

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Shelby County Board of Education
160 South Hollywood Street
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BV PROJECT #:

163745.23R000-081.354

DATE OF REPORT:

September 30, 2024

ON SITE DATE:

September 18-19, 2024

Cordova Elementary
750 North Sanga Road
Cordova, Tennessee 38018

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	750 North Sanga Road, Cordova, Tennessee 38018
Site Developed	2002 Annex building added in 2016
Site Area	9.1 acres (estimated)
Parking Spaces	82 total spaces all in open lots; 9 of which are marked as accessible
Building Area	104,994 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 18-19, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Kendrick Jones 901.849.8993
Assessment and Report Prepared By	Christopher Monteleone
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The original 104,994 square foot school was built in 2002. An annex with classrooms and offices was constructed in 2016. Both buildings house an elementary school. There is no information on renovations.

Architectural

The primary roof is finished metal roofing. The secondary roof is modified bitumen. Both roofing systems were installed in 2002. A small area over the kitchen has been identified in poor condition because of lifting and seam separation of the modified bitumen. Maintenance should continue to inspect the roofs periodically and discard wind-blown debris. The exterior walls are CMU and brick. The window frames are aluminum. The interior flooring is mainly VCT. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A majority of the HVAC system components are within their expected useful life. Heating and cooling in all areas is conducted by a boiler, cooling tower, and water-cooled centrifugal chiller that feed multiple air handling units through the facility. This equipment technology is up to date and functions without issue. Several of the exterior split-system condensers are past their expected useful life and should be evaluated for replacement.

A 1600-amp main switchboard provides electrical service to the building. The facility lighting utilizes florescent technology in troffers and CFL in ceiling mounted light fixtures. The building is without an emergency back-up system.

The domestic water service within the building is in fair condition. Domestic hot water is supplied by one commercial natural gas water heater. The plumbing fixtures in the restrooms show very little wear.

The fire protection system consists of a hard-wired fire alarm system. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building is equipped with a wet fire suppression system. The commercial kitchen exhaust hood is equipped with an automatic extinguishing system.

The school is protected by security systems with a general surveillance system with surface-mounted cameras located in hallways and on exterior walls.

The commercial kitchen contains a variety of foodservice equipment. The kitchen exhaust hood was reported as not functioning properly. It is suggested that a Test and Balance should be conducted to ensure the hood is functioning as designed. Future lifecycle replacements are anticipated and appear in the cost tables.

Site

The school is situated in a residential neighborhood. The asphalt parking areas and driveways are in fair condition. There are two playgrounds, one on the east side of the building, the other on the south side. The south side play surface has significant deterioration. A concrete sidewalk runs along the front elevation to the parking areas. The grass areas are in fair condition. Site lighting consists of wall packs and pole-mounted lighting; and is adequate for the building's needs. Landscaping consists of grassy areas with trees and shrubs surrounding the school.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

FCI Analysis Cordova Elementary(2002)			
Replacement Value \$ 41,997,600	Total SF 104,994	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 16,200		0.0 %
3-Year	\$ 1,430,200		3.4 %
5-Year	\$ 3,085,600		7.3 %
10-Year	\$ 6,113,200		14.6 %

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

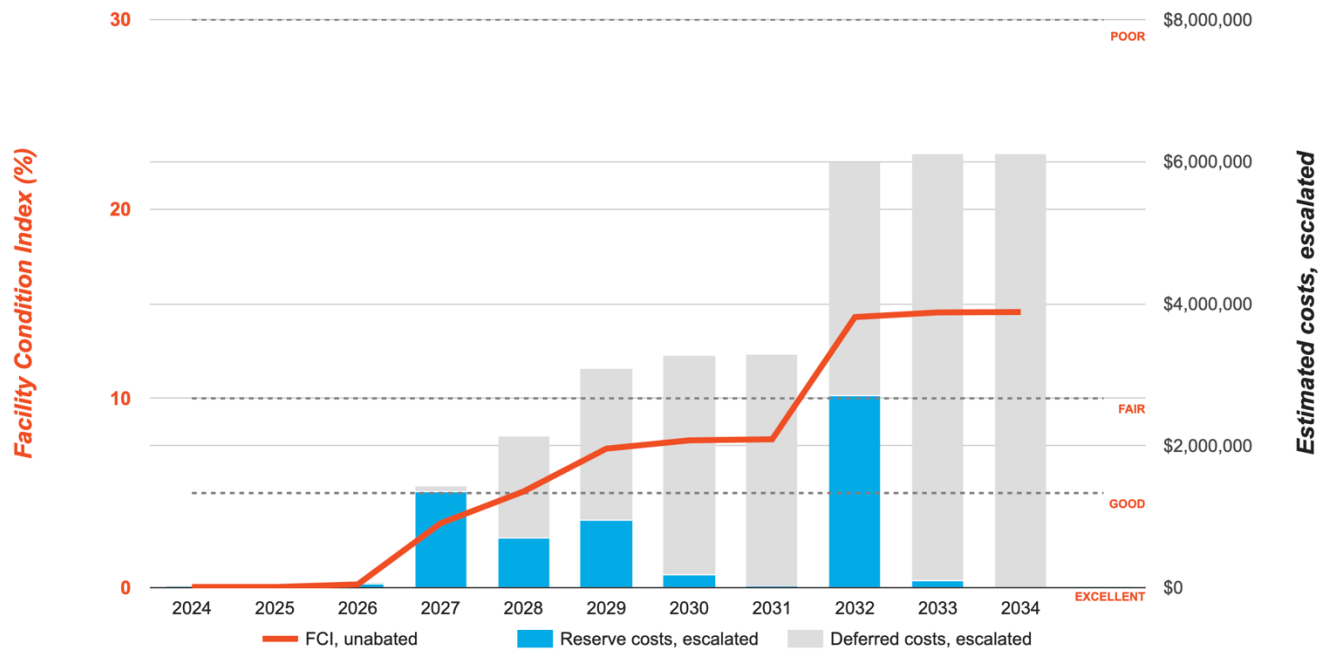
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Cordova Elementary

Replacement Value: \$41,997,600

Inflation Rate: 3.0%

Average Needs per Year: \$555,800



Immediate Needs

Facility/Building	Total Items	Total Cost
Cordova Elementary	2	\$16,200
Total	2	\$16,200

Cordova Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8185217	Cordova Elementary	Kitchen Roof	B3010	Roofing, Modified Bitumen, Repair	Poor	Performance/Integrity	\$15,000
8181077	Cordova Elementary	Site	G2050	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	Poor	Performance/Integrity	\$1,200
Total (2 items)							\$16,200

Key Findings



Roofing in Poor condition.

Modified Bitumen
Cordova Elementary Kitchen Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

This area of the roof lays over the commercial kitchen. There is significant lifting and separation of the modified bitumen. - AssetCALC ID: 8185217



Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Cordova Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Wood chips are significantly deteriorated. Play surface is mostly bare soil. - AssetCALC ID: 8181077

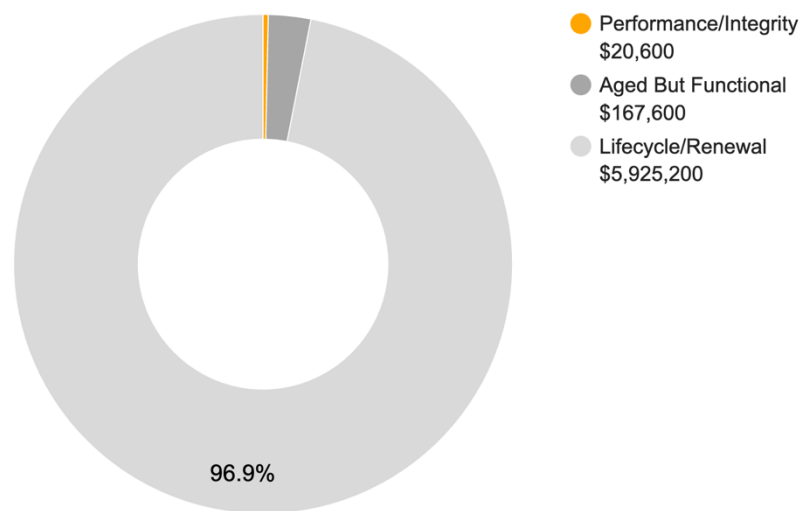
Plan Types

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

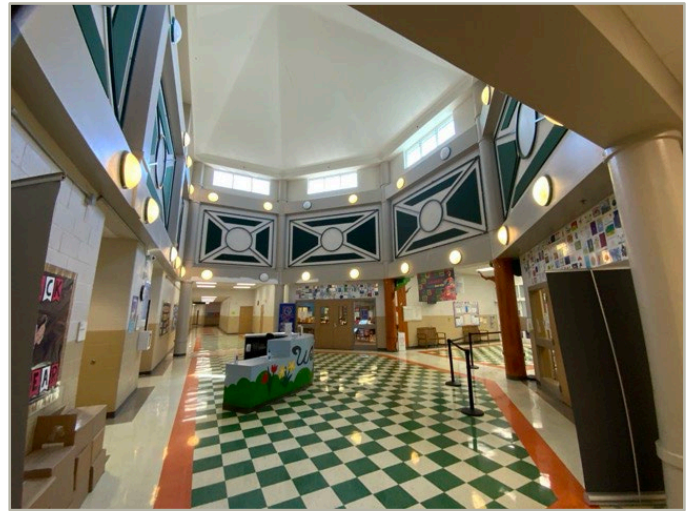
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,113,400

