

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Cordova Middle School
900 Sanga Road
Cordova, Tennessee 38018

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ON SITE DATE:

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	900 Sanga Road, Cordova, Tennessee 38018
Site Developed	1992 Renovated 2022
Site Area	18.8 acres (estimated)
Parking Spaces	209 total spaces all in open lots; 12 of which are accessible
Building Area	147,937 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	Y-Care Cafeteria
Date(s) of Visit	October 3, 2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Terika Miller
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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 school was originally opened in 1992 and is still used as a Middle school. The only renovation work to the facility has been the HVAC replacement and the recent exterior lighting upgrade to LED.

Architectural

The building is a single story with an open hallway with natural lighting. The building was built with low maintenance components. There was an atrium area with trees and skylights that is no longer open to the lobby. The walls have areas with the paint peeling or worn off. The foundation has caulking that has failed with an open crack the entire length. About a third of the downspouts are damaged. The gutters have plants growing in them. The roofing systems are nearing end of life and have multiple active roof leaks. The windows are steel framed with caulking peeling off and rusting in areas. These are near the end of life. The interior finishes are in expected condition for the age of the facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems were replaced in 2022. There are a few rooftop units that did not get replaced at that time. The interior air handlers, cabinet heaters and unit ventilators were part of the project. The boilers have been updated to condensing style. The interior lighting has not been upgraded to LED. The 2022 HVAC project did include installation of Variable Frequency Drives. The panels, transformers, and switchgear are nearing the end of life and future replacement could be required. There is a small water heater that is rusting out and leaking water out of the safety relief valve. The equipment is being updated as required. The restrooms are not to ADA standards, accessories too high, no insulation on the piping. Fixtures are nearing the end of life and could be upgraded to more efficient equipment. The building is equipped with a complete fire alarm system, burglar system and camera systems. There is a complete wet sprinkler system supplemented with an automatic exhaust hood system and portable fire extinguishers.

Site

The asphalt areas in general are end of life with cracking, potholes and raised areas from roots. The concrete in small areas is spalling. The trees along the building are too close to the foundation and are rubbing on the roofs. The site lighting has been upgraded to LED. The parking lots do not have the required quantity of ADA parking stalls, including the Van accessible stalls.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

FCI Analysis Cordova Middle School(1992)			
Replacement Value \$ 59,174,800	Total SF 147,937	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 24,800		0.0 %
3-Year	\$ 2,256,700		3.8 %
5-Year	\$ 5,271,400		8.9 %
10-Year	\$ 12,435,400		21.0 %

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

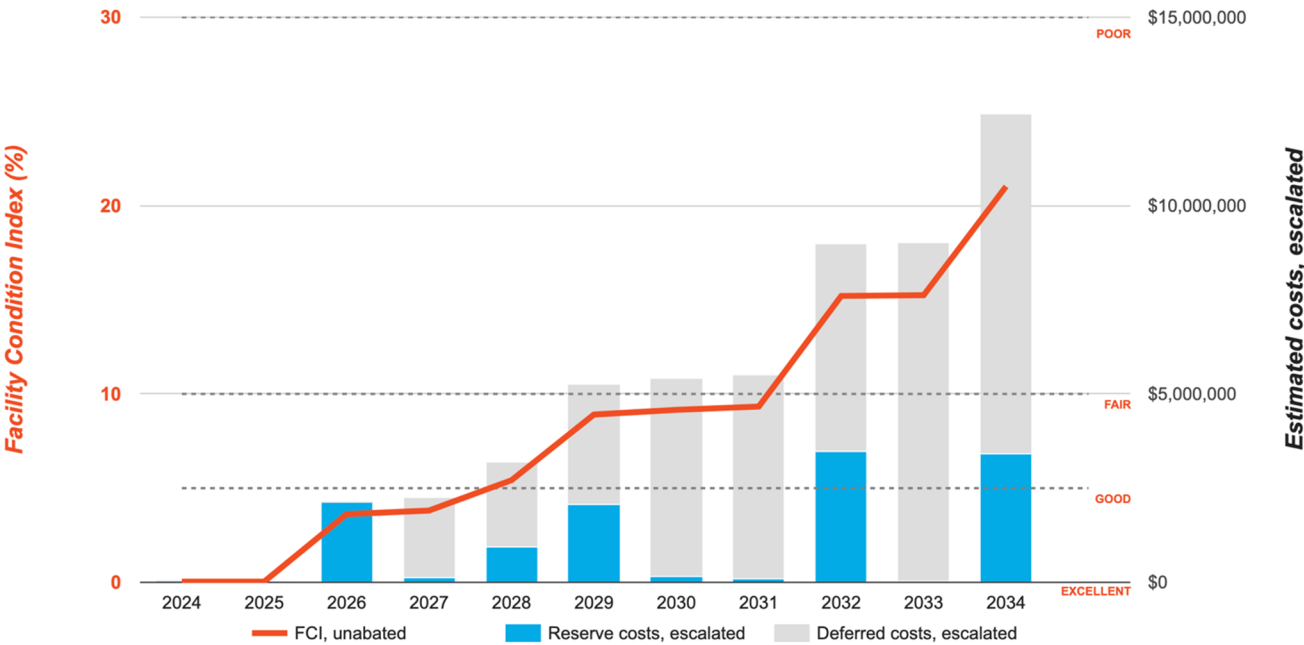
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Cordova Middle School

Replacement Value: \$59,174,800

Inflation Rate: 3.0%

Average Needs per Year: \$1,130,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Cordova Middle School	6	\$24,900
Total	6	\$24,900

Cordova Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8486832	Cordova Middle School	Site	B2010	Caulking, Cold Joints, 1/2" to 1", Replace	Failed	Performance/Integrity	\$500
8486824	Cordova Middle School	Building Exterior	B2010	Caulking, Window Edge/Trim, per LF, Replace	Poor	Performance/Integrity	\$3,500
8486776	Cordova Middle School	Restrooms	D2010	Water Heater, Electric, Residential, Replace	Failed	Performance/Integrity	\$700
8486852	Cordova Middle School	Site	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	\$500
8486809	Cordova Middle School	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	\$12,200
8487844	Cordova Middle School	Throughout Building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (6 items)							\$24,900

Key Findings



Window in Poor condition.

Steel, 16-25 SF
Cordova Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$190,400

\$\$\$\$

Rust and failing caulk - AssetCALC ID: 8486826



Window in Poor condition.

Steel, up to 15 SF
Cordova Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,800

\$\$\$\$

Rust damage - AssetCALC ID: 8486808



Sidewalk in Poor condition.

Asphalt
Cordova Middle School Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$49,500

\$\$\$\$

Cracked, weeds growing - AssetCALC ID: 8486847



Parking Lots in Poor condition.

Pavement, Concrete
Cordova Middle School Site

Uniformat Code: G2020
Recommendation: **Repair in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Spalling concrete - AssetCALC ID: 8486852



Parking Lots in Poor condition.

Pavement, Asphalt
Cordova Middle School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

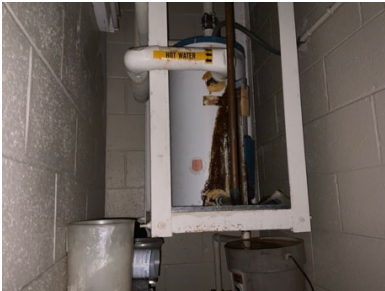
Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$577,500

\$\$\$\$

Cracked, breaking up - AssetCALC ID: 8486804



Water Heater in Failed condition.

Electric, Residential
Cordova Middle School Restrooms

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$

Emergency relief leaking, 1/2 of case rusting out Reviewed and shown to POC - AssetCALC ID: 8486776



Trail in Poor condition.

Asphalt
Cordova Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$\$

Cracked, with weeds and raised root areas - AssetCALC ID: 8486786



Caulking in Failed condition.

Cold Joints, 1/2" to 1"
Cordova Middle School Site

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$

Open joint - AssetCALC ID: 8486832



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Cordova Middle School Site

Uniformat Code: G2080
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,200

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Trees hitting school, filling gutter - AssetCALC ID: 8486809



Caulking in Poor condition.

