7	8513368	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Chimneyrock Elementary / Main Building	Hallways & Common Areas						
8	8513539	D5040	Emergency & Exit Lighting	Exit Sign, LED		Chimneyrock Elementary / Main Building	Throughout Building				2023		6
9	8513450	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Chimneyrock Elementary / Main Building	Hallways & Common Areas						18
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8629063	D7050	Fire Alarm Panel	Fully Addressable		Chimneyrock Elementary / Main Building	Office Areas	Simplex	4100 ES	N/A	2023		

E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8513495	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Chimneyrock Elementary / Main Building	Commercial Kitchen						2
2	8513466	E1030	Foodservice Equipment	Convection Oven, Double		Chimneyrock Elementary / Main Building	Kitchen	Blodgett	BD0-100-G-ES	092717C1041B			
3	8513404	E1030	Foodservice Equipment	Convection Oven, Double		Chimneyrock Elementary / Main Building	Commercial Kitchen	ACCUTEMP	N61201E06000200	73146	2023		
4	8513448	E1030	Foodservice Equipment	Convection Oven, Double		Chimneyrock Elementary / Main Building	Commercial Kitchen	Blodgett	BDO-100-G-ES	092717C1033B			
5	8513512	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Chimneyrock Elementary / Main Building	Commercial Kitchen	Econovent	Illegible	Illegible			
6	8513502	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chimneyrock Elementary / Main Building	Commercial Kitchen	Delfield	SC-28-NU	1906150000619			2
7	8513369	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chimneyrock Elementary / Main Building	Kitchen	Metro		C5HL006297	2010		
8	8513367	E1030	Foodservice Equipment	Icemaker, Freestanding		Chimneyrock Elementary / Main Building	Commercial Kitchen	Koolaire	KY0420A-161	1120180915	2019		
9	8513443	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Chimneyrock Elementary / Main Building	Kitchen	Electrolux	KRS220RHY3	WA24401936	2012		
10	8513380	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Chimneyrock Elementary / Main Building	Commercial Kitchen	MB Master-Bilt	DOMC-164-A	1911307627			2
11	8513470	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Chimneyrock Elementary / Main Building	Roof	Trenton	TEZA035L8-HT3C-F	189401416			
12	8513486	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Chimneyrock Elementary / Main Building	Roof	Trenton	TEHAO15E6-HT3B-B	150335898T			
13	8513402	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Chimneyrock Elementary / Main Building	Main Entrance						2