

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Craigmont Middle School
3455 Covington Pike
Memphis, Tennessee 38128

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BV PROJECT #:

163745.23R000-009.354

DATE OF REPORT:

October 28, 2024

ON SITE DATE:

October 8-9, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	3455 Covington Pike, Memphis, Tennessee 38128
Site Developed	2001
Site Area	20.8 acres (estimated)
Parking Spaces	245 total spaces all in open lots; 8 of which are accessible
Building Area	148352 SF
Number of Stories	2 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 8-9, 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)	Darris Wakefield
Assessment and Report Prepared By	Eddie Perales
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Craigmont Middle school is a two-story building consisting of typical classrooms, cafeteria, gymnasium and sports field.

Architectural

The two-story building was constructed in 2001. The exterior consists of brick façade, aluminum windows, and the roof is original according to staff. The roof is metal construction and was only viewed from ground level. The roof does not show signs of wear and tear, however, the POC stated that the roof has leaks when heavy rain. The interior finishes seem to have been replaced through attrition and minor upgrades have been completed throughout the school.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The electrical main switchboard and distribution components are mostly original from 2001. The branch circuits have been updated over the years. The HVAC system consists of Air Handler Units (AHU), Chiller and Cooling Tower. The AHU are original and functioning. The boiler units are in good condition and operational. The water storage tanks, and copper piping were replaced in 2020. The exterior cooling tower are operational and in good condition.

The facility does not have sprinkler system but has a fully addressable panel for both security and fire alarms. Both systems were installed in 2001. Both systems were inspected and certified in 2024.

Site

Parking lots are asphalts with concrete walkways. The asphalt parking lot show light signs of wear and tear and the stripping has begun to fade throughout. The site has no playgrounds on site. The sports components and fields are in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

FCI Analysis Craigmont Middle School(2001)			
Replacement Value \$ 59,340,800	Total SF 148,352	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 4,969,600		8.4 %
5-Year	\$ 8,325,700		14.0 %
10-Year	\$ 12,389,200		20.9 %

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.

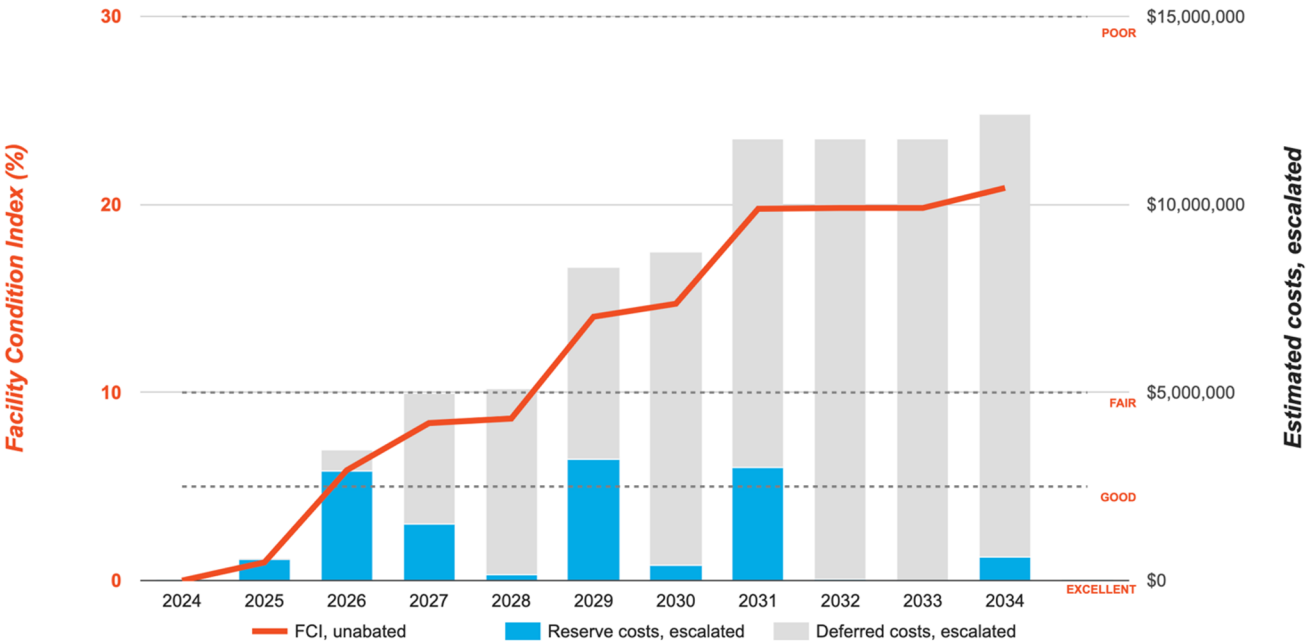
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Craigmont Middle School

Replacement Value: \$59,340,800

Inflation Rate: 3.0%

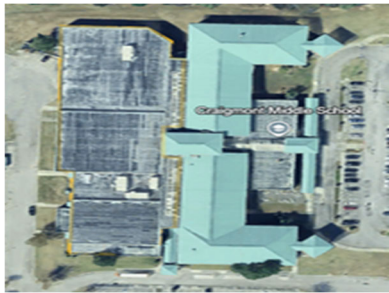
Average Needs per Year: \$1,126,300



Immediate Needs

There are no immediate needs to report.

Key Findings



Roofing in Poor condition.