Window Edge/Trim, per LF
Cordova Middle School Building Exterior

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

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Caulk is peeling off - AssetCALC ID: 8486824



Foodservice Equipment

Dishwasher Commercial
Cordova Middle School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Not in use - AssetCALC ID: 8486760



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum w/
Fittings Cordova Middle School Roof

Uniformat Code: B3020
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$45,000

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22 Downspouts damaged, require work weeds growing out of them - AssetCALC ID: 8344352

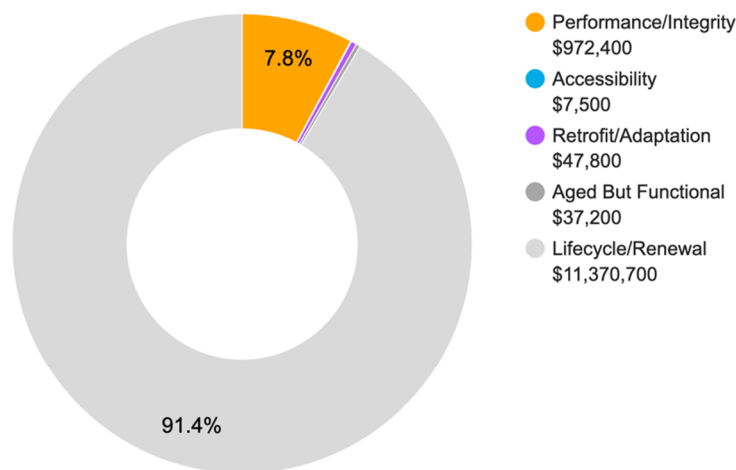
Plan Types

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: \$12,435,600

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Steel	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish Tertiary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, ceramic tile, wood strip, coated concrete Ceilings: Painted gypsum board, ACT and painted structural steel	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas and Electric water heaters with integral tanks, Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers, and cooling towers feeding unit ventilators and cabinet terminal units Non-Central System: Rooftop Packaged units Supplemental components: Suspended unit heaters and Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots and adjacent concrete sidewalks, curbs, ramps	Poor
Site Development	Property entrance signage; chain link, brick wall fencing; open dumpster pad Sports field with bleachers Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Foundation caulking with large continuous gaps, water heater rusting out with water leaking out relief valve, parking lots with cracking and pot holes, window caulking peeling off, gutter with plants growing in them, downspouts that are broken off, trees in contact with roof and too close to foundation, track with cracked asphalt, old windows, ADA ramps with spalling concrete.	

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
Structure	-	-	\$200	-	\$4,000	\$4,200
Facade	\$4,000	\$234,700	-	\$187,400	\$2,073,300	\$2,499,300
Roofing	-	\$419,100	\$123,800	\$1,965,500	\$95,500	\$2,603,800
Interiors	-	-	\$1,372,800	\$1,512,900	\$1,029,600	\$3,915,300
Plumbing	\$700	-	\$19,500	\$198,700	\$2,590,500	\$2,809,300
HVAC	-	\$37,100	\$31,300	\$1,036,800	\$2,185,100	\$3,290,300
Fire Protection	-	-	\$300	\$208,100	\$5,800	\$214,300
Electrical	-	\$706,300	\$54,000	\$1,189,800	\$285,900	\$2,235,900
Fire Alarm & Electronic Systems	-	-	\$1,309,400	\$102,300	\$2,244,500	\$3,656,300
Equipment & Furnishings	-	\$22,800	\$147,300	\$594,800	\$256,900	\$1,021,800
Special Construction & Demo	-	-	\$46,300	-	\$62,200	\$108,400
Site Development	\$12,200	\$31,800	\$24,800	\$157,500	\$88,700	\$315,000
Site Pavement	\$500	\$665,200	-	\$4,900	\$386,100	\$1,056,700
Site Utilities	-	-	-	\$5,300	\$143,000	\$148,300
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$24,800	\$2,116,900	\$3,129,700	\$7,164,000	\$11,451,000	\$23,886,400

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1992. The facility has not since been substantially renovated.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 Middle School, 900 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.

Prepared by: Randall Patzke,
Project Manager

Reviewed by:



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Technical Report Reviewer for
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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



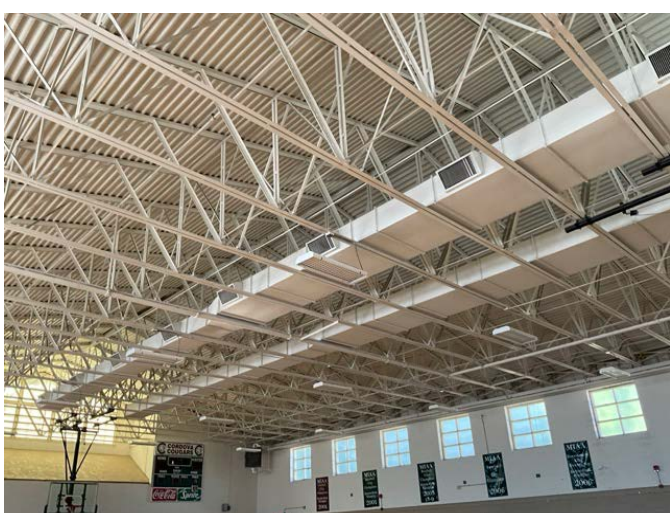
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF STRUCTURE



6 - FACADE

Photographic Overview



7 - ROOFING OVERVIEW



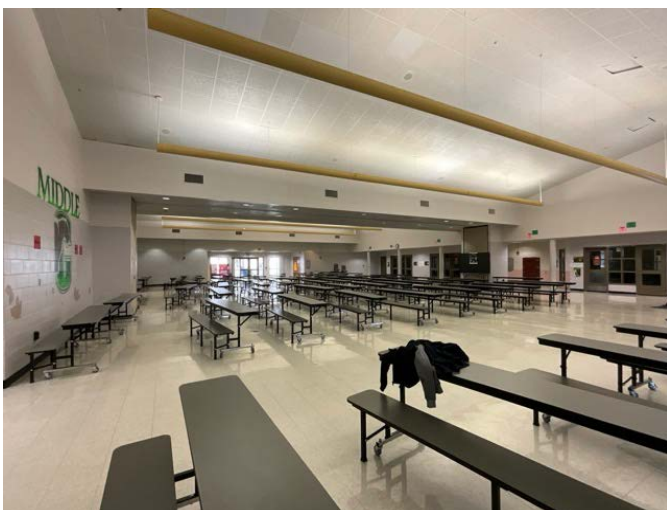
8 - ROOFING OVERVIEW



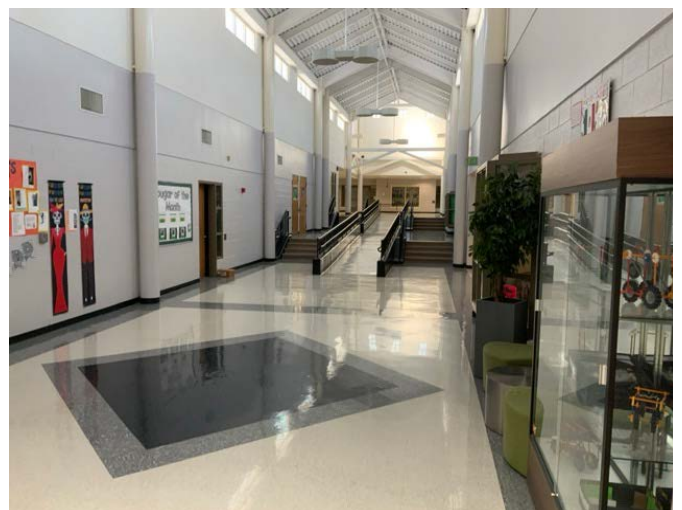
9 - ROOF SKYLIGHT



10 - LIBRARY



11 - CAFETERIA



12 - MAIN HALLWAY

Photographic Overview



13 - WATER HEATER



14 - BOILER



15 - CHILLER



16 - COOLING TOWER



17 - ROOFTOP PACKAGED UNIT



18 - FIRE SUPPRESSION SYSTEM

Photographic Overview



19 - SIDEWALKS



20 - SOCCER GOAL



21 - PLANTER GARDEN



22 - BIKE RACK



23 - SIGNAGE





24 - LANDSCAPING

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-083.354	Cordova Middle School	
	Source	On-Site Date	
	Google	October 3, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cordova Middle School

Name of person completing form: Terika

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 3

Date Completed: 10/3/2024

Phone Number: 9014318131

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1992	Renovated 2022	
2	Building size in SF	147,937 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2022	Whole system
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof replacement		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

Appendix D: **Accessibility Review and Photos**

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cordova Middle School

BV Project Number: 163745.23R000-083.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		✗		
2	Does the required number of van-accessible designated spaces appear to be provided ?		✗		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			×	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	×			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	×			
4	Do curb ramps appear to have compliant slopes for all components ?	×			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	×			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	×			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?		✕		
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