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with roof deck of metal supported by open-web steel joists and concrete strip-wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick, CMU Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Hip Metal Finish Secondary: Flat, Modified Bitumen	Fair
Interiors	Walls: Painted gypsum board, CMU, ceramic tile in restrooms Floors: VCT, ceramic tile in restrooms Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger – One hydraulic car serving all floors in Annex Building	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Commercial gas water heaters with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Cooling tower with boilers, chillers, and air handlers Non-Central System: Split-system heat pumps and furnace with split-system condensing unit Supplemental components: Suspended hydronic unit heater and make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system with fire extinguishers and kitchen hood suppression system	Fair

Systems Summary		
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent and CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Property entrance signage, chain link and vinyl fencing and a CMU wall No dumpster enclosures Playgrounds Limited picnic tables and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Retaining wall - CMU Low to moderate site slopes on east side	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Modified Bitumen roof over the kitchen has significant lifting and separation South side playground surface weed block and engineered wood chip covering has significant deterioration. Play surface is predominately bare soil.	

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	-	-	-	\$1,241,900	\$12,300	\$1,254,200
Roofing	\$15,000	-	\$16,700	-	\$2,178,700	\$2,210,400
Interiors	-	-	\$1,210,000	-	\$3,669,600	\$4,879,500
Conveying	-	-	-	-	\$205,600	\$205,600
Plumbing	-	-	-	\$211,100	\$1,970,900	\$2,182,000
HVAC	-	\$43,800	\$407,700	\$1,123,600	\$1,640,300	\$3,215,400
Fire Protection	-	-	-	-	\$6,600	\$6,600
Electrical	-	-	\$309,300	\$111,000	\$612,400	\$1,032,700
Fire Alarm & Electronic Systems	-	-	\$321,700	-	\$501,200	\$822,800
Equipment & Furnishings	-	\$13,400	\$130,800	\$127,600	\$146,000	\$417,700
Special Construction & Demo	-	-	\$7,400	-	\$9,900	\$17,300
Site Development	\$1,200	-	\$1,300	\$121,000	\$294,200	\$417,700
Site Utilities	-	-	-	\$11,100	\$93,000	\$104,200
Site Pavement	-	-	\$607,400	\$80,200	\$200,800	\$888,500
TOTALS (3% inflation)	\$16,200	\$57,200	\$3,012,200	\$3,027,600	\$11,541,500	\$17,654,700

3. Property Space Use and Observed Areas

Areas Observed

All the interior spaces were observed to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2002. The facility had an annex added in 2016.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cordova Elementary, 750 North Sanga Road, Cordova, Tennessee 38018, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



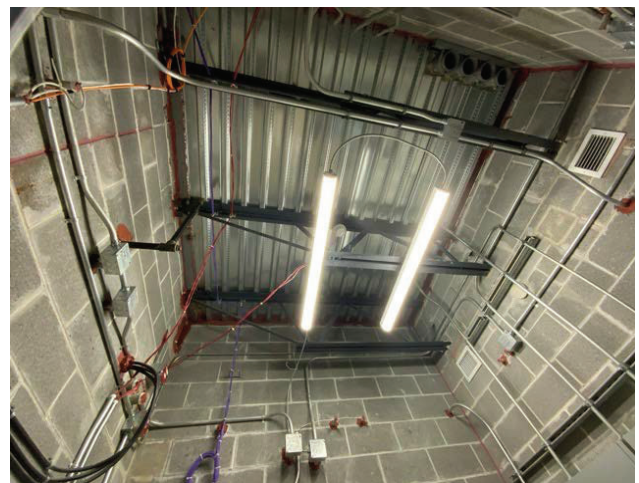
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURAL OVERVIEW