Modified Bitumen
Craigmont Middle School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$556,100

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The POC stated that the roof has leaks throughout - AssetCALC ID: 8504295

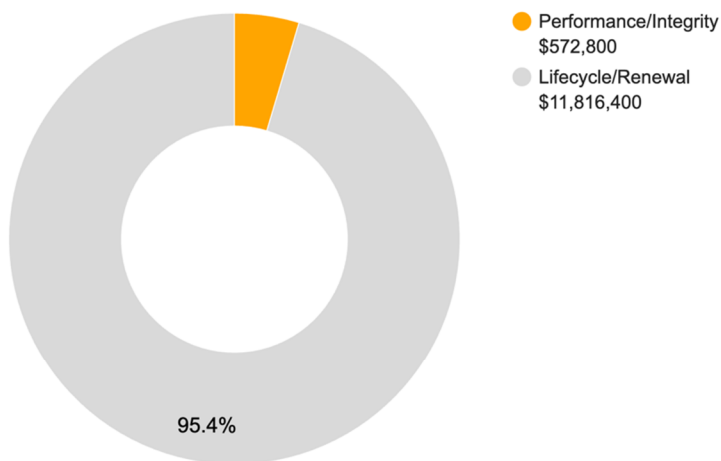
Plan Types

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: \$12,389,200

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Hip construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Carpet and VCT Ceilings: ACT and Unfinished/exposed Metal	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary		
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted, Property entrance signage; chain link fencing sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	POC stated that roof has leaks throughout. No signs of water damage on ceiling could be found. No roof access, viewpoint from ground level showed no signs of visible damage.	

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	-	-	\$100	-	\$200	\$300
Facade	-	-	-	\$503,600	-	\$503,600
Roofing	-	\$590,000	-	\$394,900	\$1,157,800	\$2,142,700
Interiors	-	\$1,417,200	\$45,200	\$205,200	\$1,409,900	\$3,077,500
Conveying	-	-	\$16,200	\$73,800	\$16,300	\$106,300
Plumbing	-	\$45,000	-	\$339,100	\$39,800	\$423,900
HVAC	-	\$530,500	-	\$1,392,200	\$211,900	\$2,134,500
Fire Protection	-	\$221,400	-	\$68,400	\$5,100	\$294,900
Electrical	-	-	\$215,800	\$731,800	\$366,200	\$1,313,900
Fire Alarm & Electronic Systems	-	-	\$1,873,000	-	\$2,078,300	\$3,951,400
Equipment & Furnishings	-	\$17,600	\$607,000	\$104,800	\$213,900	\$943,300
Site Development	-	\$56,000	-	\$33,600	\$50,900	\$140,500
TOTALS (3% inflation)	-	\$2,877,600	\$2,757,400	\$3,847,400	\$5,550,300	\$15,032,700

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 and the exterior of the property.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roof of building had no ladder access

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 2001. 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.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Craigmont Middle School, 3455 Covington Pike, Memphis Tennessee 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SIDEWALK