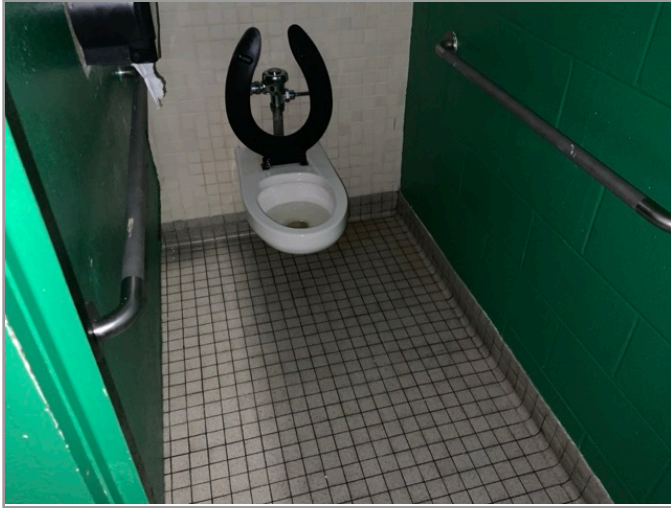
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?		✗		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?		✕		

Appendix E:

Component Condition Report

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	120 LF	3	8486792
B1080	Site	Fair	Stairs, Concrete, Exterior	40 SF	18	8486822
Facade						
B2010	Building Exterior	Poor	Caulking, Window Edge/Trim, per LF	1,000 LF	0	8486824
B2010	Site	Failed	Caulking, Cold Joints, 1/2" to 1"	75 LF	0	8486832
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	42,500 SF	20	8486782
B2010	Roof	Fair	Exterior Walls, Insulated Finishing System (EIFS)	5,000 SF	8	8487909
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	28	2	8486808
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	112	2	8486826
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	51	10	8486741
Roofing						
B3010	Roof	Fair	Roofing, Metal	112,000 SF	10	8344379
B3010	Roof	Fair	Roofing, Modified Bitumen	35,000 SF	2	8344458
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,500 SF	16	8344443
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	5,000 LF	2	8344352
B3060	Roof	Fair	Roof Hatch, Metal	5	10	8344408
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,500 SF	4	8486815
B3080	Roof	Fair	Soffit/Fascia, Metal	7,200 SF	3	8486811
Interiors						
C1010	Cafeteria	Fair	Movable Partition, Gym Divider, Basic/Manual	1,750 SF	10	8344450
C1010	Multi-Purpose Room	Fair	Movable Partition, Gym Divider, Basic/Manual	1,750 SF	10	8344355
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	200	10	8344370
C1030	Throughout Building	Fair	Door Hardware, School, per Door	192	5	8344368

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	30	8	8344373
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	85	8	8344396
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	129,000 SF	5	8344411
C1090	Restrooms	Fair	Toilet Partitions, Wood	30	10	8344394
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	320,000 SF	4	8344397
C2010	Cafeteria	Fair	Wall Finishes, Ceramic Tile	11,000 SF	8	8344431
C2030		Fair	Flooring, Rubber Tile	500 SF	5	8488010
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	9,000 SF	3	8344457
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	8	8344375
C2030	Cafeteria	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	9,000 SF	4	8344410
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	130,000 SF	10	8344433
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	7	8344372
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	15,700 SF	4	8344360
Plumbing						
D2010	Restrooms	Failed	Water Heater, Electric, Residential	1	0	8486776
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	7	13	8344389
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	8	8344351
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	8486846
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8486820
D2010	Restrooms	Fair	Urinal, Standard	1	8	8344359
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8486849
D2010	Throughout Building	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	9	8	8344357
D2010	Boiler Room	Good	Storage Tank, Domestic Water	1	20	8486778
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	24	6	8344456
D2010	Mechanical Room	Fair	Water Heater, Gas, Tankless	1	8	8344432

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	7	8344430
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8486780
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	147,937 SF	15	8486800
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	8	8344383
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8486754
D2010	Throughout Building	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	6	8344421
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	10	8	8344386
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	23	13	8344358
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	55	8	8344384
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Hydronic, 13 to 36 MBH	4	7	8344404
D3020	Boiler Room	Good	Boiler Supplemental Components, Shot Feed Tank	1	28	8486769
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	38	8486863
D3020	Boiler Room	Good	Unit Heater, Hydronic [Uh3]	1	18	8486836
D3020	Locker Rooms	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	15	10	8344395
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-2]	1	28	8486787
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	38	8486757
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-1]	1	28	8486851
D3020	Gymnasium	Fair	Unit Heater, Hydronic	1	10	8344364
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	15	8486862
D3030	Site Utility Areas	Good	Cooling Tower, (Typical) Open Circuit [Ct-2]	1	23	8486823
D3030	Site General	Good	Split System, Condensing Unit/Heat Pump [Accu-2/ahu-2]	1	13	8486781
D3030	Site General	Good	Split System, Condensing Unit/Heat Pump	1	11	8486855
D3030	Site General	Good	Split System Ductless, Single Zone	1	13	8486821
D3030	Site Utility Areas	Good	Cooling Tower, (Typical) Open Circuit [Ct-1]	1	23	8486853

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	80	18	8344426
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu4]	1	23	8486833
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8344442
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM [ahu5]	1	23	8344388
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8344354
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	13	8486844
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [ahu1]	1	23	8344398
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM [ahu2]	1	23	8344414
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM [ahu8]	1	28	8344366
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	28	8344416
D3050	Boiler Room	Good	Supplemental Components, Air Separator, HVAC	1	12	8486835
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu-7]	1	28	8486789
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	2	8344393
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8486798
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	13	8486773
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu3]	1	23	8486744
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM [ahu6]	1	23	8344424
D3050	Boiler Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [Ahu 10]	1	28	8486784
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	8486837
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8486860
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	147,937 SF	8	8488175
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8486751
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8486817
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	3	8344434
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	3	8344420

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	15	4	8344439
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	14	8344459
Fire Protection						
D4010	Site Utility Areas	Fair	Supplemental Components, Fire Department Connection, Double	1	10	8486772
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	147,937 SF	8	8486856
D4010	Cafeteria	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	10	8344419
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	22	6	8344371
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8486864
Electrical						
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline	1	5	8486840
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	5	8486829
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	8	8344447
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	8	8	8486858
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	8	9	8344413
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	8	8486834
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	2	8	8486750
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	4	8344444
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	2	8	8344448
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8486790
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	13	8	8344451
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	4	8	8344422
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	4	8344423
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8486767
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	4	8	8486865
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8486812

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8486857
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	8	8486825
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	8486794
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	8	8486766
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	8	8486768
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486816
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486763
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486796
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	147,937 SF	8	8486838
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Pump5]	1	18	8486861
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	8486854
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486799
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486762
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486761
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	8486868
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486805
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486828
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8486845
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	147,937 SF	2	8486819
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	2	18	8486753
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	100	18	8486818
D5080	Roof	Fair	Supplemental Components, Lightning Protection System	14	8	8486841
Fire Alarm & Electronic Systems						
D7010	Hallways & Common Areas	Excellent	Access Control Devices, Screening X-Ray Machine	1	10	8344455
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	4	6	8344462

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Hallways & Common Areas	Fair	Access Control Devices, Screening X-Ray Machine	1	5	8344429
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	147,937	SF	5
D7030	Throughout Building	Fair	Security Panel, Annunciator	4	5	8486756
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	147,937	SF	5
D7050	Main Entrance	Good	Fire Alarm Panel, Fully Addressable	1	11	8344441
D7050	Boiler Room	Good	Leak Detection & Monitoring System, HVAC Refrigerants	1	18	8486814
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	147,937	SF	5
D8010	Throughout	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	147,937	SF	13
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	8486742
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8486830
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	8486839
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8486866
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	8	8344437
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	8344438
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8344409
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	4	8344378
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	8344403
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8486797
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	6	8344363
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	8486803
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	8	8344380
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	8486748
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8486759
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8486764

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Roof	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	15,000 SF	4	8486831
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	165,000 SF	2	8486804
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	14	10	8486802
G2020	Site	Poor	Parking Lots, Pavement, Concrete, Repair	25 SF	0	8486852
G2030	Site	Poor	Sidewalk, Asphalt	9,000 SF	2	8486847
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	25,200 SF	18	8486779
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	5	8486755
G2050	Site	Poor	Trail, Asphalt	12,000 SF	2	8486786
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	1,300 SF	12	8486785
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	1	5	8486793
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	4	8486813
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	8486791
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	105 LF	8	8486749
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	900 SF	18	8486842
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	5	8486806
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	8486747
G2060	Site	Fair	Retaining Wall, Brick/Stone	600 SF	8	8486743
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	170 LF	8	8486758
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	50 LF	8	8486807
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	8	5	8486810
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	7	12	8486774
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete w/ Raised Bench	24 LF	8	8486788