6 - STRUCTURAL ELEMENTS

Photographic Overview



7 - BUILDING FACADE



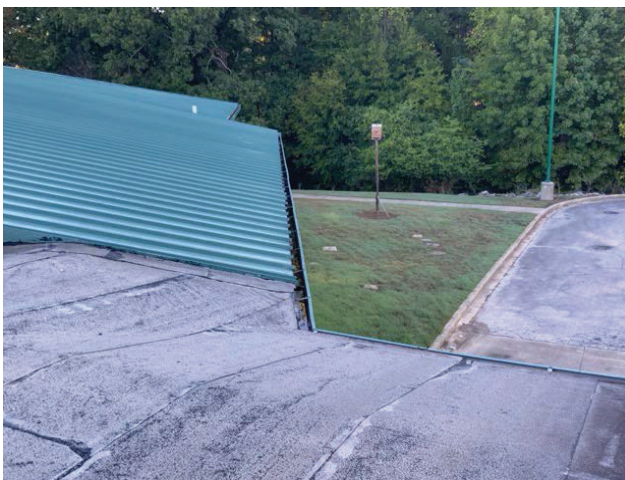
8 - BUILDING FACADE



9 - PRIMARY ROOF OVERVIEW



10 - SECONDARY ROOF OVERVIEW



11 - PERIMETER ELEMENTS AND DRAINAGE



12 - ANNEX ROOF

Photographic Overview



13 - LOBBY



14 - RECEPTION AREA



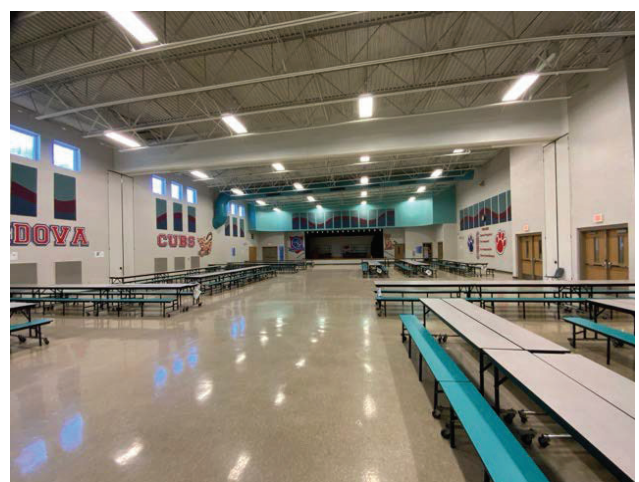
15 - HALLWAY



16 - CLASSROOM



17 - LIBRARY



18 - CAFETERIA

Photographic Overview



19 - ELEVATOR



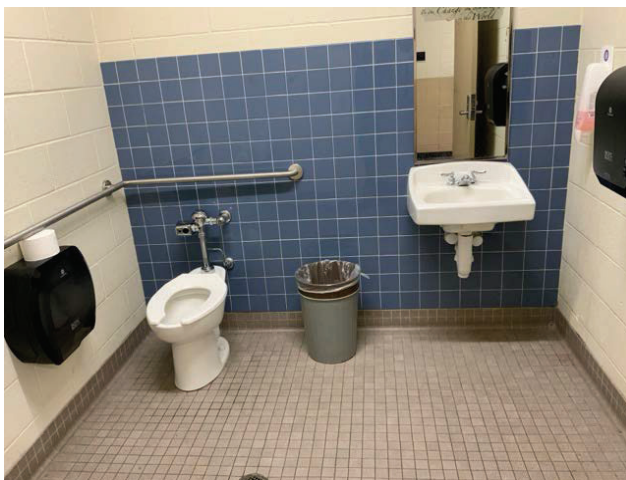
20 - ELEVATOR CONTROL PANEL



21 - DOMESTIC HOT WATER SUPPLY



22 - DOMESTIC WATER PIPING



23 - RESTROOM



24 - MAIN MECHANICAL AREA

Photographic Overview



25 - BOILERS AND PUMPS



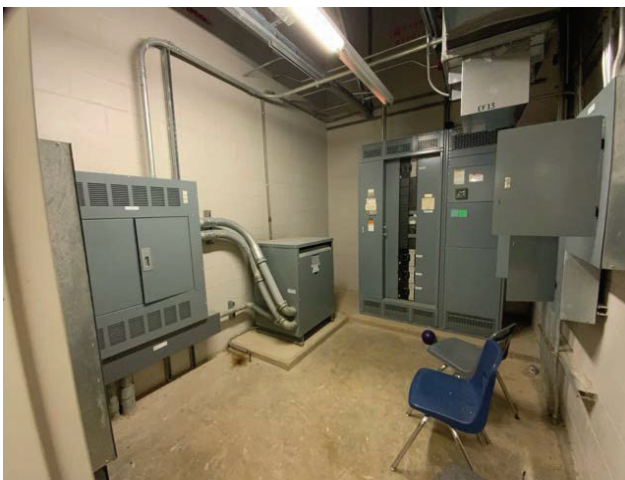
26 - SECONDARY MECHANICAL ROOM



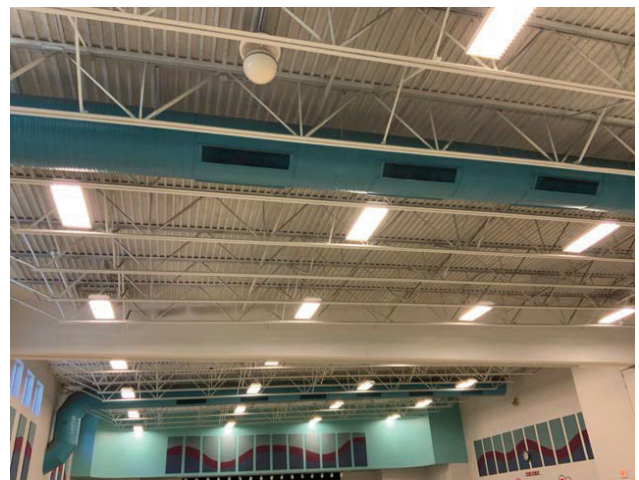
27 - MEZZANINE



28 - FIRE SPRINKLER RISERS



29 - MAIN ELECTRICAL ROOM

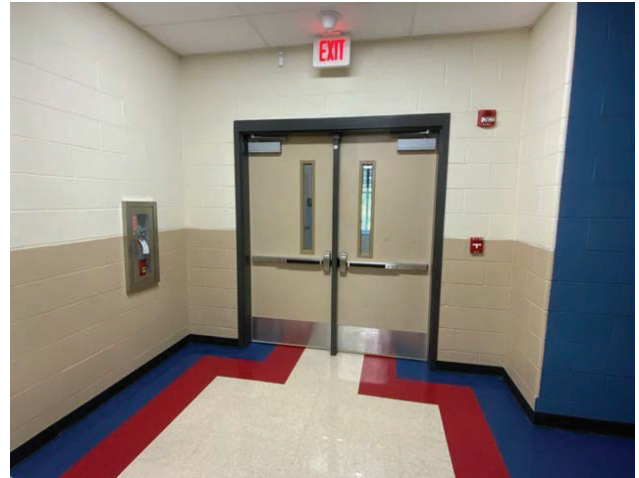


30 - INTERIOR LIGHTING

Photographic Overview



31 - FIRE ALARM PANEL



32 - FIRE EXTINGUISHER AND ALARM DEVICE



33 - COMMERCIAL KITCHEN



34 - KITCHEN SERVING AREA



35 - MAIN PARKING AREA



36 - SECONDARY PARKING AREA

Photographic Overview



37 - PLAYGROUND EAST



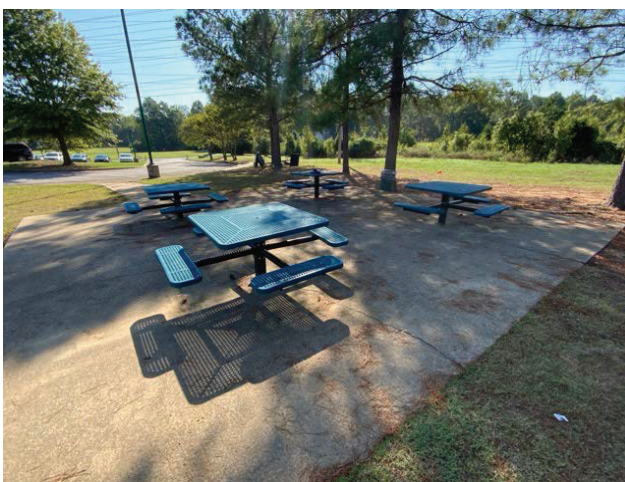
38 - PLAYGROUND SOUTH



39 - SIDEWALKS AND LANDSCAPING



40 - LANDSCAPING



41 - SITE FURNISHINGS



42 - PROPERTY SIGNAGE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-081.354

Source

Google

Project Name

Cordova Elementary

On-Site Date

September 18, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cordova Elementary

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: September 11, 2024

Phone Number:

Method of Completion:

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2002	Renovated	Annex building added in 2016. This building is connected to school via a covered walkway.
2	Building size in SF	104,994	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				2002
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Cordova Elementary

BV Project Number: 163745.23R000-081.354

Facility History and Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2001
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?			✗	

Cordova 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				✗
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds and Swimming Pools			Play surface is not suitable for ADA access.	
Other	NA			

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

Cordova Elementary: Photographic Overview



CLOSE-UP OF STALL



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Cordova Elementary: Photographic Overview



DOOR HARDWARE



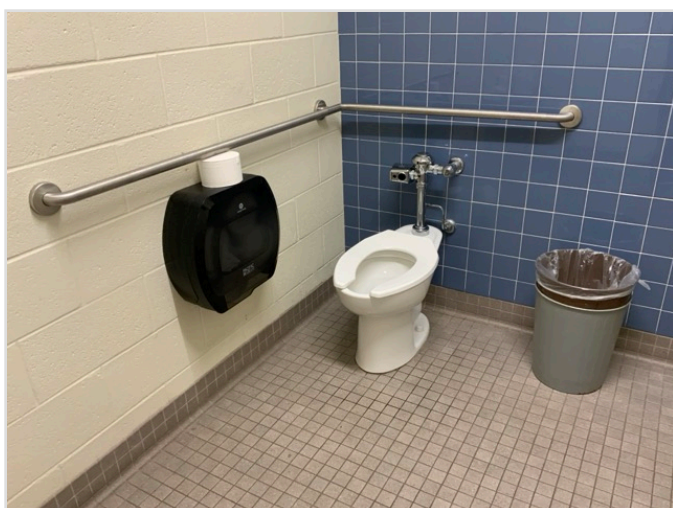
ACCESSIBLE INTERIOR PATH



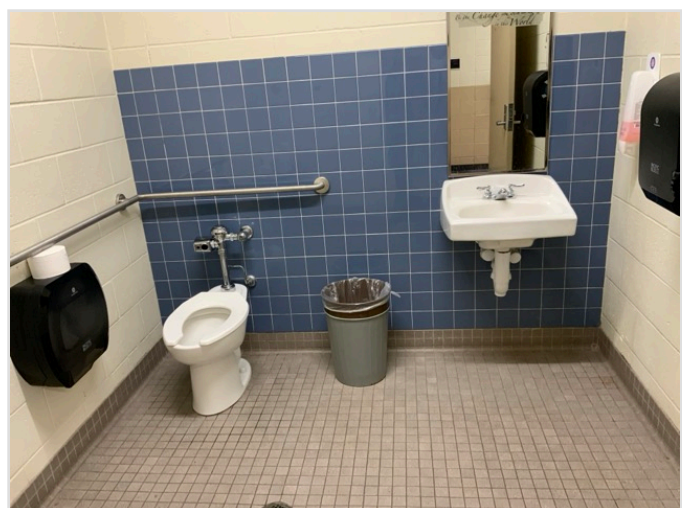
LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Cordova Elementary: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



PLAYGROUND SURFACE

Appendix E:

Component Condition Report

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Site General	Good	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	104,994 LF	53	8181087
B1010	Site	Good	Loading Dock, Concrete, Repair	150 SF	53	8181075
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	17,500 SF	28	8181095
B2010	Building Exterior	Fair	Exterior Walls, Brick	39,600 SF	28	8181027
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	8,100 SF	8	8181083
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	4,000 SF	8	8181022
B2020	Building Exterior	Fair	Glazing, any type by SF	9,900 SF	8	8181057
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16	8	8181103
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	18	8181054
B2050	Commercial Kitchen	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	8	8180999
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	15,751 SF	12	8181117
B3010	Kitchen Roof	Poor	Roofing, Modified Bitumen, Repair	1,500 SF	0	8185217
B3010	Roof	Fair	Roofing, Metal	87,072 SF	18	8181129
B3020	Site	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,600 LF	5	8181049
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	12	18	8181020
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	92	17	8181040
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	84,000 SF	3	8181085
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	52,500 SF	18	8181001
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	183,800 SF	4	8181101

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	26,200 SF	4	8181096
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	84,000 SF	5	8181008
C2030	Restrooms	Fair	Flooring, Ceramic Tile	21,000 SF	18	8181009
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	21,000 SF	4	8181010
Conveying						
D1010	Annex	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	13	8181050
Plumbing						
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	8	8181067
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	104,994 SF	18	8181033
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	12	6	8181029
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	8	8181028
D2010	Annex	Good	Backflow Preventer, Domestic Water	1	21	8181127
D2010	Faculty Break Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	8	8181091
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	34	8	8181056
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	35	8	8181128
D2010	Annex	Good	Backflow Preventer, Domestic Water	1	21	8181126
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	7	8181089
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	8	8181012
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	4	13	8181011
D2010	Throughout Building	Fair	Urinal, Standard	17	8	8181025
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Hydronic [042.BLR.RM.UH]	1	6	8181041
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH [042.BLR.1]	1	8	8180998
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 37 to 85 MBH	1	9	8181037

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mezzanine	Fair	Unit Heater, Hydronic [042.Mezz.1.UH]	1	4	8181030
D3020	Annex	Fair	Unit Heater, Electric	1	11	8181155
D3020	Utility Rooms/Areas	Fair	Unit Heater, Hydronic	2	7	8181116
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH [042.BLR.2]	1	8	8181064
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	18	8181013
D3030	Annex Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-1]	1	6	8181105
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-10]	1	2	8181051
D3030	Utility Rooms/Areas	Fair	Unit Ventilator, approx/nominal 3 Ton	1	6	8181039
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON	1	3	8181080
D3030	Mechanical Room	Fair	Chiller, Water-Cooled [042.CHR.1]	1	3	8181147
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-5]	1	2	8181060
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-7]	1	2	8181120
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-6]	1	2	8181098
D3030	Mezzanine	Fair	Split System, Fan Coil Unit, DX [AHU 10]	1	4	8181097
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-8]	1	2	8181044
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [ACCU-109]	1	2	8181099
D3050	Mechanical Room	Fair	Supplemental Components, Air Separator, HVAC	1	6	8181042
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-4]	1	11	8181104
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-3]	1	11	8181156
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-5]	1	11	8181124
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	104,994 SF	8	8181133
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-3]	1	11	8181094
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-1]	1	11	8181145
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-2]	1	11	8181073

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	8181136
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [042.AHU.1]	1	8	8181125
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [042.AHU.2]	1	8	8181144
D3050	Mechanical Room	Fair	HVAC System, Hydronic Piping, 4-Pipe	104,994 SF	18	8181140
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-1]	1	11	8181072
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	8181036
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [042.AHU.3]	1	8	8181110
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-4]	1	11	8181154
D3050	Mechanical Room	Fair	Supplemental Components, Air Separator, HVAC	1	6	8181138
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	8181152
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [042.HW PMP1]	1	3	8181018
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2-6]	1	11	8181115
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [042.HW PMP2]	1	3	8181082
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	8181149
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-2]	1	11	8181069
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	8181066
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1-5]	1	11	8181068
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	15	8181150
D3060	Building Exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	2	8181106
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-3]	1	15	8181119
D3060	Electrical Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	1	11	8181005
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	8181062
D3060	Mechanical Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor [SF-1]	1	11	8181113
D3060	Mechanical Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor	1	11	8181123

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Annex Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	1	10	8181157
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	8181135
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	8181102
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	8181038
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-6]	1	3	8181023
D3060	Annex Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-4]	1	10	8181118
D3060	Mechanical Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor [SF-2]	1	11	8181109
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EG-5]	1	15	8181081
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	8181015
D3060	Mechanical Room	Good	Axial Flow Fan, In-Line, up to 1 HP Motor [EF-1]	1	14	8181074
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	11	8181065
D4010	Annex	Good	Backflow Preventer, Fire Suppression	1	21	8181143
Electrical						
D5020	Annex	Good	Secondary Transformer, Dry, Stepdown	1	22	8181092
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [T-31G]	1	8	8181134
D5020	Annex	Good	Distribution Panel, 277/480 V [MDP2]	1	21	8181045
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	1	21	8181139
D5020	Annex	Good	Distribution Panel, 277/480 V [MDP1]	1	21	8181142
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [RDP]	1	8	8181121
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [P2]	1	8	8181052
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [PDP]	1	8	8181017
D5020	Electrical Room	Fair	Switchboard, 277/480 V [MSD]	1	18	8181079
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [T21G]	1	8	8181151

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [T-3]	1	8	8181071
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8181059
D5020	Electrical Room	Good	Distribution Panel, 277/480 V [P3]	1	21	8181004
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [T-1]	1	8	8181031
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [PM1]	1	16	8181108
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	104,994	SF	18
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	5	8181131
D5040	Substructure drop off points	Fair	Exterior Fixture light pendant , any type, w/ LED Replacement	48	5	8181043
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	48	4	8181153
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	104,994	SF	4
Fire Alarm & Electronic Systems						
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8181061
D8010	Mechanical Room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	104,994	SF	5
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	8181130
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	2	8181024
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8181047
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8181032
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	8181084
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	8181053
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8181122
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	8181078
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8181002
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	3	8181048

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	5	8181034
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8181112
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8181035
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8181000
E1030		Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	8	8181086
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	16	8181007
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	8181093
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8181026
E1070	Cafeteria	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,200 SF	12	8181046
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	1,540 LF	9	8181055
Special Construction & Demo						
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	2,400 SF	4	8181003
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	140,732 SF	3	8181111
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	140,732 SF	3	8181088
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	500 SF	28	8181107
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	8181021
G2050	Site	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	1,200 SF	0	8181077
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	6	8181058
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	8181132
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,200 SF	6	8181146
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 4'	1,000 LF	11	8181076

Component Condition Report | Cordova Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Picnic Table, Metal Powder-Coated	6	16	8181114
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,000	SF 18	8181016
G2060	Site	Fair	Flagpole, Metal	1	8	8181063
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	8181090
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	200	LF 26	8181014
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	200	LF 18	8181141
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,000	SF 28	8181019
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	22	8	8181006
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	11	8181100

Appendix F:

Replacement Reserves

Replacement Reserves Report

Cordova Elementary

9/30/2024



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
Cordova Elementary	\$16,200	\$0	\$57,183	\$1,356,786	\$704,077	\$951,399	\$183,406	\$23,122	\$2,709,881	\$104,773	\$6,451	\$271,725	\$251,946	\$327,614	\$607,420	\$8,413	\$47,660	\$188,425	\$8,547,808	\$3,682	\$1,286,827	\$17,654,798
Grand Total	\$16,200	\$0	\$57,183	\$1,356,786	\$704,077	\$951,399	\$183,406	\$23,122	\$2,709,881	\$104,773	\$6,451	\$271,725	\$251,946	\$327,614	\$607,420	\$8,413	\$47,660	\$188,425	\$8,547,808	\$3,682	\$1,286,827	\$17,654,798