6 - LIBRARY

Photographic Overview



7 - INTERIOR PHOTO



8 - GYMNASIUM



9 - BREAKROOM



10 - HALLWAY



11 - HALLWAY



12 - SCIENCE CLASSROOM

Photographic Overview



13 - CLASSROOM



14 - CAFETERIA



15 - KITCHEN



16 - AHU



17 - BOILER



18 - BOILER

Photographic Overview



19 - COOLING TOWER



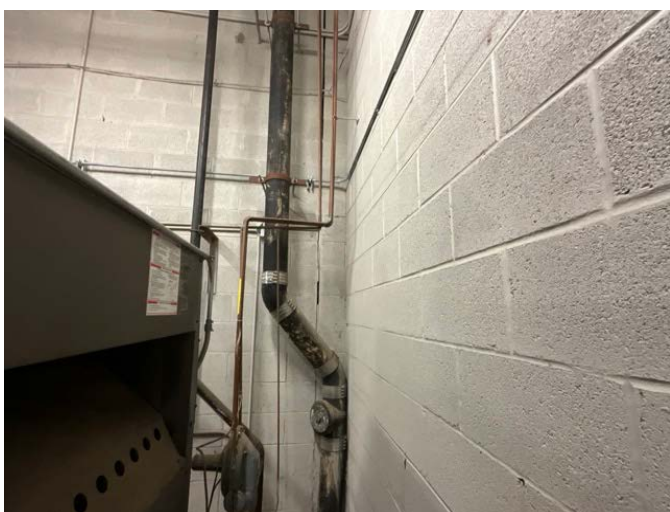
20 - CHILLER



21 - WATER HEATER



22 - WATER HEATER



23 - DOMESTIC WATER PIPING



24 - PIPING

Photographic Overview



25 - PRIMARY TRANSFORMER



26 - SWITCHBOARD



27 - TRANSFORMER

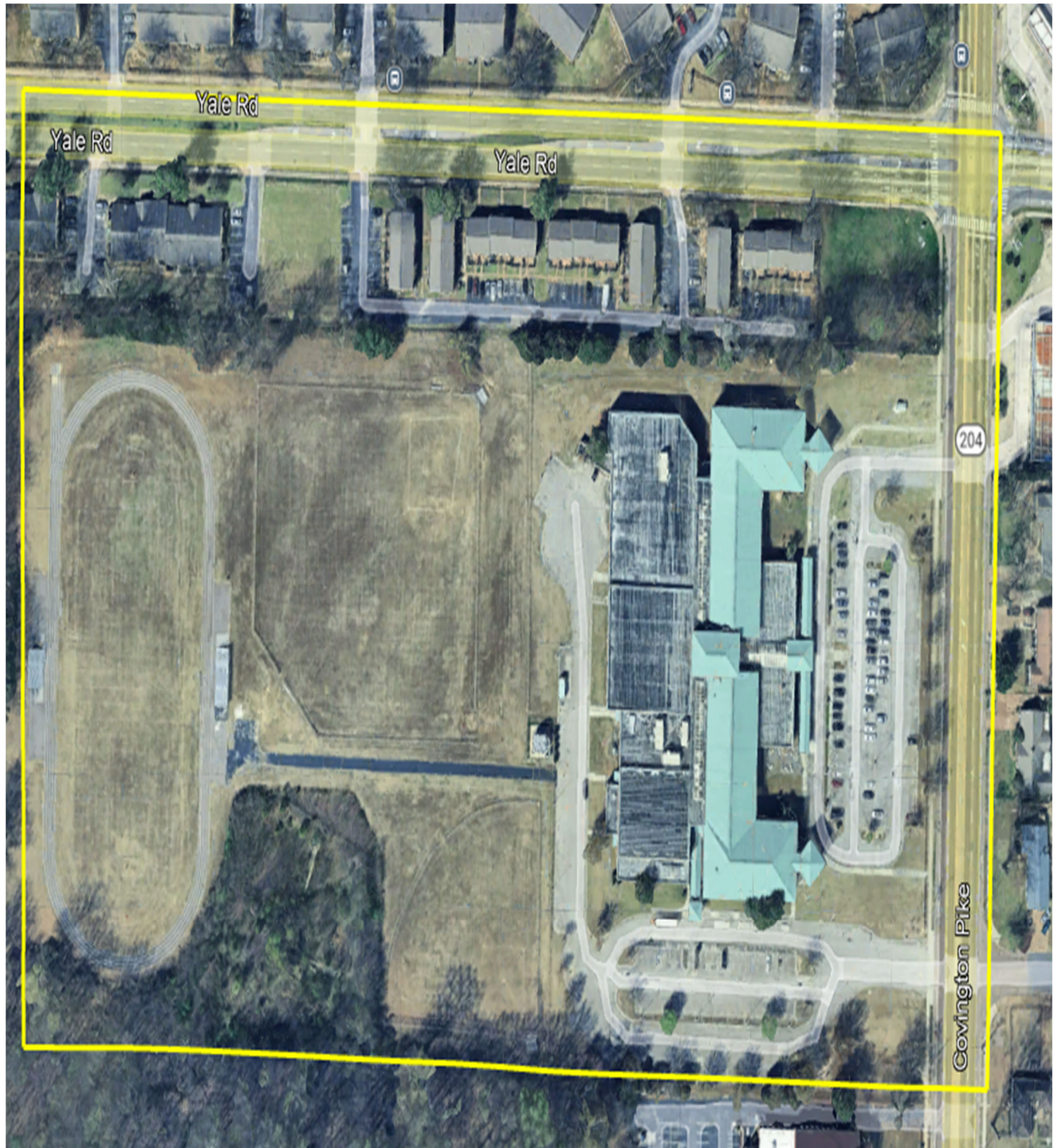


28 - FIRE ALARM PANEL

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-009.354

Source

Google

Project Name

Craigmont Middle School

On-Site Date

October 7-8, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Craigmont Middle School

Name of person completing form: Darrius Wakefield

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 4 years

Date Completed: 10/7/2024

Phone Number: 9015305812

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2001	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2001	
		Roof	2001	Leaks throughout
		Interiors	2001	
		HVAC	2001	
		Electrical	2001	
		Site Pavement	2001	
		Accessibility	2001	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks		

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			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
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			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Craigmont Middle School

BV Project Number: 163745.23R000-009.354

Facility History & Interview

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

Craigmont Middle School: Accessibility Issues

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

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

Craigmont Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Craigmont Middle School: Photographic Overview



DOOR HARDWARE



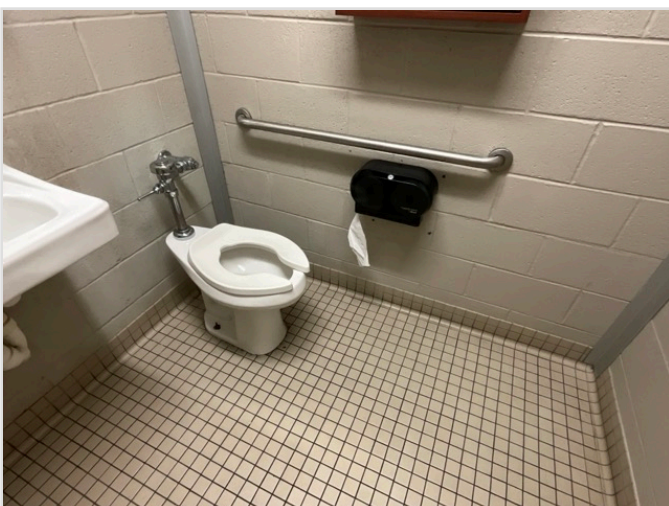
ACCESSIBLE INTERIOR PATH



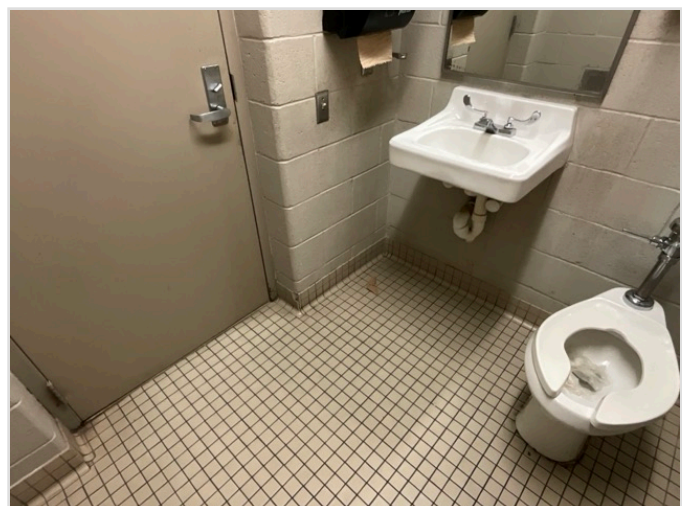
LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Craigmont Middle School: Photographic Overview