Component Condition Report | Cordova Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	2	5	8486827
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	75 SF	18	8486746
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	8	10	8486867
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	10	0	8486809
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	72 LF	17	8486801
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	21	18	8486843
Utilities						
G3010	Site General	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	10	8486775
Accessibility						
Y1090	Throughout Building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8487844

Appendix F:

Replacement Reserves

Replacement Reserves Report

Cordova Middle School

11/1/2024



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 Middle School	\$24,760	\$0	\$2,116,937	\$115,042	\$951,449	\$2,063,222	\$148,851	\$100,948	\$3,475,308	\$20,876	\$3,418,036	\$30,592	\$48,533	\$715,356	\$1,148,736	\$3,717,711	\$167,949	\$55,998	\$1,904,767	\$24,023	\$3,637,362	\$23,886,456
Grand Total	\$24,760	\$0	\$2,116,937	\$115,042	\$951,449	\$2,063,222	\$148,851	\$100,948	\$3,475,308	\$20,876	\$3,418,036	\$30,592	\$48,533	\$715,356	\$1,148,736	\$3,717,711	\$167,949	\$55,998	\$1,904,767	\$24,023	\$3,637,362	\$23,886,456

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency		
																															Repair Estimate		
B1080	Site	8486822	Stairs, Concrete, Exterior, Replace	50	32	18	40	SF	\$55.00	\$2,200																	\$2,200			\$2,200			
B1080	Site	8486792	Stair/Ramp Rails, Metal, Refinish	10	7	3	120	LF	\$1.50	\$180			\$180									\$180									\$360		
B2010	Roof	8487909	Exterior Walls, Insulated Finishing System (EIFS), Replace	30	22	8	5000	SF	\$23.00	\$115,000								\$115,000													\$115,000		
B2010	Building Exterior	8486782	Exterior Walls, Brick Veneer, Replace	50	30	20	42500	SF	\$27.00	\$1,147,500																			\$1,147,500		\$1,147,500		
B2010	Site	8486832	Caulking, Cold Joints, 1/2" to 1", Replace	10	10	0	75	LF	\$6.00	\$450	\$450									\$450										\$450		\$1,350	
B2010	Building Exterior	8486824	Caulking, Window Edge/Trim, per LF, Replace	0	0	0	1000	LF	\$3.50	\$3,500	\$3,500																					\$3,500	
B2020	Building Exterior	8486808	Window, Steel, up to 15 SF, Replace	30	28	2	28	EA	\$1,100.00	\$30,800			\$30,800																			\$30,800	
B2020	Building Exterior	8486826	Window, Steel, 16-25 SF, Replace	30	28	2	112	EA	\$1,700.00	\$190,400			\$190,400																			\$190,400	
B2050	Building Exterior	8486741	Exterior Door, Steel, Standard, Replace	30	20	10	51	EA	\$600.00	\$30,600										\$30,600												\$30,600	
B3010	Roof	8344379	Roofing, Metal, Replace	40	30	10	112000	SF	\$13.00	\$1,456,000										\$1,456,000												\$1,456,000	
B3010	Roof	8344458	Roofing, Modified Bitumen, Replace	20	18	2	35000	SF	\$10.00	\$350,000			\$350,000																			\$350,000	
B3010	Roof	8344443	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	3500	SF	\$17.00	\$59,500																\$59,500						\$59,500	
B3020	Roof	8344352	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	5000	LF	\$9.00	\$45,000			\$45,000																			\$45,000	
B3060	Roof	8486815	Roof Skylight, per SF of glazing, Replace	30	26	4	1500	SF	\$50.00	\$75,000				\$75,000																		\$75,000	
B3060	Roof	8344408	Roof Hatch, Metal, Replace	30	20	10	5	EA	\$1,300.00	\$6,500										\$6,500												\$6,500	
B3080	Roof	8486811	Soffit/Fascia, Metal, Replace	25	22	3	7200	SF	\$5.00	\$36,000			\$36,000																			\$36,000	
C1010	Cafeteria	8344450	Movable Partition, Gym Divider, Basic/Manual, Replace	25	15	10	1750	SF	\$15.70	\$27,475										\$27,475												\$27,475	
C1010	Multi-Purpose Room	8344355	Movable Partition, Gym Divider, Basic/Manual, Replace	25	15	10	1750	SF	\$15.70	\$27,475										\$27,475												\$27,475	
C1020	Throughout Building	8344370	Interior Window, Fixed, 12 SF, Replace	40	30	10	200	EA	\$500.00	\$100,000										\$100,000												\$100,000	
C1030	Throughout Building	8344373	Interior Door, Steel, Standard, Replace	40	32	8	30	EA	\$600.00	\$18,000									\$18,000													\$18,000	
C1030	Throughout Building	8344396	Interior Door, Wood, Solid-Core, Replace	40	32	8	85	EA	\$700.00	\$59,500									\$59,500													\$59,500	
C1030	Throughout Building	8344368	Door Hardware, School, per Door, Replace	30	25	5	192	EA	\$400.00	\$76,800					\$76,800																	\$76,800	
C1070	Throughout Building	8344411	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	129000	SF	\$3.50	\$451,500					\$451,500																	\$451,500	
C1090	Restrooms	8344394	Toilet Partitions, Wood, Replace	20	10	10	30	EA	\$500.00	\$15,000										\$15,000												\$15,000	
C2010	Cafeteria	8344431	Wall Finishes, Ceramic Tile, Replace	40	32	8	11000	SF	\$18.00	\$198,000								\$198,000														\$198,000	
C2010	Throughout Building	8344397	Wall Finishes, any surface, Prep & Paint	10	6	4	320000	SF	\$1.50	\$480,000				\$480,000										\$480,000								\$960,000	
C2030	Cafeteria	8344410	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	9000	SF	\$12.00	\$108,000				\$108,000										\$108,000								\$216,000	
C2030	Restrooms	8344375	Flooring, Ceramic Tile, Replace	40	32	8	2500	SF	\$18.00	\$45,000								\$45,000														\$45,000	
C2030	Cordova Middle School	8488010	Flooring, Rubber Tile, Replace	15	10	5	500	SF	\$9.00	\$4,500					\$4,500															\$4,500		\$9,000	
C2030	Throughout Building	8344433	Flooring, Vinyl Tile (VCT), Replace	15	5	10	130000	SF	\$5.00	\$650,000										\$650,000												\$650,000	
C2030	Gymnasium	8344457	Flooring, Wood, Sports, Refinish	10	7	3	9000	SF	\$5.00	\$45,000			\$45,000									\$45,000										\$90,000	
C2050	Throughout Building	8344360	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	15700	SF	\$2.50	\$39,250				\$39,250										\$39,250								\$78,500	
C2050	Restrooms	8344372	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	2000	SF	\$2.00	\$4,000							\$4,000										\$4,000					\$8,000	
D2010	Mechanical Room	8344430	Storage Tank, Domestic Water, Replace	30	23	7	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000	
D2010	Boiler Room	8486778	Storage Tank, Domestic Water, Replace	30	10	20	1	EA	\$3,000.00	\$3,000																				\$3,000		\$3,000	
D2010	Restrooms	8486776	Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$650.00	\$650	\$650														\$650							\$1,300	
D2010	Mechanical Room	8344432	Water Heater, Gas, Tankless, Replace	15	7	8	1	EA	\$6,000.00	\$6,000								\$6,000														\$6,000	
D2010	Boiler Room	8486846	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400												\$12,400	
D2010	Boiler Room	8486820	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$5,200.00	\$5,200					\$5,200																	\$5,200	
D2010	Boiler Room	8486849	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$5,200.00	\$5,200					\$5,200																	\$5,200	
D2010	Boiler Room	8486780	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,200.00	\$3,200					\$3,200																	\$3,200	
D2010	Boiler Room	8486754	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,200.00	\$3,200					\$3,200																	\$3,200	
D2010	Throughout Building	8486800	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	147937	SF	\$11.00	\$1,627,307														\$1,627,307								\$1,627,307	
D2010	Throughout Building	8344421	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	24	6	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000	
D2010	Locker Rooms	8344456	Shower, Valve & Showerhead, Replace	30	24	6	24	EA	\$800.00	\$19,200						\$19,200																\$19,200	
D2010	Restrooms	8344384	Toilet, Commercial Water Closet, Replace	30	22	8	55	EA	\$1,300.00	\$71,500								\$71,500														\$71,500	
D2010	Restrooms	8344359	Urinal, Standard, Replace	30	22	8	1	EA	\$1,100.00	\$1,100								\$1,100														\$1,100	