Format CodeLocation 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
B2010	Building Exterior	8181083	Exterior Walls, Insulated Finishing System (EIFS), Replace	30	22	8	8100	SF	\$23.00	\$186,300									\$186,300												\$186,300	
B2020	Building Exterior	8181057	Glazing, any type by SF, Replace	30	22	8	9900	SF	\$55.00	\$544,500									\$544,500												\$544,500	
B2020	Building Exterior	8181022	Storefront, Glazing & Framing, Replace	30	22	8	4000	SF	\$55.00	\$220,000									\$220,000												\$220,000	
B2050	Building Exterior	8181103	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	16	EA	\$1,300.00	\$20,800									\$20,800												\$20,800	
B2050	Building Exterior	8181054	Exterior Door, Steel, Standard, Replace	30	12	18	12	EA	\$600.00	\$7,200																		\$7,200			\$7,200	
B2050	Commercial Kitchen	8180999	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	22	8	2	EA	\$4,400.00	\$8,800									\$8,800												\$8,800	
B3010	Roof	8181129	Roofing, Metal, Replace	40	22	18	87072	SF	\$13.00	\$1,131,936																		\$1,131,936			\$1,131,936	
B3010	Kitchen Roof	8185217	Roofing, Modified Bitumen, Repair	20	23	0	1500	SF	\$10.00	\$15,000	\$15,000																			\$15,000	\$30,000	
B3010	Roof	8181117	Roofing, Modified Bitumen, Replace	20	8	12	15751	SF	\$10.00	\$157,510												\$157,510									\$157,510	
B3020	Site	8181049	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	1600	LF	\$9.00	\$14,400					\$14,400																	\$14,400
C1030	Throughout Building	8181040	Interior Door, Wood, Solid-Core, Replace	40	23	17	92	EA	\$700.00	\$64,400																	\$64,400				\$64,400	
C1030	Throughout Building	8181020	Interior Door, Steel, Standard, Replace	40	22	18	12	EA	\$600.00	\$7,200																		\$7,200			\$7,200	
C1070	Throughout Building	8181085	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	84000	SF	\$3.50	\$294,000				\$294,000																	\$294,000	
C2010	Restrooms	8181001	Wall Finishes, Ceramic Tile, Replace	40	22	18	52500	SF	\$18.00	\$945,000																		\$945,000			\$945,000	
C2010	Throughout Building	8181101	Wall Finishes, any surface, Prep & Paint	10	6	4	183800	SF	\$1.50	\$275,700				\$275,700										\$275,700							\$551,400	
C2010	Throughout Building	8181096	Wall Finishes, any surface, Prep & Paint	10	6	4	26200	SF	\$1.50	\$39,300				\$39,300										\$39,300							\$78,600	
C2030	Restrooms	8181009	Flooring, Ceramic Tile, Replace	40	22	18	21000	SF	\$18.00	\$378,000																	\$378,000				\$378,000	
C2030	Throughout Building	8181008	Flooring, Vinyl Tile (VCT), Replace	15	10	5	84000	SF	\$5.00	\$420,000				\$420,000															\$420,000		\$840,000	
C2050	Throughout Building	8181010	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	21000	SF	\$2.00	\$42,000				\$42,000										\$42,000							\$84,000	
D1010	Annex	8181050	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	35	22	13	1	EA	\$140,000.00	\$140,000													\$140,000								\$140,000	
D2010	Utility Rooms/Areas	8181089	Water Heater, Gas, Commercial (200 MBH), Replace	20	13	7	1	EA	\$16,600.00	\$16,600								\$16,600													\$16,600	
D2010	Mechanical Room	8181067	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$3,200.00	\$3,200									\$3,200												\$3,200	
D2010	Utility Rooms/Areas	8181028	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$5,200.00	\$5,200									\$5,200												\$5,200	
D2010	Utility Rooms/Areas	8181012	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$5,200.00	\$5,200									\$5,200												\$5,200	
D2010	Throughout Building	8181033	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	104994	SF	\$11.00	\$1,154,934																	\$1,154,934				\$1,154,934	
D2010	Throughout Building	8181029	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	12	EA	\$1,500.00	\$18,000							\$18,000														\$18,000	
D2010	Faculty Break Rooms	8181091	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	4	EA	\$1,200.00	\$4,800									\$4,800												\$4,800	
D2010	Throughout Building	8181056	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	34	EA	\$1,500.00	\$51,000									\$51,000												\$51,000	
D2010	Throughout Building	8181128	Toilet, Commercial Water Closet, Replace	30	22	8	35	EA	\$1,300.00	\$45,500									\$45,500												\$45,500	
D2010	Throughout Building	8181025	Urinal, Standard, Replace	30	22	8	17	EA	\$1,100.00	\$18,700									\$18,700												\$18,700	
D2010	Throughout Building	8181011	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	4	EA	\$800.00	\$3,200													\$3,200								\$3,200	
D3020	Mechanical Room	8181064	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	22	8	1	EA	\$135,000.00	\$135,000									\$135,000												\$135,000	
D3020	Mechanical Room	8180998	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	22	8	1	EA	\$135,000.00	\$135,000									\$135,000												\$135,000	
D3020	Mezzanine	8181030	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$2,100.00	\$2,100					\$2,100																\$2,100	
D3020	Mechanical Room	8181041	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$1,700.00	\$1,700							\$1,700														\$1,700	
D3020	Utility Rooms/Areas	8181116	Unit Heater, Hydronic, Replace	20	13	7	2	EA	\$1,100.00	\$2,200								\$2,200													\$2,200	
D3020	Mechanical Room	8181037	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	11	9	1	EA	\$2,100.00	\$2,100										\$2,100											\$2,100	
D3020	Annex	8181155	Unit Heater, Electric, Replace	20	9	11	1	EA	\$1,800.00	\$1,800											\$1,800										\$1,800	
D3020	Mechanical Room	8181013	Boiler Supplemental Components, Expansion Tank, Replace	40	22	18	1	EA	\$4,400.00	\$4,400																		\$4,400			\$4,400	
D3030	Mechanical Room	8181147	Chiller, Water-Cooled, Replace	25	22	3	1	EA	\$200,000.00	\$200,000				\$200,000																	\$200,000	
D3030	Building Exterior	8181080	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON, Replace	25	22	3	1	EA	\$67,300.00	\$67,300				\$67,300																	\$67,300	
D3030	Roof	8181051	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$7,100			\$7,100														\$7,100				\$14,200	
D3030	Roof	8181060	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$7,100			\$7,100														\$7,100				\$14,200	
D3030	Roof	8181098	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200														\$5,200				\$10,400	
D3030	Roof	8181044	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$7,100			\$7,100														\$7,100				\$14,200	
D3030	Roof	8181099	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$7,100			\$7,100														\$7,100				\$14,200	
D3030	Roof	8181120	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400														\$3,400				\$6,800	
D3030	Mezzanine	8181097	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	\$2,100.00	\$2,100				\$2,100															\$2,100		\$4,200	
D3030	Annex Roof	8181105	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$2,300.00	\$2,300						\$2,300															\$2,300	
D3030	Utility Rooms/Areas	8181039	Unit Ventilator, approx/nominal 3 Ton, Replace	20	14	6	1	EA	\$9,000.00	\$9,000						\$9,000															\$9,000	
D3050	Mechanical Room	8181136	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$22,000.00	\$22,000				\$22,000																	\$22,000	
D3050	Mechanical Room	8181018	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																	\$6,500	