OVEN WITH CONTROLS



KITCHEN OVERVIEW

Appendix E: Component Condition Report

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Hallways & Common Areas	Fair	Stairs, Concrete, Interior	800 SF	27	8424918
B1080	Hallways & Common Areas	Fair	Stair/Ramp Rails, Metal, Refinish	75 LF	5	8424794
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	119,020 SF	27	8424921
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	408	7	8424868
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	7	8424913
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	7	8424926
Roofing						
B3010	Roof	Fair	Roofing, Metal	53,139 SF	17	8424858
B3010	Roof	Poor	Roofing, Modified Bitumen	55,611 SF	1	8504295
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,800 LF	2	8424864
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	247	7	8424904
B3080	Roof	Good	Soffit/Fascia, Metal	2,000 SF	16	8424842
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete	148,352 SF	27	8424935
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	25	17	8424869
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	85	17	8424822
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	148,352 SF	2	8424833
C1090	Restrooms	Fair	Toilet Partitions, Metal	49	10	8424843
C1090	Throughout	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	250 LF	6	8424832
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	5,344 SF	2	8424844
C2030	Restrooms	Fair	Flooring, Quarry Tile	5,800 SF	27	8424856
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Tile	6,000 SF	5	8424835

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	148,352 SF	2	8424867
Conveying						
D1010	Hallways & Common Areas	Fair	Elevator Cab Finishes, Standard	1	5	8424805
D1010	Utility Rooms/Areas	Fair	Elevator Controls, Automatic, 1 Car	1	5	8424819
D1010	Utility Rooms/Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	7	8424884
Plumbing						
D2010	Classrooms Industrial Arts	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	7	8424895
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	19	6	8424920
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	60	7	8424897
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8424823
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	12	8424854
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	33	7	8424861
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	7	8424849
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8424900
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8424905
D2010	Gymnasium	Fair	Shower, Ceramic Tile	16	7	8424838
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Commercial (125 MBH) [082317D1042710]	1	15	8424901
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8424871
D2010	Restrooms	Fair	Urinal, Standard	21	7	8424848
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (600 MBH)	1	10	8424806
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, High-Efficiency Condensing Style, 60 GAL	1	11	8424879
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	7	8424860
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	7	8424821
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	10	8424818

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical Room	Fair	Chiller, Water-Cooled, 220 TON	1	2	8424845
D3030	Mechanical Room	Fair	Chiller, Water-Cooled, 220 TON	1	2	8424810
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	15	8424882
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 13000 CFM	1	13	8424792
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 13000 CFM	1	7	8424888
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 13000 CFM	1	7	8424855
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	148,352 SF	7	8424930
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 13000 CFM	1	7	8424916
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	148,352 SF	2	8424896
D4010	Utility Rooms/Areas	Fair	Pump, Fire Suppression	1	2	8424850
D4010	Utility Rooms/Areas	Fair	Backflow Preventer, Fire Suppression	5	7	8424809
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	20	8	8424931
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424876
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504007
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	8424839
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	8504013
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504002
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424795
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	8504015
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424827
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8503998
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned, 500 KVA	1	7	8424808
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504012

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424873
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8424917
D5020	Utility room	Fair	Switchboard, 120/208 V, 800 AMP	1	17	8497604
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504011
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424837
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	8504014
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250AMP	1	7	8504001
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424886
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504009
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424793
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8503999
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	8504016
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424936
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504005
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504003
D5020	Utility Rooms/Areas	Fair	Switchboard, 277/480 V	1	17	8424834
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504004
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8424929
D5020	Utility room	Fair	Switchboard, 120/208 V, 800 AMP	1	17	8497346
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 250 AMP	1	7	8504006
D5030	Building Exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	4	8424880
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8424807
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	8424804
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8424862
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	4	8424892

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	4	8424891
D5030	Building Exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	4	8424815
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8424912
D5030	Building Exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	4	8424866
D5030	Mechanical Room	Fair	Motor, Circulation Pump	1	3	8424852
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	8424863
D5030	Building Exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	4	8424890
D5030	Mechanical Room	Fair	Motor, Circulation Pump	1	3	8424937
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8424825
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	45	4	8424857
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	21	6	8424919
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	148,352 SF	10	8424874
D5040	Building Exterior	Fair	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15 SF	3	8424826
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	14,093 SF	3	8424831
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	148,352 SF	5	8424934
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8424824
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	148,352 SF	5	8424851
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	148,352 SF	3	8424881
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8424909
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	8424885
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	6	8424933
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	11	8424923
E1030	Gymnasium	Good	Laundry Equipment, Washer, Commercial	1	7	8424801

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	8424883
E1030	Gymnasium	Good	Laundry Equipment, Washer, Commercial	1	7	8424902
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	11	8424908
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [1121860]	1	2	8424872
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	5	8424914
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8424911
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner [512879]	1	6	8424915
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8424903
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [512884]	1	6	8424922
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8424796
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	8424846
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	21	8424816
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	8424836
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	24 LF	11	8424899
E1030	Gymnasium	Good	Laundry Equipment, Dryer, Commercial	1	12	8424894
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	8424813
E1030	Gymnasium	Good	Laundry Equipment, Dryer, Commercial	1	12	8424799
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	8424840
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	8424907
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	8424925
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	6	8424859
E1060	Classrooms Industrial Arts	Good	Residential Appliances, Clothes Dryer	1	10	8424820
E1060	Classrooms Industrial Arts	Good	Residential Appliances, Cooktop, Countertop	6	10	8424906
E1060	Classrooms Industrial Arts	Good	Residential Appliances, Washer	1	10	8424830
E1060	Classrooms Industrial Arts	Good	Residential Appliances, Range Hood	6	10	8424887