Replacement Reserves Report

Cordova Middle School

11/1/2024



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
D2010	Restrooms	8344383	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	22	8	2	EA	\$2,500.00	\$5,000									\$5,000												\$5,000	
D2010	Restrooms	8344351	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	6	EA	\$1,100.00	\$6,600									\$6,600												\$6,600	
D2010	Throughout Building	8344357	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	22	8	9	EA	\$1,200.00	\$10,800									\$10,800												\$10,800	
D2010	Restrooms	8344386	Sink/Lavatory, Wall-Hung, Replace	30	22	8	10	EA	\$1,700.00	\$17,000									\$17,000												\$17,000	
D2010	Utility Rooms/Areas	8344389	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	7	EA	\$800.00	\$5,600														\$5,600							\$5,600	
D2010	Throughout Building	8344358	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	23	EA	\$1,200.00	\$27,600														\$27,600							\$27,600	
D3020	Gymnasium	8344404	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	13	7	4	EA	\$1,700.00	\$6,800								\$6,800													\$6,800	
D3020	Gymnasium	8344364	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$1,100.00	\$1,100											\$1,100										\$1,100	
D3020	Locker Rooms	8344395	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	20	10	15	EA	\$800.00	\$12,000											\$12,000										\$12,000	
D3020	Boiler Room	8486836	Unit Heater, Hydronic, Replace	20	2	18	1	EA	\$1,700.00	\$1,700																			\$1,700		\$1,700	
D3030	Boiler Room	8486862	Chiller, Water-Cooled, Replace	25	10	15	1	EA	\$700,000.00	\$700,000																\$700,000					\$700,000	
D3030	Site General	8486855	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$7,100.00	\$7,100												\$7,100									\$7,100	
D3030	Site General	8486781	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$17,200.00	\$17,200														\$17,200							\$17,200	
D3030	Site General	8486821	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	\$4,800.00	\$4,800														\$4,800							\$4,800	
D3030	Classrooms General	8344426	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	2	18	80	EA	\$7,400.00	\$592,000																		\$592,000			\$592,000	
D3050	Throughout	8488175	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	147937	SF	\$5.00	\$739,685									\$739,685												\$739,685	
D3050	Boiler Room	8486835	Supplemental Components, Air Separator, HVAC, Replace	15	3	12	1	EA	\$7,300.00	\$7,300													\$7,300								\$7,300	
D3050	Boiler Room	8486844	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	\$5,100.00	\$5,100														\$5,100							\$5,100	
D3050	Boiler Room	8486773	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	\$5,100.00	\$5,100														\$5,100							\$5,100	
D3050	Boiler Room	8486837	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,500.00	\$6,500																			\$6,500		\$6,500	
D3050	Roof	8344393	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	18	2	1	EA	\$35,000.00	\$35,000				\$35,000																	\$35,000	
D3050	Roof	8344442	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$30,000.00	\$30,000								\$30,000													\$30,000	
D3050	Roof	8344354	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$30,000.00	\$30,000								\$30,000													\$30,000	
D3060	Roof	8344420	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	8344434	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	\$4,000.00	\$4,000					\$4,000																\$4,000	
D3060	Roof	8344439	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	15	EA	\$1,400.00	\$21,000					\$21,000																\$21,000	
D3060	Roof	8344459	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	11	14	1	EA	\$3,000.00	\$3,000															\$3,000						\$3,000	
D4010	Throughout Building	8486856	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	147937	SF	\$1.07	\$158,293									\$158,293												\$158,293	
D4010	Site Utility Areas	8486772	Supplemental Components, Fire Department Connection, Double, Replace	30	20	10	1	EA	\$1,140.00	\$1,140											\$1,140										\$1,140	
D4010	Cafeteria	8344419	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	4	LF	\$400.00	\$1,600											\$1,600										\$1,600	
D4030	Commercial Kitchen	8486864	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300										\$300					\$600	
D4030	Throughout Building	8344371	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	22	EA	\$150.00	\$3,300							\$3,300										\$3,300				\$6,600	
D5010	Site Utility Areas	8486840	Generator, Gas or Gasoline, Replace	25	20	5	1	EA	\$30,000.00	\$30,000						\$30,000															\$30,000	
D5010	Electrical Room	8486829	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$8,500.00	\$8,500						\$8,500															\$8,500	
D5020	Electrical Room	8486790	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$30,000.00	\$30,000									\$30,000												\$30,000	
D5020	Mechanical Room	8486767	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$16,000.00	\$16,000									\$16,000												\$16,000	
D5020	Electrical Room	8486812	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5020	Mechanical Room	8486857	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$16,000.00	\$16,000									\$16,000												\$16,000	
D5020	Electrical Room	8344447	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	22	8	1	EA	\$20,000.00	\$20,000									\$20,000												\$20,000	
D5020	Electrical Room	8486834	Switchboard, 277/480 V, Replace	40	32	8	1	EA	\$135,000.00	\$135,000									\$135,000												\$135,000	
D5020	Electrical Room	8344448	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	22	8	2	EA	\$7,600.00	\$15,200									\$15,200												\$15,200	
D5020	Electrical Room	8344422	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	22	8	4	EA	\$16,000.00	\$64,000									\$64,000												\$64,000	
D5020	Mechanical Room	8344444	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,300.00	\$5,300					\$5,300																\$5,300	
D5020	Mechanical Room	8344423	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D5020	Electrical Room	8486865	Distribution Panel, 277/480 V, Replace	30	22	8	4	EA	\$14,000.00	\$56,000									\$56,000												\$56,000	
D5020	Electrical Room	8486794	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$8,000.00	\$8,000									\$8,000												\$8,000	
D5020	Electrical Room	8486768	Distribution Panel, 277/480 V, Replace	30	22	8	2	EA	\$5,300.00	\$10,600									\$10,600												\$10,600	
D5020	Mechanical Room	8486825	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Electrical Room	8486766	Distribution Panel, 277/480 V, Replace	30	22	8	2	EA	\$3,000.00	\$6,000									\$6,000												\$6,000	
D5020	Throughout Building	8486750	Distribution Panel, 120/208 V, Replace	30	22	8	2	EA	\$6,000.00	\$12,000									\$12,000												\$12,000	
D5020	Throughout Building	8486858	Distribution Panel, 120/208 V, Replace	30	22	8	8	EA	\$2,000.00	\$16,000									\$16,000												\$16,000	
D5020	Electrical Room	8344451	Distribution Panel, 120/208 V, Replace	30	22	8	13	EA	\$6,000.00	\$78,000									\$78,000												\$78,000	