Cordova Elementary



9/30/2024

Informa	t Code	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		Mechanical Room	8181082	Pump, Distribution, HVAC Heating Water, Replace		25	22	3	1	EA	\$6,500.00	\$6,500					\$6,500																		\$6,500	
D3050		Mechanical Room	8181066	Pump, Distribution, HVAC Heating Water, Replace		25	22	3	1	EA	\$7,600.00	\$7,600					\$7,600																		\$7,600	
D3050		Mechanical Room	8181152	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	22	3	1	EA	\$7,600.00	\$7,600					\$7,600																		\$7,600	
D3050		Mechanical Room	8181149	Pump, Distribution, HVAC Heating Water, Replace		25	22	3	1	EA	\$7,600.00	\$7,600					\$7,600																		\$7,600	
D3050		Mechanical Room	8181042	Supplemental Components, Air Separator, HVAC, Replace		15	9	6	1	EA	\$3,900.00	\$3,900								\$3,900															\$3,900	
D3050		Mechanical Room	8181138	Supplemental Components, Air Separator, HVAC, Replace		15	9	6	1	EA	\$3,900.00	\$3,900								\$3,900															\$3,900	
D3050		Mechanical Room	8181140	HVAC System, Hydronic Piping, 4-Pipe, Replace		40	22	18	104994	SF	\$8.00	\$839,952																				\$839,952			\$839,952	
D3050		Roof	8181036	Make-Up Air Unit, MUA or MAU, Replace		20	17	3	1	EA	\$35,000.00	\$35,000					\$35,000																		\$35,000	
D3050		Throughout Building	8181133	HVAC System, Ductwork, Medium Density, Replace		30	22	8	104994	SF	\$4.00	\$419,976										\$419,976													\$419,976	
D3050		Mechanical Room	8181125	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	22	8	1	EA	\$49,000.00	\$49,000										\$49,000													\$49,000	
D3050		Mechanical Room	8181144	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	22	8	1	EA	\$49,000.00	\$49,000										\$49,000													\$49,000	
D3050		Mezzanine	8181110	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	22	8	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000	
D3050		Annex Roof	8181104	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181156	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181094	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181145	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181073	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181154	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181115	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181124	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181069	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3050		Annex Roof	8181068	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	9	11	1	EA	\$7,500.00	\$7,500													\$7,500										\$7,500	
D3060		Mechanical Room	8181113	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace		20	9	11	1	EA	\$2,100.00	\$2,100													\$2,100										\$2,100	
D3060		Mechanical Room	8181109	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace		20	9	11	1	EA	\$2,100.00	\$2,100													\$2,100										\$2,100	
D3060		Electrical Room	8181005	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace		20	9	11	1	EA	\$2,100.00	\$2,100													\$2,100										\$2,100	
D3060		Mechanical Room	8181123	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace		20	9	11	1	EA	\$2,100.00	\$2,100													\$2,100										\$2,100	
D3060		Mechanical Room	8181074	Axial Flow Fan, In-Line, up to 1 HP Motor, Replace		20	6	14	1	EA	\$2,100.00	\$2,100																\$2,100							\$2,100	
D3060		Roof	8181062	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	18	2	1	EA	\$1,400.00	\$1,400				\$1,400																			\$1,400	
D3060		Roof	8181038	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	18	2	1	EA	\$1,400.00	\$1,400				\$1,400																			\$1,400	
D3060		Roof	8181102	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	17	3	1	EA	\$2,400.00	\$2,400																								\$2,400
D3060		Roof	8181023	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	17	3	1	EA	\$2,400.00	\$2,400																								\$2,400
D3060		Roof	8181135	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	17	3	1	EA	\$2,400.00	\$2,400																								\$2,400
D3060		Roof	8181015	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	16	4	1	EA	\$1,400.00	\$1,400							\$1,400																\$1,400	
D3060		Annex Roof	8181157	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	10	10	1	EA	\$2,400.00	\$2,400													\$2,400										\$2,400	
D3060		Annex Roof	8181118	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	10	10	1	EA	\$2,400.00	\$2,400													\$2,400										\$2,400	
D3060		Annex Roof	8181150	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	10	15	1	EA	\$1,400.00	\$1,400																						\$1,400	\$1,400	
D3060		Annex Roof	8181119	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	10	15	1	EA	\$1,400.00	\$1,400																							\$1,400	\$1,400
D3060		Annex Roof	8181081	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	10	15	1	EA	\$1,400.00	\$1,400																							\$1,400	\$1,400
D3060		Building Exterior	8181106	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20	18	2	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500	
D4010		Kitchen	8181065	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	9	11	12	LF	\$400.00	\$4,800														\$4,800									\$4,800	
D5020		Electrical Room	8181134	Secondary Transformer, Dry, Stepdown, Replace		30	22	8	1	EA	\$7,600.00	\$7,600																							\$7,600	
D5020		Electrical Room	8181151	Secondary Transformer, Dry, Stepdown, Replace		30	22	8	1	EA	\$16,000.00	\$16,000																							\$16,000	
D5020		Electrical Room	8181071	Secondary Transformer, Dry, Stepdown, Replace		30	22	8	1	EA	\$10,000.00	\$10,000																							\$10,000	
D5020		Electrical Room	8181059	Secondary Transformer, Dry, Stepdown, Replace		30	22	8	1	EA	\$10,000.00	\$10,000																							\$10,000	
D5020		Electrical Room	8181031	Secondary Transformer, Dry, Stepdown, Replace		30	22	8	1	EA	\$20,000.00	\$20,000																							\$20,000	
D5020		Electrical Room	8181079	Switchboard, 277/480 V, Replace		40	22	18	1	EA	\$75,000.00	\$75,000																						\$75,000	\$75,000	
D5020		Electrical Room	8181052	Distribution Panel, 277/480 V, Replace		30	22	8	1	EA	\$7,000.00	\$7,000																							\$7,000	
D5020		Electrical Room	8181121	Distribution Panel, 120/208 V, Replace		30	22	8	1	EA	\$7,000.00	\$7,000																							\$7,000	
D5020		Electrical Room	8181017	Distribution Panel, 277/480 V, Replace		30	22	8	1	EA	\$10,000.00	\$10,000																							\$10,000	
D5030		Throughout Building	8181137	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	22	18	104994	SF	\$2.50	\$262,485																					\$262,485		\$262,485	
D5030		Mechanical Room	8181131	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	15	5	1	EA	\$10,000.00	\$10,000							\$10,000																\$10,000	
D5030		Mechanical Room	8181108	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	4	16	1	EA	\$10,000.00	\$10,000																					\$10,000		\$10,000	
D5040		Throughout Building	8181153	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace		10	6	4	48	EA	\$300.00	\$14,400							\$14,400																\$14,400	
D5040		Throughout Building	8181070	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace		20	16	4	104994	SF	\$2.10	\$220,487							\$220,487																\$220,487	

Replacement Reserves Report																																			
Cordova Elementary																																			
9/30/2024																																			
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		
D7050	Office Areas		8181061	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	\$30,000		
D8010	Mechanical Room		8181148	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	104994	SF	\$2.50	\$262,485						\$262,485															\$262,485	\$524,970		
E1030	Building Exterior		8181024	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	2	EA	\$6,300.00	\$12,600			\$12,600																		\$12,600	\$25,200		
E1030	Kitchen		8181048	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	\$6,700.00	\$6,700				\$6,700																\$6,700	\$13,400			
E1030	Kitchen		8181035	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560		
E1030	Kitchen		8181000	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560		
E1030	Kitchen		8181093	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500										\$21,500							\$43,000		
E1030	Kitchen		8181034	Foodservice Equipment, Steam Kettle, Replace	20	15	5	1	EA	\$30,000.00	\$30,000						\$30,000																\$30,000		
E1030	Kitchen		8181130	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000		
E1030	Kitchen		8181112	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000		
E1030	Kitchen		8181047	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700		
E1030	Kitchen		8181032	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700		
E1030	Kitchen		8181084	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700		
E1030	Kitchen		8181053	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700							\$2,700															\$2,700		
E1030	Kitchen		8181002	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600		
E1030	Kitchen		8181122	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$4,500.00	\$4,500							\$4,500															\$4,500		
E1030	Cordova Elementary		8181086	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	2	EA	\$2,500.00	\$5,000									\$5,000													\$5,000		
E1030	Kitchen		8181078	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	\$4,600.00	\$4,600												\$4,600										\$4,600		
E1030	Kitchen		8181007	Foodservice Equipment, Mixer, Freestanding, Replace	25	9	16	1	EA	\$14,000.00	\$14,000																\$14,000						\$14,000		
E1040	Lobby		8181026	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500					\$3,000		
E1070	Cafeteria		8181046	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	3	12	1200	SF	\$15.00	\$18,000													\$18,000									\$18,000		
E2010	Throughout Building		8181055	Casework, Countertop, Plastic Laminate, Replace	15	6	9	1540	LF	\$50.00	\$77,000										\$77,000												\$77,000		
F1020	Site		8181003	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	6	4	2400	SF	\$2.74	\$6,576					\$6,576										\$6,576							\$13,152		
G2020	Site		8181111	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	140732	SF	\$3.50	\$492,562				\$492,562																		\$492,562		
G2020	Site		8181088	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	140732	SF	\$0.45	\$63,329				\$63,329					\$63,329					\$63,329				\$63,329				\$253,318		
G2050	Site		8181077	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	3	0	1200	SF	\$1.00	\$1,200	\$1,200			\$1,200			\$1,200			\$1,200			\$1,200			\$1,200			\$1,200			\$8,400		
G2050	Site		8181021	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	\$35,000.00	\$35,000							\$35,000															\$35,000		
G2050	Site		8181058	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000		
G2050	Site		8181132	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000															\$10,000		
G2050	Site		8181146	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	14	6	1200	SF	\$26.00	\$31,200							\$31,200															\$31,200		
G2060	Site		8181076	Fences & Gates, Fence, Vinyl 4', Replace	25	14	11	1000	LF	\$24.00	\$24,000												\$24,000										\$24,000		
G2060	Site		8181114	Picnic Table, Metal Powder-Coated, Replace	20	4	16	6	EA	\$700.00	\$4,200																\$4,200						\$4,200		
G2060	Site		8181141	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	200	LF	\$18.00	\$3,600																		\$3,600				\$3,600		
G2060	Site		8181063	Flagpole, Metal, Replace	30	22	8	1	EA	\$2,500.00	\$2,500									\$2,500													\$2,500		
G2060	Site		8181090	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000		
G2060	Site		8181016	Retaining Wall, Brick/Stone, Replace	40	22	18	1000	SF	\$140.00	\$140,000																	\$140,000					\$140,000		
G4050	Site		8181100	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	16	EA	\$4,200.00	\$67,200												\$67,200										\$67,200		
G4050	Building Exterior		8181006	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	12	8	22	EA	\$400.00	\$8,800										\$8,800												\$8,800		
Totals, Unescalated												\$16,200	\$0	\$53,900	\$1,241,651	\$625,563	\$820,685	\$153,600	\$18,800	\$2,139,205	\$80,300	\$4,800	\$196,300	\$176,710	\$223,089	\$401,576	\$5,400	\$29,700	\$114,000	\$5,020,936	\$2,100	\$712,485		\$12,037,002	
Totals, Escalated (3.0% inflation, compounded annually)												\$16,200	\$0	\$57,183	\$1,356,786	\$704,077	\$951,399	\$183,406	\$23,122	\$2,709,881	\$104,773	\$6,451	\$271,725	\$251,946	\$327,614	\$607,420	\$8,413	\$47,660	\$188,425	\$8,547,808	\$3,682	\$1,286,827		\$17,654,798	