Component Condition Report | Craigmont Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	7	8424817
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,400 SF	3	8424814
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	528	5	8424865
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	995	3	8424877
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	5,200 SF	2	8424791
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	2	8424928
Sitework						
G2060	Building Exterior	Good	Trash Receptacle, Medium-Duty Metal or Precast	4	16	8424910
G2060	Building Exterior	Fair	Fences & Gates, Fence, Metal Tube 4'	825 LF	17	8424893
G2060	Building Exterior	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	8424875

Component Condition Report | Craigmont Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010		Fair	Meter, w/ Digital Pulser, Natural Gas	1	7	8424932
Equipment & Furnishings						
E2010	Building Exterior	Fair	Artwork, Small Size/Value	1	7	8424798
Special Construction & Demo						
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	3,118 SF	7	8424788
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	134,061 SF	2	8424800
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	2	8424790
G2050	Building Exterior	Fair	Sports Apparatus, Soccer, Movable Practice Goal	8	6	8424811

Component Condition Report | Craigmont Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	2	8424812
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces, Baseball/Football, Grass Turf	99,360 SF	5	8424898
G2050	Site Sports Fields & Courts	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	475	2	8424878
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	2	8	8424828
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	61,234 SF	5	8424789
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Fence, Metal Tube 6'	575 LF	17	8424853
G2060	Building Exterior	Fair	Flagpole, Metal	1	7	8424829
G2060	Building Exterior	Good	Trash Receptacle, Portable/Light-Duty	6	11	8424803
G2060	Building Exterior	Fair	Park Bench, Metal Powder-Coated	6	3	8424927
G2060	Building Exterior	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	600 LF	17	8424870
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	4	6	8424889
G2080	Building Exterior	Fair	Planter Boxes, Pre-Manufactured, High-End	75 LF	2	8424802
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	18	6	8424847

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/28/2024

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
D5040	Building Exterior	8424826	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	15	SF	\$3.00	\$45				\$45																		\$45
D5040	Throughout Building	8424857	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	45	EA	\$220.00	\$9,900					\$9,900										\$9,900							\$19,800
D5040	Gymnasium	8424919	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	21	EA	\$280.00	\$5,880						\$5,880																\$5,880
D5040	Throughout Building	8424874	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	148352	SF	\$2.10	\$311,539										\$311,539												\$311,539
D6030	Auditorium	8424831	Sound System, Theater/Auditorium/Church, Replace	20	17	3	14093	SF	\$1.50	\$21,140				\$21,140																		\$21,140
D7030	Throughout Building	8424934	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	148352	SF	\$2.00	\$296,704					\$296,704															\$296,704		\$593,408
D7050	Throughout Building	8424851	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	148352	SF	\$3.00	\$445,056					\$445,056																	\$445,056
D7050	Office Areas	8424824	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000					\$15,000															\$15,000		\$30,000
D8010	Throughout Building	8424881	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	148352	SF	\$6.00	\$890,112				\$890,112														\$890,112				\$1,780,224
E1030	Gymnasium	8424801	Laundry Equipment, Washer, Commercial, Replace	10	3	7	1	EA	\$6,500.00	\$6,500							\$6,500										\$6,500					\$13,000
E1030	Gymnasium	8424902	Laundry Equipment, Washer, Commercial, Replace	10	3	7	1	EA	\$6,500.00	\$6,500							\$6,500										\$6,500					\$13,000
E1030	Gymnasium	8424894	Laundry Equipment, Dryer, Commercial, Replace	15	3	12	1	EA	\$4,900.00	\$4,900												\$4,900										\$4,900
E1030	Gymnasium	8424799	Laundry Equipment, Dryer, Commercial, Replace	15	3	12	1	EA	\$4,900.00	\$4,900												\$4,900										\$4,900
E1030	Kitchen	8424872	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280									\$8,280										\$16,560
E1030	Kitchen	8424911	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280									\$8,280										\$16,560
E1030	Kitchen	8424914	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	10	5	1	EA	\$1,100.00	\$1,100					\$1,100															\$1,100		\$2,200
E1030	Kitchen	8424903	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700					\$1,700															\$1,700		\$3,400
E1030	Kitchen	8424840	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700					\$4,700															\$4,700		\$9,400
E1030	Kitchen	8424909	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$4,600						\$4,600																\$4,600
E1030	Kitchen	8424933	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	9	6	1	EA	\$1,100.00	\$1,100						\$1,100																\$1,100
E1030	Kitchen	8424883	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700						\$2,700																\$2,700
E1030	Kitchen	8424915	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700
E1030	Kitchen	8424922	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	8424796	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	8424846	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	\$5,700.00	\$5,700						\$5,700																\$5,700
E1030	Kitchen	8424813	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$6,300						\$6,300																\$6,300
E1030	Kitchen	8424907	Foodservice Equipment, Ice maker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700						\$6,700																\$6,700
E1030	Kitchen	8424885	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$4,700.00	\$4,700						\$4,700																\$4,700
E1030	Kitchen	8424836	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$3,300.00	\$3,300						\$3,300																\$3,300
E1030	Kitchen	8424925	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	\$10,500.00	\$10,500								\$10,500										\$10,500				\$21,000
E1030	Kitchen	8424923	Foodservice Equipment, Mixer, Tabletop, Replace	20	9	11	1	EA	\$3,400.00	\$3,400											\$3,400											\$3,400
E1030	Kitchen	8424908	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	9	11	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000
E1030	Kitchen	8424899	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	9	11	24	LF	\$300.00	\$7,200										\$7,200												\$7,200
E1040	Throughout Building	8424859	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	3	EA	\$1,500.00	\$4,500						\$4,500										\$4,500						\$9,000
E1060	Classrooms Industrial Arts	8424820	Residential Appliances, Clothes Dryer, Replace	15	5	10	1	EA	\$650.00	\$650										\$650												\$650
E1060	Classrooms Industrial Arts	8424906	Residential Appliances, Cooktop, Countertop, Replace	15	5	10	6	EA	\$1,000.00	\$6,000										\$6,000												\$6,000
E1060	Classrooms Industrial Arts	8424830	Residential Appliances, Washer, Replace	15	5	10	1	EA	\$850.00	\$850										\$850												\$850
E1060	Classrooms Industrial Arts	8424887	Residential Appliances, Range Hood, Replace	15	5	10	6	EA	\$200.00	\$1,200										\$1,200												\$1,200
E1070	Auditorium	8424814	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	2400	SF	\$13.00	\$31,200				\$31,200														\$31,200				\$62,400
E1070	Gymnasium	8424817	Gym Scoreboard, Electronic Standard, Replace	30	23	7	1	EA	\$8,500.00	\$8,500							\$8,500															\$8,500
E2010	Auditorium	8424877	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	995	EA	\$350.00	\$348,250				\$348,250																		\$348,250
E2010	Gymnasium	8424865	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	15	5	528	EA	\$300.00	\$158,400					\$158,400																	\$158,400
G2050	Gymnasium	8424791	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	23	2	5200	SF	\$6.50	\$33,800			\$33,800																			\$33,800
G2050	Gymnasium	8424928	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	4	EA	\$4,750.00	\$19,000			\$19,000																			\$19,000
G2060	Building Exterior	8424910	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	4	16	4	EA	\$700.00	\$2,800																\$2,800						\$2,800
G2060	Building Exterior	8424893	Fences & Gates, Fence, Metal Tube 4', Replace	40	23	17	825	LF	\$34.00	\$28,050																	\$28,050					\$28,050
G2060	Building Exterior	8424875	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$25,000.00	\$25,000										\$25,000												\$25,000
Totals, Unescalated											\$0	\$556,110	\$2,172,505	\$1,358,147	\$126,300	\$975,773	\$262,380	\$2,343,408	\$13,500	\$0	\$472,489	\$59,600	\$27,160	\$70,000	\$9,900	\$121,513	\$17,300	\$1,760,617	\$934,812	\$0	\$328,204	\$11,609,716
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$572,793	\$2,304,810	\$1,484,083	\$142,152	\$1,131,188	\$313,295	\$2,882,096	\$17,101	\$0	\$634,986	\$82,500	\$38,724	\$102,797	\$14,975	\$189,313	\$27,761	\$2,910,032	\$1,591,455	\$0	\$592,773	\$15,032,835