Replacement Reserves Report

Cordova Middle School

11/1/2024



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	
D5020	Electrical Room	8344413	Distribution Panel, 120/208 V, Replace	30	21	9	8	EA	\$2,000.00	\$16,000										\$16,000												\$16,000	
D5030	Throughout Building	8486838	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	147937	SF	\$2.50	\$369,843									\$369,843													\$369,843	
D5030	Boiler Room	8486868	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$14,700.00	\$14,700															\$14,700							\$14,700	
D5030	Boiler Room	8486854	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$14,700.00	\$14,700															\$14,700							\$14,700	
D5030	Boiler Room	8486816	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400	
D5030	Boiler Room	8486796	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$14,700.00	\$14,700																				\$14,700		\$14,700	
D5030	Boiler Room	8486861	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																				\$5,300		\$5,300	
D5030	Boiler Room	8486799	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400	
D5030	Boiler Room	8486762	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400	
D5030	Boiler Room	8486761	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																				\$5,300		\$5,300	
D5030	Boiler Room	8486805	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																				\$5,300		\$5,300	
D5030	Boiler Room	8486828	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400	
D5030	Boiler Room	8486845	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$14,700.00	\$14,700																				\$14,700		\$14,700	
D5030	Boiler Room	8486763	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																				\$5,300		\$5,300	
D5040	Throughout Building	8486819	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	147937	SF	\$4.50	\$665,717			\$665,717																			\$665,717	
D5040	Building Exterior	8486753	Exterior Light, any type, w/ LED Replacement, Replace	20	2	18	2	EA	\$800.00	\$1,600																				\$1,600		\$1,600	
D5040	Building Exterior	8486818	Exterior Light, any type, w/ LED Replacement, Replace	20	2	18	100	EA	\$400.00	\$40,000																				\$40,000		\$40,000	
D5080	Roof	8486841	Supplemental Components, Lightning Protection System, Replace	40	32	8	14	EA	\$4,200.00	\$58,800									\$58,800													\$58,800	
D7010	Hallways & Common Areas	8344429	Access Control Devices, Screening X-Ray Machine, Replace	10	5	5	1	EA	\$55,000.00	\$55,000						\$55,000										\$55,000						\$110,000	
D7010	Hallways & Common Areas	8344462	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	4	EA	\$5,950.00	\$23,800							\$23,800										\$23,800						\$47,600
D7010	Hallways & Common Areas	8344455	Access Control Devices, Screening X-Ray Machine, Replace	10	0	10	1	EA	\$55,000.00	\$55,000										\$55,000										\$55,000		\$110,000	
D7010	Throughout Building	8486745	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	147937	SF	\$3.25	\$480,795						\$480,795														\$480,795		\$961,591	
D7030	Throughout Building	8486771	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	147937	SF	\$2.00	\$295,874						\$295,874														\$295,874		\$591,748	
D7030	Throughout Building	8486756	Security Panel, Annunciator, Replace	15	10	5	4	EA	\$500.00	\$2,000						\$2,000														\$2,000		\$4,000	
D7050	Throughout Building	8486777	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	147937	SF	\$2.00	\$295,874						\$295,874																\$295,874	
D7050	Main Entrance	8344441	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000											\$15,000											\$15,000	
D7050	Boiler Room	8486814	Leak Detection & Monitoring System, HVAC Refrigerants, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																				\$30,000		\$30,000	
D8010	Throughout	8488176	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	2	13	147937	SF	\$2.50	\$369,843													\$369,843									\$369,843	
E1030	Kitchen	8486760	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	\$21,500.00	\$21,500			\$21,500									\$21,500										\$43,000	
E1030	Kitchen	8344438	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500															\$4,500			\$9,000	
E1030	Mechanical Room	8344362	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300															\$6,300			\$12,600	
E1030	Mechanical Room	8344463	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300															\$6,300			\$12,600	
E1030	Kitchen	8486839	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	11	4	1	EA	\$4,700.00	\$4,700					\$4,700														\$4,700			\$9,400	
E1030	Kitchen	8486797	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000							\$14,000	
E1030	Kitchen	8486759	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000							\$14,000	
E1030	Kitchen	8486764	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000							\$14,000	
E1030	Kitchen	8486765	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000							\$14,000	
E1030	Kitchen	8486859	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000							\$14,000	
E1030	Kitchen	8344417	Foodservice Equipment, Exhaust Hood 10 LF, Replace	15	11	4	2	EA	\$4,500.00	\$9,000					\$9,000														\$9,000			\$18,000	
E1030	Kitchen	8344378	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	2	EA	\$10,500.00	\$21,000					\$21,000									\$21,000								\$42,000	
E1030	Kitchen	8486803	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200	
E1030	Kitchen	8486848	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200	
E1030	Kitchen	8486830	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	8486866	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	8486783	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700							\$2,700															\$2,700	
E1030	Kitchen	8344363	Foodservice Equipment, Walk-In, Freezer, Replace	20	14	6	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000	
E1030	Kitchen	8344401	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000	
E1030	Kitchen	8344409	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280											\$8,280				\$16,560	
E1030	Kitchen	8344452	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280											\$8,280				\$16,560	
E1030	Kitchen	8344460	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	2	EA	\$4,600.00	\$9,200							\$9,200															\$9,200	
E1030	Kitchen	8344403	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$8,280.00	\$8,280								\$8,280											\$8,280			\$16,560	
E1030	Kitchen	8486742	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$3,600.00	\$3,600								\$3,600														\$3,600	

Replacement Reserves Report																																	
Cordova Middle School																																	
11/1/2024																																	
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
E1030	Kitchen		8486748	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
E1030	Kitchen		8344380	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	\$2,100.00	\$2,100									\$2,100													\$2,100
E1030	Kitchen		8344437	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	22	8	2	EA	\$2,500.00	\$5,000									\$5,000													\$5,000
E1030	Kitchen		8486795	Foodservice Equipment, Icemaker, Freestanding, Replace	15	2	13	1	EA	\$6,700.00	\$6,700														\$6,700								\$6,700
E1030	Kitchen		8486752	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	1	14	1	EA	\$2,700.00	\$2,700															\$2,700							\$2,700
E1040	Lab room		8344454	Laboratory Equipment, Sink, 1-Bowl, Replace	30	25	5	6	EA	\$1,725.00	\$10,350						\$10,350																\$10,350
E1040	Throughout Building		8344402	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500					\$3,000
E1070	Auditorium		8344361	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	800	SF	\$13.00	\$10,400						\$10,400														\$10,400		\$20,800
E1070	Gymnasium		8344407	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	22	8	2	EA	\$7,830.00	\$15,660									\$15,660													\$15,660
E1070	Gymnasium		8344436	Gym Scoreboard, Electronic Basic, Replace	30	22	8	2	EA	\$1,700.00	\$3,400									\$3,400													\$3,400
E2010	Hallways & Common Areas		8344387	Casework, Countertop, Solid Surface, Replace	40	32	8	350	LF	\$110.00	\$38,500									\$38,500													\$38,500
E2010	Classrooms Science		8344367	Casework, Cabinetry, High-End or Laboratory, Replace	20	10	10	200	LF	\$500.00	\$100,000											\$100,000											\$100,000
E2010	Throughout Building		8344461	Casework, Cabinetry, Economy, Replace	20	10	10	190	LF	\$175.00	\$33,250											\$33,250											\$33,250
E2010	Throughout Building		8344356	Casework, Countertop, Plastic Laminate, Replace	15	5	10	20	LF	\$50.00	\$1,000											\$1,000											\$1,000
E2010	Site		8486850	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	20	5	128	EA	\$120.00	\$15,360						\$15,360																\$15,360
E2010	Gymnasium		8344400	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	12	8	600	EA	\$300.00	\$180,000									\$180,000													\$180,000
F1020	Roof		8486831	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	6	4	15000	SF	\$2.74	\$41,100					\$41,100										\$41,100							\$82,200
G2020	Site		8486852	Parking Lots, Pavement, Concrete, Repair	0	0	0	25	SF	\$20.00	\$500	\$500																					\$500
G2020	Site		8486804	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	165000	SF	\$3.50	\$577,500			\$577,500																			\$577,500
G2020	Site		8486802	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	15	10	14	EA	\$260.00	\$3,640											\$3,640											\$3,640
G2030	Site		8486847	Sidewalk, Asphalt, Replace	25	23	2	9000	SF	\$5.50	\$49,500			\$49,500																			\$49,500
G2030	Site		8486779	Sidewalk, Concrete, Large Areas, Replace	50	32	18	25200	SF	\$9.00	\$226,800																			\$226,800			\$226,800
G2050	Site		8486755	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000
G2050	Site		8486793	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	10	5	1	EA	\$700.00	\$700						\$700														\$700		\$1,400
G2050	Site		8486786	Trail, Asphalt, Replace	20	18	2	12000	SF	\$2.50	\$30,000			\$30,000																			\$30,000
G2050	Site		8486785	Playfield Surfaces, Sand, 3" Depth, Replace	20	8	12	1300	SF	\$0.80	\$1,040												\$1,040										\$1,040
G2060	Site		8486806	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	2	EA	\$700.00	\$1,400						\$1,400																\$1,400
G2060	Site		8486810	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	8	EA	\$800.00	\$6,400						\$6,400																\$6,400
G2060	Site		8486749	Fences & Gates, Fence, Chain Link 4', Replace	40	32	8	105	LF	\$18.00	\$1,890									\$1,890													\$1,890
G2060	Site		8486747	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	\$600.00	\$600									\$600													\$600
G2060	Site		8486807	Fences & Gates, Fence, Chain Link 8", Replace	40	32	8	50	LF	\$25.00	\$1,250									\$1,250													\$1,250
G2060	Site		8486867	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	8	EA	\$600.00	\$4,800											\$4,800											\$4,800
G2060	Site		8486774	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	7	EA	\$600.00	\$4,200													\$4,200									\$4,200
G2060	Site		8486813	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	2	EA	\$1,500.00	\$3,000					\$3,000																	\$3,000
G2060	Site		8486827	Flagpole, Metal, Replace	30	25	5	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000
G2060	Site		8486791	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	\$3,000.00	\$3,000																\$3,000						\$3,000
G2060	Site		8486743	Retaining Wall, Brick/Stone, Replace	40	32	8	600	SF	\$140.00	\$84,000									\$84,000													\$84,000
G2060	Site		8486788	Outdoor Spectator Seating, Amphitheater, Concrete w/ Raised Bench, Replace	40	32	8	24	LF	\$180.00	\$4,320									\$4,320													\$4,320
G2060	Site		8486746	Retaining Wall, Concrete Cast-in-Place, Replace	50	32	18	75	SF	\$130.00	\$9,750																		\$9,750				\$9,750
G206																																	