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8181050	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Cordova Elementary	Annex	ThyssenKrupp	Inaccessible	Inaccessible	2002		
D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8181089	D2010	Water Heater	Gas, Commercial (200 MBH)	125 GAL	Cordova Elementary	Utility Rooms/Areas	Ventura	72V125	0801104936	2011		
2	8181067	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Elementary	Mechanical Room	Zurn	975x2	13087175	2002		
3	8181028	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Elementary	Utility Rooms/Areas	Wilkins	975	B37275	2002		
4	8181127	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Elementary	Annex	Watts	919	28226	2015		
5	8181126	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Elementary	Annex	Watts	919	22853	2015		
6	8181012	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Elementary	Utility Rooms/Areas	Wilkins	975	B37275	2002		
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8180998	D3020	Boiler [042.BLR.1]	Gas, HVAC, 2501 to 5000 MBH	3500 MBH	Cordova Elementary	Mechanical Room	Cleaver-Brooks	FLX	BT 7719	2002		
2	8181064	D3020	Boiler [042.BLR.2]	Gas, HVAC, 2501 to 5000 MBH	3500 MBH	Cordova Elementary	Mechanical Room	Cleaver-Brooks	FLX	BT 7720	2002		
3	8181155	D3020	Unit Heater	Electric	5 KW	Cordova Elementary	Annex	TPI	P3P5105CA	No dataplate	2015		
4	8181116	D3020	Unit Heater	Hydronic	10 MBH	Cordova Elementary	Utility Rooms/Areas	Trane	Inaccessible	Inaccessible	2011		2
5	8181037	D3020	Unit Heater	Hydronic, 37 to 85 MBH	43 MBH	Cordova Elementary	Mechanical Room	Trane	UHSA060S8EAA1T	A01F10813	2013		
6	8181041	D3020	Unit Heater [042.BLR.RM.UH]	Hydronic	30 MBH	Cordova Elementary	Mechanical Room	Trane	Inaccessible	Inaccessible	2010		
7	8181030	D3020	Unit Heater [042.Mezz.1.UH]	Hydronic	63 MBH	Cordova Elementary	Mezzanine	Trane	UHSA018S8EAA1T0000000	A01F10634	2002		
8	8181013	D3020	Boiler Supplemental Components	Expansion Tank	175 GAL	Cordova Elementary	Mechanical Room	Taco	Inaccessible	Inaccessible	2002		

9	8181147	D3030	Chiller [042.CHR.1]	Water-Cooled	200 TON	Cordova Elementary	Mechanical Room	Trane	RTHC1C2E00G1L4G1LFVQ 100	0IK06350	2002
10	8181080	D3030	Cooling Tower	(Typical) Open Circuit , 251 to 300 TON	300 TON	Cordova Elementary	Building Exterior	Baltimore Aircoil Company	35400WS	3014355204	2002
11	8181051	D3030	Split System [ACCU-10]	Condensing Unit/Heat Pump	5 TON	Cordova Elementary	Roof	Trane	TTA060D400A1	Z3522BF3F	2001
12	8181099	D3030	Split System [ACCU-109]	Condensing Unit/Heat Pump	5 TON	Cordova Elementary	Roof	Daikin Industries	DX3SEA6040AA	2309301999	2001
13	8181060	D3030	Split System [ACCU-5]	Condensing Unit/Heat Pump	5 TON	Cordova Elementary	Roof	Goodman	GSC130363BC	1209537588	2009
14	8181098	D3030	Split System [ACCU-6]	Condensing Unit/Heat Pump	4 TON	Cordova Elementary	Roof	Goodman	TTA048D400A1	Z36567E3F	2001
15	8181120	D3030	Split System [ACCU-7]	Condensing Unit/Heat Pump	1.5 TON	Cordova Elementary	Roof	Trane	TTB018C100A2	Z142SPJBF	2002
16	8181044	D3030	Split System [ACCU-8]	Condensing Unit/Heat Pump	5 TON	Cordova Elementary	Roof	Trane	TTA060D400A1	Z19179B3F	2001
17	8181097	D3030	Split System [AHU 10]	Fan Coil Unit, DX	1.5 TON	Cordova Elementary	Mezzanine	Trane	TWE018C140B0	Z36415G2V	2002
18	8181105	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	1 TON	Cordova Elementary	Annex Roof	Daikin Industries	RXN12NMVJU	6869	2015
19	8181039	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Cordova Elementary	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2010
20	8181136	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Cordova Elementary	Mechanical Room	Taco	FI4013E4MAL1L0DXB1947D	F0457215	2002
21	8181152	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Cordova Elementary	Mechanical Room	Taco	FE5010E2HIG4L0	No dataplate	2002
22	8181149	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Cordova Elementary	Mechanical Room	Taco	FE2510E2H1F4L0A	No dataplate	2002
23	8181066	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Cordova Elementary	Mechanical Room	Taco	FE2510E2H1F4L0A	No dataplate	2002
24	8181018	D3050	Pump [042.HW PMP1]	Distribution, HVAC Heating Water	7 HP	Cordova Elementary	Mechanical Room	Taco	Illegible	Illegible	2002
25	8181082	D3050	Pump [042.HW PMP2]	Distribution, HVAC Heating Water	7 HP	Cordova Elementary	Mechanical Room	Taco	Illegible	Illegible	2002
26	8181125	D3050	Air Handler [042.AHU.1]	Interior AHU, Easy/Moderate Access	10000 CFM	Cordova Elementary	Mechanical Room	Trane	MCCA014MAM0C0A0DE0A000000000000ADAB000A	K01J31019C	2002
27	8181144	D3050	Air Handler [042.AHU.2]	Interior AHU, Easy/Moderate Access	10000 CFM	Cordova Elementary	Mechanical Room	Trane	MCCA021MAM0C0B0DE0A000000000000A0QADAB000A	K01J31169C	2002
28	8181110	D3050	Air Handler [042.AHU.3]	Interior AHU, Easy/Moderate Access	10900 CFM	Cordova Elementary	Mezzanine	Trane	MCCA012 GAY0ABA000F0ECA00C0A0000BC	K01J30882C	2002