10/28/2024

Unifomat 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
D3010	Site	8424932	Meter, w/ Digital Pulser, Natural Gas, Replace	30	23	7	1	EA	\$1,300.00	\$1,300								\$1,300														\$1,300
E2010	Building Exterior	8424798	Artwork, Small Size/Value, Replace	30	23	7	1	EA	\$1,000.00	\$1,000								\$1,000														\$1,000
F1020	Site	8424788	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30	23	7	3118	SF	\$28.00	\$87,304								\$87,304														\$87,304
G2020	Site Parking Areas	8424800	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	134061	SF	\$3.50	\$469,214			\$469,214																			\$469,214
G2050	Site Sports Fields & Courts	8424790	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	2	EA	\$5,000.00	\$10,000			\$10,000																			\$10,000
G2050	Site Sports Fields & Courts	8424812	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$5,000.00	\$10,000			\$10,000																			\$10,000
G2050	Site Sports Fields & Courts	8424878	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	23	2	475	EA	\$120.00	\$57,000			\$57,000																			\$57,000
G2050	Site Sports Fields & Courts	8424898	Athletic Surfaces, Baseball/Football, Grass Turf, Replace	10	5	5	99360	SF	\$15.00	\$1,490,400						\$1,490,400										\$1,490,400						\$2,980,800
G2050	Site Sports Fields & Courts	8424789	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	5	5	61234	SF	\$5.00	\$306,170						\$306,170										\$306,170						\$612,340
G2050	Building Exterior	8424811	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	9	6	8	EA	\$700.00	\$5,600							\$5,600															\$5,600
G2050	Site Sports Fields & Courts	8424828	Sports Apparatus, Soccer, Regulation Goal, Replace	20	12	8	2	EA	\$2,500.00	\$5,000									\$5,000													\$5,000
G2060	Building Exterior	8424927	Park Bench, Metal Powder-Coated, Replace	20	17	3	6	EA	\$700.00	\$4,200				\$4,200																		\$4,200
G2060	Site	8424889	Bike Rack, Fixed 6-10 Bikes, Replace	20	14	6	4	EA	\$800.00	\$3,200							\$3,200															\$3,200
G2060	Building Exterior	8424803	Trash Receptacle, Portable/Light-Duty, Replace	15	4	11	6	EA	\$400.00	\$2,400												\$2,400										\$2,400
G2060	Building Exterior	8424853	Fences & Gates, Fence, Metal Tube 6', Replace	40	23	17	575	LF	\$40.00	\$23,000																		\$23,000				\$23,000
G2060	Building Exterior	8424829	Flagpole, Metal, Replace	30	23	7	1	EA	\$2,500.00	\$2,500								\$2,500														\$2,500
G2060	Building Exterior	8424870	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	23	17	600	LF	\$160.00	\$96,000																		\$96,000				\$96,000
G2080	Building Exterior	8424802	Planter Boxes, Pre-Manufactured, High-End, Replace	25	23	2	75	LF	\$300.00	\$22,500			\$22,500																			\$22,500
G4050	Site Parking Areas	8424847	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	18	EA	\$4,000.00	\$72,000							\$72,000															\$72,000
Totals, Unescalated											\$0	\$0	\$568,714	\$4,200	\$0	\$1,796,570	\$80,800	\$92,104	\$5,000	\$0	\$0	\$2,400	\$0	\$0	\$0	\$1,796,570	\$0	\$119,000	\$0	\$0	\$0	\$4,465,358
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$603,348	\$4,589	\$0	\$2,082,717	\$96,479	\$113,276	\$6,334	\$0	\$0	\$3,322	\$0	\$0	\$0	\$2,798,998	\$0	\$196,689	\$0	\$0	\$0	\$5,905,753