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8486778	D2010	Storage Tank	Domestic Water	180 GAL	Cordova Middle School	Boiler Room	A. O. Smith	TJV 200M 000000000	1414M002536	2014		
2	8344430	D2010	Storage Tank	Domestic Water	250 GAL	Cordova Middle School	Mechanical Room	Illegible	Illegible	50407	1992		
3	8486776	D2010	Water Heater	Electric, Residential		Cordova Middle School	Restrooms	Inaccessible	Inaccessible	Inaccessible			
4	8486846	D2010	Water Heater	Gas, Commercial (125 MBH)	85 GAL	Cordova Middle School	Boiler Room	A. O. Smith	BTN 400A 108	1414M000716	2014		
5	8344432	D2010	Water Heater	Gas, Tankless		Cordova Middle School	Mechanical Room	Jarco	AJH50	3699			
6	8486820	D2010	Backflow Preventer	Domestic Water	3 IN	Cordova Middle School	Boiler Room	Watts Regulator	909	140270	1992		
7	8486849	D2010	Backflow Preventer	Domestic Water	3 IN	Cordova Middle School	Boiler Room	Watts Regulator	909	140219	1992		
8	8486780	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Middle School	Boiler Room	Watts Regulator	Illegible	Illegible	1992		
9	8486754	D2010	Backflow Preventer	Domestic Water	2 IN	Cordova Middle School	Boiler Room	Watts Regulator	909	Illegible	1992		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8486851	D3020	Boiler [B-1]	Gas, HVAC	3999 MBH	Cordova Middle School	Boiler Room	Lochinvar	FBN4001	2225 129960888	2022		
2	8486787	D3020	Boiler [B-2]	Gas, HVAC	3999 MBH	Cordova Middle School	Boiler Room	Lochinvar	FBN4001	2225 129960889	2022		
3	8344395	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	675 CFM	Cordova Middle School	Locker Rooms	Inaccessible	Inaccessible	Inaccessible	1992		15

4	8344364	D3020	Unit Heater	Hydronic	12 MBH	Cordova Middle School	Gymnasium	Inaccessible	Inaccessible		Inaccessible		
5	8344404	D3020	Unit Heater	Hydronic, 13 to 36 MBH	13 mbh	Cordova Middle School	Gymnasium	Inaccessible	Inaccessible		Inaccessible	1992	4
6	8486836	D3020	Unit Heater [Uh3]	Hydronic	25 MBH	Cordova Middle School	Boiler Room	Inaccessible	Inaccessible		Inaccessible	2022	
7	8486863	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Cordova Middle School	Boiler Room	Bell & Gossett	B1000		477368	2022	
8	8486757	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Cordova Middle School	Boiler Room	Bell & Gossett	B1000		478237	2022	
9	8486862	D3030	Chiller	Water-Cooled	550 TON	Cordova Middle School	Boiler Room	Daikin Industries	CE087LAW35RBUC		514001	2014	
10	8486853	D3030	Cooling Tower [Ct-1]	(Typical) Open Circuit	275 TON	Cordova Middle School	Site Utility Areas	Reymrsa		Inaccessible	Inaccessible	2022	
11	8486823	D3030	Cooling Tower [Ct-2]	(Typical) Open Circuit	275 TON	Cordova Middle School	Site Utility Areas	Reymrsa		Inaccessible	Inaccessible	2022	
12	8486855	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Cordova Middle School	Site General	Lennox	SSB060H4S45G		5820E07153	2020	
13	8486781	D3030	Split System [Accu-2/ahu-2]	Condensing Unit/Heat Pump	10 TON	Cordova Middle School	Site General	Lennox	ELS120S4DS1G		5622A04024	2022	
14	8486821	D3030	Split System Ductless	Single Zone	1.5 TON	Cordova Middle School	Site General	Dectron	DS-015-NP-1-A0NH0801E5E3ANDH		22033015A	2022	
15	8344426	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	750 CFM	Cordova Middle School	Classrooms General	Daikin Industries	U.AVS.9.H15.A.4.00.S0LH.AN.22.M.1.B.1	NA		2022	80
16	8486798	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	30 HP	Cordova Middle School	Boiler Room	Bell & Gossett	No dataplate		C33460201 2	2022	
17	8486837	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cordova Middle School	Boiler Room	Goulds Pumps	Illegible		Illegible		
18	8486860	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Cordova Middle School	Boiler Room	Bell & Gossett	Illegible		C334600-0112	2022	

19	8486751	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Cordova Middle School	Boiler Room	Bell & Gossett	BMP		4599 022	2022
20	8486817	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	30 HP	Cordova Middle School	Boiler Room	Bell & Gossett	Illegible		C334602-02J22	2022
21	8486844	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Cordova Middle School	Boiler Room	Bell & Gossett	No dataplate		C334601-01 E22	2022
22	8486773	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Cordova Middle School	Boiler Room	Bell & Gossett	No dataplate		C334601-02 E22H	2022
23	8344416	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	15000 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	Inaccessible		Inaccessible	2022
24	8486784	D3050	Air Handler [Ahu 10]	Interior AHU, Easy/Moderate Access	18700 CFM	Cordova Middle School	Boiler Room	Daikin Industries	CAH049GMCM		FB0U220501829	2022
25	8344398	D3050	Air Handler [ahu1]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1950 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	CAH00SGDCM		FB0U220501830	2022
26	8344414	D3050	Air Handler [ahu2]	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	2800 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	CAH009GDCM		FB0U220501831	2022
27	8486744	D3050	Air Handler [Ahu3]	Interior AHU, Easy/Moderate Access	2800 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	CAH005GVCM.		FB0U220501822	2022
28	8486833	D3050	Air Handler [Ahu4]	Interior AHU, Easy/Moderate Access	2600 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	No dataplate		FB0U220501823	2022
29	8344388	D3050	Air Handler [ahu5]	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	2800 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	Inaccessible		Inaccessible	2022
30	8344424	D3050	Air Handler [ahu6]	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	2800 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	Inaccessible		Inaccessible	2022
31	8486789	D3050	Air Handler [Ahu- 7]	Interior AHU, Easy/Moderate Access	4900 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	CAH012GVCM		FB0U220501826	2022
32	8344366	D3050	Air Handler [ahu8]	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5600 CFM	Cordova Middle School	Mechanical Room	Daikin Industries	CAM012GVCM		FB0U220501827	2022
33	8344393	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Cordova Middle School	Roof	Illegible	Illegible		Illegible	1992

34	8344442	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Cordova Middle School	Roof	Lennox	LCH180H4BN2G	5611G11038	2011		
35	8344354	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Cordova Middle School	Roof	Lennox	LCH180H4BN2G	5611G11039	2011		
36	8344439	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Cordova Middle School	Roof	No dataplate	No dataplate	No dataplate	1992		15
37	8344420	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Cordova Middle School	Roof	Illegible	Illegible	Illegible	1992		
38	8344459	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Cordova Middle School	Roof	Greenheck	CUBE 1613-X	13071590	2013		
39	8344434	D3060	Exhaust Fan	Centrifugal, 28" Damper	8500 CFM	Cordova Middle School	Roof	Illegible	Illegible	Illegible	1992		
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8344419	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Cordova Middle School	Cafeteria						4
2	8344371	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Cordova Middle School	Throughout Building				2020		22
3	8486864	D4030	Fire Extinguisher	Wet Chemical/CO2		Cordova Middle School	Commercial Kitchen						
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8486840	D5010	Generator	Gas or Gasoline	35 KW	Cordova Middle School	Site Utility Areas	Onan	35EK	1920482189	1992		
2	8486829	D5010	Automatic Transfer Switch	ATS	100 AMP	Cordova Middle School	Electrical Room	Onan	0TCU 70G	G920478297	1992		
3	8486790	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Cordova Middle School	Electrical Room	Siemens	3F3Y 225-F	No dataplate	1992		
4	8486767	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Cordova Middle School	Mechanical Room	Siemens	3F3Y075-CFES	No dataplate	1992		