29	8181036	D3050	Make-Up Air Unit	MUA or MAU	2500 CFM	Cordova Elementary	Roof	Steriling	No dataplate	No dataplate	2002
30	8181145	D3050	Packaged Unit [RTU-1-1]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04174	2015
31	8181069	D3050	Packaged Unit [RTU-1-2]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04173	2015
32	8181156	D3050	Packaged Unit [RTU-1-3]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04180	2015
33	8181154	D3050	Packaged Unit [RTU-1-4]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04171	2015
34	8181068	D3050	Packaged Unit [RTU-1-5]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04175	2015
35	8181072	D3050	Packaged Unit [RTU-2-1]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04176	2015
36	8181073	D3050	Packaged Unit [RTU-2-2]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04181	2015
37	8181094	D3050	Packaged Unit [RTU-2-3]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04172	2015
38	8181104	D3050	Packaged Unit [RTU-2-4]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04179	2015
39	8181124	D3050	Packaged Unit [RTU-2-5]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04177	2015
40	8181115	D3050	Packaged Unit [RTU-2-6]	RTU, Pad or Roof-Mounted	3 TON	Cordova Elementary	Annex Roof	Lennox	LGH036H4EW4G	5615M04178	2015
41	8181005	D3060	Axial Flow Fan	In-Line, up to 1 HP Motor	2000 CFM	Cordova Elementary	Electrical Room	Penn Ventilator Company	SX120BC	No dataplate	2015
42	8181123	D3060	Axial Flow Fan	In-Line, up to 1 HP Motor	2000 CFM	Cordova Elementary	Mechanical Room	Penn Ventilator Company	SX095RC	No dataplate	2015
43	8181074	D3060	Axial Flow Fan [EF-1]	In-Line, up to 1 HP Motor	3000 CFM	Cordova Elementary	Mechanical Room	Penn Ventilator Company	SX120BC	No dataplate	2018
44	8181113	D3060	Axial Flow Fan [SF-1]	In-Line, up to 1 HP Motor	2000 CFM	Cordova Elementary	Mechanical Room	Penn Ventilator Company	SX205BC	NA	2015
45	8181109	D3060	Axial Flow Fan [SF-2]	In-Line, up to 1 HP Motor	2000 CFM	Cordova Elementary	Mechanical Room	Penn Ventilator Company	SX225BC	No dataplate	2015
46	8181062	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Cordova Elementary	Roof	Penn Ventilator Company	Illegible	Illegible	2002
47	8181038	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Cordova Elementary	Roof	Penn Ventilator Company	Illegible	Illegible	2002
48	8181015	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	Cordova Elementary	Roof	Penn Ventilator Company	Illegible	Illegible	2002

49	8181135	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cordova Elementary	Roof	Penn Ventilator Company	FX18BHEL		Illegible	2002		
50	8181102	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cordova Elementary	Roof	Penn Ventilator Company	DX11B		Illegible	2002		
51	8181157	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cordova Elementary	Annex Roof	Greenheck	G-097-B-X		14476534	2014		
52	8181150	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	500 CFM	Cordova Elementary	Annex Roof	Greenheck	G-085-D-X		14476535	2014		
53	8181119	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper	500 CFM	Cordova Elementary	Annex Roof	Greenheck	G-085-D-X		14476536	2014		
54	8181118	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cordova Elementary	Annex Roof	Greenheck	G-097-B-X		14476537	2014		
55	8181023	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Cordova Elementary	Roof	Penn Ventilator Company	DX14B		Illegible	2002		
56	8181081	D3060	Exhaust Fan [EG-5]	Centrifugal, 12" Damper	500 CFM	Cordova Elementary	Annex Roof	Greenheck	G-085-D-X		1447653	2014		
57	8181106	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Cordova Elementary	Building Exterior					2002		
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8181143	D4010	Backflow Preventer	Fire Suppression	1 IN	Cordova Elementary	Annex	Ames	200		QA-2822	2015		
2	8181065	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Cordova Elementary	Kitchen	PYRO Chem Inc.	PCL-300		NA	2015		12
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8181092	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cordova Elementary	Annex	Eaton	V75DC001		V48M28T7516CU	2016		
2	8181059	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Cordova Elementary	Electrical Room	Mirus	164558		DB02A	2002		
3	8181031	D5020	Secondary Transformer [T-1]	Dry, Stepdown	150 KVA	Cordova Elementary	Electrical Room	Square D	150T3H		No dataplate	2002		
4	8181151	D5020	Secondary Transformer [T21G]	Dry, Stepdown	112.5 KVA	Cordova Elementary	Electrical Room	Square D	112T3H		34749-17212-074	2002		
5	8181071	D5020	Secondary Transformer [T-3]	Dry, Stepdown	75 KVA	Cordova Elementary	Electrical Room	Square D	75T3H		34349-17212-064	2002		

6	8181134	D5020	Secondary Transformer [T-31G]	Dry, Stepdown	45 KVA	Cordova Elementary	Electrical Room	Mirus	164557		DB02A91	2002	
7	8181079	D5020	Switchboard [MSD]	277/480 V	1600 AMP	Cordova Elementary	Electrical Room	Square D	QED		No dataplate	2002	
8	8181139	D5020	Distribution Panel	277/480 V	400 AMP	Cordova Elementary	Electrical Room	Square D	12148332980660001		No dataplate	2015	
9	8181142	D5020	Distribution Panel [MDP1]	277/480 V	400 AMP	Cordova Elementary	Annex	Eaton	PRL2A		No dataplate	2015	
10	8181045	D5020	Distribution Panel [MDP2]	277/480 V	400 AMP	Cordova Elementary	Annex	Eaton	EZB2090R		SMH0654408-002	2015	
11	8181052	D5020	Distribution Panel [P2]	277/480 V	600 AMP	Cordova Elementary	Electrical Room	Square D	2148332980030001		NA	2002	
12	8181004	D5020	Distribution Panel [P3]	277/480 V	400 AMP	Cordova Elementary	Electrical Room	Square D	12148332980040001		No dataplate	2015	
13	8181017	D5020	Distribution Panel [PDP]	277/480 V	800 AMP	Cordova Elementary	Electrical Room	Square D	E1		No dataplate	2002	
14	8181121	D5020	Distribution Panel [RDP]	120/208 V	600 AMP	Cordova Elementary	Electrical Room	Square D	E1		No dataplate	2002	
15	8181131	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Cordova Elementary	Mechanical Room	ABB	ACH401600932		No dataplate	2002	
16	8181108	D5030	Variable Frequency Drive [PM1]	VFD, by HP of Motor	20 HP	Cordova Elementary	Mechanical Room	Emerson	Inaccessible		Inaccessible	2020	
17	8181153	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Cordova Elementary	Throughout Building					2018	48

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8181061	D7050	Fire Alarm Panel	Fully Addressable		Cordova Elementary	Office Areas	Simplex	4020	Inaccessible	2002		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8181035	E1030	Foodservice Equipment	Convection Oven, Double		Cordova Elementary	Kitchen	Doyon			2015		
2	8181000	E1030	Foodservice Equipment	Convection Oven, Double		Cordova Elementary	Kitchen	Blodgett			2015		
3	8181002	E1030	Foodservice Equipment	Dairy Cooler/Wells		Cordova Elementary	Kitchen	MasterBuilt	Inaccessible	Inaccessible	2015		
4	8181093	E1030	Foodservice Equipment	Dishwasher Commercial		Cordova Elementary	Kitchen	Hobart	Inaccessible	Inaccessible	2018		

5	8181122	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Cordova Elementary	Kitchen	Aerolator	ARW	NA	2015	
6	8181047	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Cordova Elementary	Kitchen	Carter-Hoffmann	Inaccessible	Inaccessible	2015	
7	8181032	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Cordova Elementary	Kitchen	Carter-Hoffmann	Inaccessible	Inaccessible*	2015	
8	8181048	E1030	Foodservice Equipment	Icemaker, Freestanding	Cordova Elementary	Kitchen	Koolaire			2012	
9	8181007	E1030	Foodservice Equipment	Mixer, Freestanding	Cordova Elementary	Kitchen	Varimixer			2015	
10	8181084	E1030	Foodservice Equipment	Range, 2-Burner	Cordova Elementary	Kitchen	Vulcan	Inaccessible	Inaccessible	2015	
11	8181053	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Cordova Elementary	Kitchen				2015	
12	8181078	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Cordova Elementary	Kitchen				2020	
13	8181034	E1030	Foodservice Equipment	Steam Kettle	Cordova Elementary	Kitchen				2009	
14	8181024	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Cordova Elementary	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2002	2
15	8181130	E1030	Foodservice Equipment	Walk-In, Freezer	Cordova Elementary	Kitchen	Thermocool			2002	
16	8181112	E1030	Foodservice Equipment	Walk-In, Refrigerator	Cordova Elementary	Kitchen	Thermocool	NA	39619 FDPL	2002	
17	8181086	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Cordova Elementary					2002	2
18	8181026	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Cordova Elementary	Lobby				2020	