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424819	D1010	Elevator Controls	Automatic, 1 Car	3500 LB	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001		
2	8424884	D1010	Passenger Elevator	Hydraulic, 2 Floors		Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible			
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424823	D2010	Pump	Circulation/Booster, Domestic Water	15 HP	Craigmont Middle School	Mechanical Room	NEMA Premium	020120T3E2861T-W40	1059528771	2001		
2	8424900	D2010	Pump	Circulation/Booster, Domestic Water	15 HP	Craigmont Middle School	Mechanical Room	NEMA Premium	020120T3E2861T-W40	1059528771	2001		
3	8424905	D2010	Pump	Circulation/Booster, Domestic Water	30 HP	Craigmont Middle School	Mechanical Room	Marathon	7VE28TTDC4026BBS	22 47528	2001		
4	8424871	D2010	Pump	Circulation/Booster, Domestic Water	30 HP	Craigmont Middle School	Mechanical Room	Marathon	7VE28TTDC4026BBS	22 47529	2001		
5	8424806	D2010	Water Heater	Gas, Commercial (600 MBH)	250 GAL	Craigmont Middle School	Mechanical Room	Ventura	80 V 250	0401103869			
6	8424879	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 60 GAL	60 GAL	Craigmont Middle School	Utility Rooms/Areas	A. O. Smith	BTH-120 300	2002117693870	2020		
7	8424901	D2010	Water Heater [082317D1042710]	Gas, Commercial (125 MBH)	80 GAL	Craigmont Middle School	Utility Rooms/Areas	HTP	PH130 - 80	082317D1042710			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424860	D3020	Boiler	Gas, HVAC	2624 MBH	Craigmont Middle School	Mechanical Room	RBI	HBN 3200E-02	Illegible	2001		
2	8424821	D3020	Boiler	Gas, HVAC	2624 MBH	Craigmont Middle School	Mechanical Room	RBI	HBN 3200E-02	129022491	2001		
3	8424845	D3030	Chiller	Water-Cooled, 220 TON	220 TON	Craigmont Middle School	Mechanical Room	Daikin Industries	WMCO60DDSNA	STNU220400090	2001		
4	8424810	D3030	Chiller	Water-Cooled, 220 TON	220 TON	Craigmont Middle School	Mechanical Room	Daikin Industries	WMCO60DDSNA	STNU220400098	2001		
5	8424818	D3030	Cooling Tower	(Typical) Open Circuit	250 TON	Craigmont Middle School	Building Exterior	Reymsa	RTUP-1616410-A	R47M3P1144D22435773			

6	8424882	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Craigmont Middle School	Utility Rooms/Areas	Trane	MCCA01 4UBO 00A000U	KOOL73964A			
7	8424792	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 13000 CFM	13000 CFM	Craigmont Middle School	Utility Rooms/Areas	Trane	MCCA014HBE0C0B0A40000	KOOL74024A*			
8	8424888	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 13000 CFM	13000 CFM	Craigmont Middle School	Utility Rooms/Areas	Trane	MCCA017UBO 0 0A000OU	KOOL74012A	2001		
9	8424855	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 13000 CFM	13000 CFM	Craigmont Middle School	Utility Rooms/Areas	Trane	MCCA017UBO 0 0A000OU	KOOL73974A	2001		
10	8424916	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 13000 CFM	13000 CFM	Craigmont Middle School	Utility Rooms/Areas	Trane	MCCA0 12HBE0C0B0A0000	KOOL73999A	2001		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424809	D4010	Backflow Preventer	Fire Suppression	6 IN	Craigmont Middle School	Utility Rooms/Areas	Viking	J-1	No dataplate	2001		5
2	8424850	D4010	Pump	Fire Suppression	40 HP	Craigmont Middle School	Utility Rooms/Areas	Metron	M300-40-460C	PE-0186824-01	2001		
3	8424931	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Craigmont Middle School	Throughout Building						20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424808	D5020	Primary Transformer	Dry, Property-Owned, 500 KVA	500 KVA	Craigmont Middle School	Building Exterior				2001		
2	8424876	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
3	8424795	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
4	8424827	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
5	8424873	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
6	8424837	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
7	8424886	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		
8	8424793	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001		

9	8424936	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001
10	8424929	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Craigmont Middle School	Utility Rooms/Areas	Siemens	3F3Y030FW	No dataplate	2001
11	8497604	D5020	Switchboard	120/208 V, 800 AMP	800 AMP	Craigmont Middle School	Utility room	Siemens	S4	No dataplate	2001
12	8497346	D5020	Switchboard	120/208 V, 800 AMP	800 AMP	Craigmont Middle School	Utility room	Siemens	S4	No dataplate	2001
13	8424834	D5020	Switchboard	277/480 V	3000 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SB	No dataplate	2001
14	8504007	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
15	8504002	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
16	8503998	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
17	8504012	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
18	8504011	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
19	8504009	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
20	8503999	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
21	8504005	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
22	8504003	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
23	8504004	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
24	8504006	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
25	8504001	D5020	Distribution Panel	120/208 V, 250AMP	250 Amp	Craigmont Middle School	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2001
26	8504013	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SE	No dataplate	2001
27	8504015	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SE	No dataplate	2001
28	8504014	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SE	No dataplate	2001
29	8504016	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SE	No dataplate	2001
30	8424917	D5020	Distribution Panel	120/208 V, 250 AMP	250 AMP	Craigmont Middle School	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	2001