5	8486812	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Cordova Middle School	Electrical Room	Siemens	3F3Y015-F	No dataplate	1992	
6	8486857	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Cordova Middle School	Mechanical Room	Siemens	3F3Y075-F	No dataplate	1992	
7	8344422	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA	112.5 KVA	Cordova Middle School	Electrical Room	Siemens	3F3Y075-F	No dataplate	1992	4
8	8344447	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Cordova Middle School	Electrical Room	Siemens	3F3Y112-CFES	No dataplate	1992	
9	8344448	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	37.5	Cordova Middle School	Electrical Room	Siemens	3F3Y030-F	No dataplate	1992	2
10	8486834	D5020	Switchboard	277/480 V	2500 AMP	Cordova Middle School	Electrical Room	Siemens	FC-II	No dataplate	1992	
11	8486858	D5020	Distribution Panel	120/208 V	200 AMP	Cordova Middle School	Throughout Building	Siemens	S1	No dataplate		8
12	8344413	D5020	Distribution Panel	120/208 V	400 AMP	Cordova Middle School	Electrical Room	Siemens	Illegible	Illegible	1992	8
13	8486750	D5020	Distribution Panel	120/208 V	400 AMP	Cordova Middle School	Throughout Building	Siemens	Inaccessible	Inaccessible		2
14	8344451	D5020	Distribution Panel	120/208 V	400 AMP	Cordova Middle School	Electrical Room	Siemens	S3	No dataplate	1992	13
15	8486794	D5020	Distribution Panel	120/208 V	I AMP	Cordova Middle School	Electrical Room	Siemens	S5C75MX800CBS	No dataplate	1992	
16	8344444	D5020	Distribution Panel	277/480 V	400 AMP	Cordova Middle School	Mechanical Room	Siemens	S4	No dataplate	1992	
17	8344423	D5020	Distribution Panel	277/480 V	200 AMP	Cordova Middle School	Mechanical Room	Siemens	S3	No dataplate	1992	
18	8486865	D5020	Distribution Panel	277/480 V	1200 AMP	Cordova Middle School	Electrical Room	Siemens	FC-II	No dataplate	1992	4
19	8486825	D5020	Distribution Panel	277/480 V	400 AMP	Cordova Middle School	Mechanical Room	Siemens	S4	No dataplate	1992	

20	8486766	D5020	Distribution Panel	277/480 V	200 AMP	Cordova Middle School	Electrical Room	Siemens	Illegible	Illegible	1992	2	
21	8486768	D5020	Distribution Panel	277/480 V	400 AMP	Cordova Middle School	Electrical Room	Siemens	S3E42ML400FBS	No dataplate	1992	2	
22	8486816	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Cordova Middle School	Boiler Room	ABB	No dataplate	No dataplate	2022		
23	8486763	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Cordova Middle School	Boiler Room	ABB	ACH500-VCR-04A8-4+F267	2222005959	2022		
24	8486796	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Cordova Middle School	Boiler Room	ABB	ACH580-01-044A-4+P922	2222904372	2022		
25	8486854	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Cordova Middle School	Boiler Room	ABB	ACH580-01-044A-4+P922	2292904356	2018		
26	8486799	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Cordova Middle School	Boiler Room	Abb	ACH580-01-034A-4+P922	2223306003	2022		
27	8486762	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Cordova Middle School	Boiler Room	ABB	No dataplate	No dataplate	2022		
28	8486761	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Cordova Middle School	Boiler Room	ABB	ACH580-01-04A8-4+P922	2222005959	2022		
29	8486868	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Cordova Middle School	Boiler Room	ABB	ACH580-01-044A-4+P922	2222904356	2018		
30	8486805	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Cordova Middle School	Boiler Room	ABB	ACH580-VCR-04A8-4+F267	2222005953	2022		
31	8486828	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Cordova Middle School	Boiler Room	ABB	ACH500-VCR-034A-4+F267	2223306003	2022		
32	8486845	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Cordova Middle School	Boiler Room	Abb	ACH580-VCR-044A-4+F267	2222904372	2022		
33	8486861	D5030	Variable Frequency Drive [Pump5]	VFD, by HP of Motor	3 HP	Cordova Middle School	Boiler Room	ABB	ACH580-01-04A8-4+P922	2222005953	2022		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	8344455	D7010	Access Control Devices	Screening X-Ray Machine		Cordova Middle School	Hallways & Common Areas	Smith heighmen	BV 5030		EU2190013	2024		
2	8344429	D7010	Access Control Devices	Screening X-Ray Machine		Cordova Middle School	Hallways & Common Areas	Smith heighmen	No dataplate		No dataplate	2024		
3	8344441	D7050	Fire Alarm Panel	Fully Addressable		Cordova Middle School	Main Entrance	General Electric	Inaccessible		Inaccessible			
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8344380	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Cordova Middle School	Kitchen					1992		
2	8344437	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Cordova Middle School	Kitchen							2
3	8344409	E1030	Foodservice Equipment	Convection Oven, Double		Cordova Middle School	Kitchen	Duke Manufacturing	F102-G		20-JGJF-0106			
4	8344403	E1030	Foodservice Equipment	Convection Oven, Double		Cordova Middle School	Kitchen	Blodgett	SH0-100-G		041416CR001T	2012		
5	8344452	E1030	Foodservice Equipment	Convection Oven, Double		Cordova Middle School	Kitchen	Garland	Inaccessible		Inaccessible	2010		
6	8486742	E1030	Foodservice Equipment	Dairy Cooler/Wells		Cordova Middle School	Kitchen	Nor-Lake	7090140		AR164WVS/Q-A			
7	8486803	E1030	Foodservice Equipment	Dairy Cooler/Wells		Cordova Middle School	Kitchen	Nor-Lake	7090150		AR164WVS/0-A			
8	8486848	E1030	Foodservice Equipment	Dairy Cooler/Wells		Cordova Middle School	Kitchen	MasterBuilt						
9	8486760	E1030	Foodservice Equipment	Dishwasher Commercial		Cordova Middle School	Kitchen	Hobart	FT1000S		271196315			
10	8344417	E1030	Foodservice Equipment	Exhaust Hood 10 LF		Cordova Middle School	Kitchen	CaptiveAire Systems	6024 PR		NA			2
11	8486830	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Cordova Middle School	Kitchen	Carter-Hoffmann	HL1-18-9		082015 578518			

12	8486866	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Cordova Middle School	Kitchen	Carter-Hoffmann	HL1-18-9		082015 578507		
13	8486748	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Cordova Middle School	Kitchen	Cozoc	HPC7011		NA		
14	8486795	E1030	Foodservice Equipment	Icemaker, Freestanding	Cordova Middle School	Kitchen	Manitowoc	KYT0420A-161		1120939356	2022	
15	8486839	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Cordova Middle School	Kitchen	Atlas Metal	WF-3		20042003A		
16	8344438	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Cordova Middle School	Kitchen	American Aldes	Inaccessible		Inaccessible		
17	8486752	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Cordova Middle School	Kitchen	Traulsen	G10012P		23J01594	2023	
18	8486783	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Cordova Middle School	Kitchen	Continental Refrigerator	1RE-PT		15578735		
19	8344378	E1030	Foodservice Equipment	Steamer, Freestanding	Cordova Middle School	Kitchen	ACCUTEMP	E62083E15000200		57916	2018	2
20	8486797	E1030	Foodservice Equipment	Steamer, Tabletop	Cordova Middle School	Kitchen	Duke Manufacturing	956-460-5-FL M		No dataplate		
21	8486759	E1030	Foodservice Equipment	Steamer, Tabletop	Cordova Middle School	Kitchen	Atlas Metal	WF-3		20042090A		
22	8486764	E1030	Foodservice Equipment	Steamer, Tabletop	Cordova Middle School	Kitchen	Duke Manufacturing	956-460-5-FL M		NA		
23	8486765	E1030	Foodservice Equipment	Steamer, Tabletop	Cordova Middle School	Kitchen	Duke Manufacturing	956-460-5-FLM		No dataplate		
24	8486859	E1030	Foodservice Equipment	Steamer, Tabletop	Cordova Middle School	Kitchen	Atlas Metal	WF-3		20042086A		
25	8344362	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Cordova Middle School	Mechanical Room	No dataplate	No dataplate		No dataplate		
26	8344463	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Cordova Middle School	Mechanical Room	No dataplate	No dataplate		No dataplate		

27	8344460	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Cordova Middle School	Kitchen	BohN	ADT1301F		DSJ 06187		2
28	8344363	E1030	Foodservice Equipment	Walk-In, Freezer	Cordova Middle School	Kitchen	NA	NA		NA	2010	
29	8344401	E1030	Foodservice Equipment	Walk-In, Refrigerator	Cordova Middle School	Kitchen	Inaccessible	Inaccessible		Inaccessible	2010	
30	8344402	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Cordova Middle School	Throughout Building					2020	