31	8424839	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Craigmont Middle School	Utility Rooms/Areas	Siemens	SE	No dataplate	2001		
32	8424852	D5030	Motor	Circulation Pump	60 HP	Craigmont Middle School	Mechanical Room	Marathon	XVC364TTDBD6060CB	C-MM199661-FR28			
33	8424937	D5030	Motor	Circulation Pump	60 HP	Craigmont Middle School	Mechanical Room	Marathon	XVC364TTDBD6060CB	C-MM199661-FR11			
34	8424880	D5030	Variable Frequency Drive	VFD, by HP of Motor	75 HP	Craigmont Middle School	Building Exterior	ABB	No dataplate	No dataplate	2008		
35	8424807	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Craigmont Middle School	Mechanical Room	ABB	3AXD50000034574	Y2217A1224	2010		
36	8424804	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Craigmont Middle School	Mechanical Room	Danfoss	177U9622	563802Y068			
37	8424862	D5030	Variable Frequency Drive	VFD, by HP of Motor	60 HP	Craigmont Middle School	Mechanical Room	ABB	3AUA0000083540	2221903648	2010		
38	8424892	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Craigmont Middle School	Mechanical Room	Abb	3AXD50000034575	2225006639	2008		
39	8424891	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Craigmont Middle School	Mechanical Room	Abb	3AXD50000034575	2225005593	2008		
40	8424815	D5030	Variable Frequency Drive	VFD, by HP of Motor	75 HP	Craigmont Middle School	Building Exterior	ABB	No dataplate	No dataplate	2008		
41	8424912	D5030	Variable Frequency Drive	VFD, by HP of Motor	60 HP	Craigmont Middle School	Mechanical Room	ABB	3AUA0000083540	2221901125	2010		
42	8424866	D5030	Variable Frequency Drive	VFD, by HP of Motor	75 HP	Craigmont Middle School	Building Exterior	ABB	No dataplate	No dataplate	2008		
43	8424863	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Craigmont Middle School	Mechanical Room	ABB	ACH580-01- 044A	2200605989			
44	8424825	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Craigmont Middle School	Mechanical Room	ABB	3AXD50000034574	Y2217A1226	2010		
45	8424890	D5030	Variable Frequency Drive	VFD, by HP of Motor, 15 HP	15 HP	Craigmont Middle School	Building Exterior	ABB	No dataplate	No dataplate	2008		
46	8424857	D5040	Emergency & Exit Lighting	Exit Sign, LED		Craigmont Middle School	Throughout Building				2018	45	
47	8424919	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Craigmont Middle School	Gymnasium				2010	21	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8424824	D7050	Fire Alarm Panel	Fully Addressable		Craigmont Middle School	Office Areas	EST	No dataplate	No dataplate			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	8424894	E1030	Laundry Equipment	Dryer, Commercial	60 LB	Craigmont Middle School	Gymnasium	Unimac	No dataplate	No dataplate	2021
2	8424799	E1030	Laundry Equipment	Dryer, Commercial	60 LB	Craigmont Middle School	Gymnasium	Unimac	No dataplate	No dataplate	2021
3	8424801	E1030	Laundry Equipment	Washer, Commercial	25 LB	Craigmont Middle School	Gymnasium	Uniwash	UW35M20U20001	3060193598	2021
4	8424902	E1030	Laundry Equipment	Washer, Commercial	25 LB	Craigmont Middle School	Gymnasium	Uniwash	UW35M20U20001	3060192450	2021
5	8424816	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Craigmont Middle School	Kitchen				2015
6	8424911	E1030	Foodservice Equipment	Convection Oven, Double		Craigmont Middle School	Kitchen	Blodgett	SHO-100-G	051315CR009T	
7	8424836	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Craigmont Middle School	Kitchen	Greenheck	Illegible	Illegible	2015
8	8424903	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Craigmont Middle School	Kitchen	Delfield	SH-5-NU	1002042021	
9	8424796	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Craigmont Middle School	Kitchen	Delfield	SH-5-NU	Illegible	2015
10	8424846	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Craigmont Middle School	Kitchen	FWE	UHS-12P	154666404	2015
11	8424907	E1030	Foodservice Equipment	Icemaker, Freestanding		Craigmont Middle School	Kitchen	Scotsman	C0530SA - 32E	17091320014550	2015
12	8424923	E1030	Foodservice Equipment	Mixer, Tabletop		Craigmont Middle School	Kitchen	Medalist	No dataplate	No dataplate	2015
13	8424885	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Craigmont Middle School	Kitchen	Delfield	Illegible	Illegible	2015
14	8424840	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Craigmont Middle School	Kitchen	Delfield	SCET60-NU	100204205M	
15	8424883	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Craigmont Middle School	Kitchen	MasterBuilt	MPR242SSS/OX	1904 292801	2015
16	8424933	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		Craigmont Middle School	Kitchen	True Manufacturing Co	TMC - 58 - DS - HC	10725684	2015
17	8424914	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		Craigmont Middle School	Kitchen	Illegible	DOMC-164-A	15070890	
18	8424925	E1030	Foodservice Equipment	Steamer, Freestanding		Craigmont Middle School	Kitchen	ACCUTEMP	E64803E14000200	70624	2022
19	8424813	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Craigmont Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2015
20	8424909	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Craigmont Middle School	Kitchen	Trenton	No dataplate	No dataplate	2015
21	8424908	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refigerator		Craigmont Middle School	Kitchen	Delfield	Illegible	Illegible	2015

