FACILITY CONDITION ASSESSMENT

prepared for

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

Cummings Elementary School
1037 Cummings Street
Memphis, Tennessee 38106

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BV PROJECT #:
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DATE OF REPORT:
October 7, 2024

ON SITE DATE:
September 23-25, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	1037 Cummings Street, Memphis, Tennessee 38106
Site Developed	1965, 2002, 2022 and 2024
Site Area	3.05 acres (estimated)
Parking Spaces	70 total spaces all in open lots; 2 of which are accessible
Building Area	120,729 square feet
Number of Stories	2 above grade with 1 below-grade basement level in main building
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 23-25, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Tierra Wilson
Assessment and Report Prepared By	Joshua Phillips
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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

Cummings Elementary School was originally constructed in 1965, and the annex building/gym was added in 2022. The building was closed for several years and was reopened officially in 2022. There are still on-going repairs and renovations being done to the building as of time of inspection.

Architectural

As the main building is older, components have required replacement. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The roof on the main building is starting to show wear and tear mainly around the cooling tower area. Most exterior and interior finishes are in fair condition. The windows appear to be in average condition. They westside of the building is not operational due to major leaks, flooding, and unknown biological growth. No other significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems consist of a boiler, chiller, 4-pipe hydronic piping, and ventilators, with auxiliary systems that include condensing units and a unit heater. The main building is supported by a cooling tower which is located roof. There is a new chiller dated 2022 located in the Basement. Typical lifecycle replacements are budgeted and anticipated.

The electrical system in the older building still has some original components and newer ones as evidenced by manufacture dates on the components. The annex building/gym has a backup generator in the rear of the building dated around 2022. The building's electrical systems appeared to be overall in fair condition.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. There are two boilers that are present in the main building basement and were replaced in 2022 as evidenced by the installation date written on the unit. Leaks were observed in the main building boiler room and westside of the building. No other major issues were observed or reported.

The fire alarm and suppression systems appear to be in fair condition. The inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appear to be average, and site improvements and landscaping are generally in good condition. Sidewalks are fine. The curb cut out and asphalt pavement located near the parking lot are heavily worn with cracking throughout, and replacement is recommended.

Recommended Additional Studies

No additional studies are 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 | Cummings Elementary School(1965)

Replacement Value	*Total SF*	*Cost/SF*
$ 48,291,600	*120,729*	*$ 400*

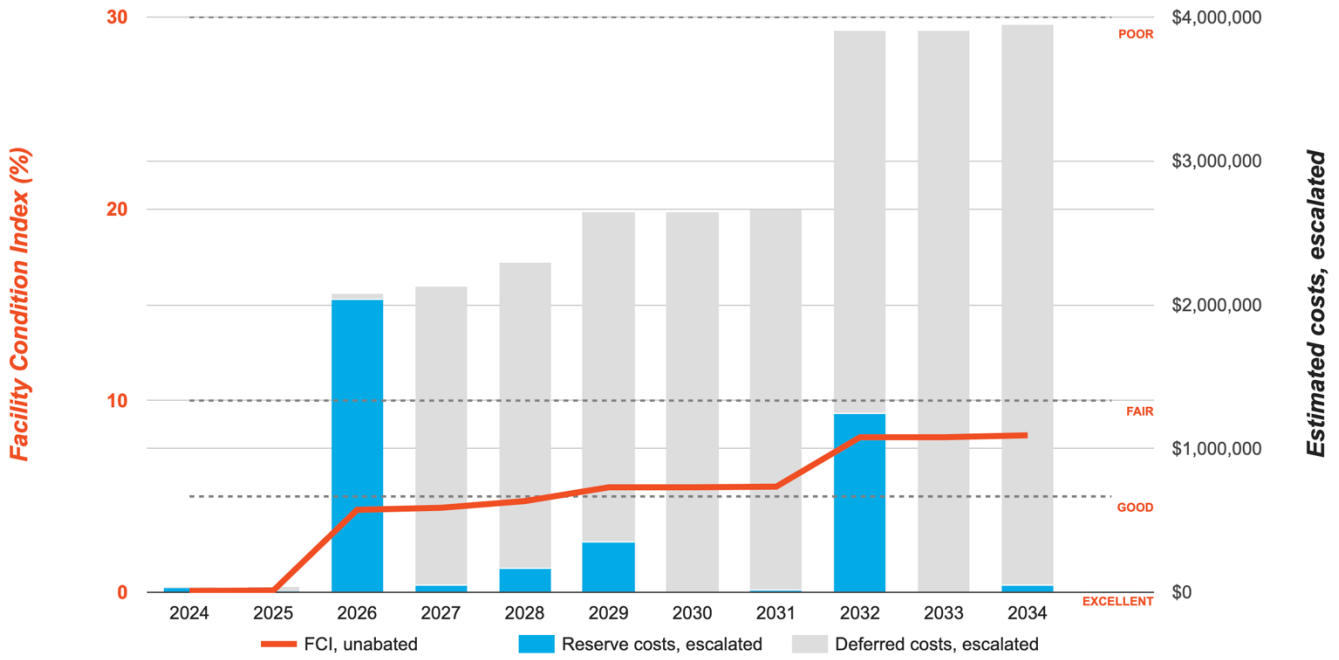
	Est Reserve Cost	FCI
Current	$ 37,300	**0.1 %**
3-Year	$ 2,131,100	4.4 %
5-Year	$ 2,645,200	5.5 %
10-Year	$ 3,953,800	8.2 %

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: Cummings Elementary School

Replacement Value: $48,291,600 Inflation Rate: 3.0% Average Needs per Year: $359,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Cummings Elementary School	2	$37,300
Total	**2**	**$37,300**

Cummings Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8310898	Cummings Elementary School		B1080	Stairs, Concrete/Masonry, Exterior, Repair	Poor	Performance/Integrity	$15,000
8310830	Cummings Elementary School	Throughout Building	C1010	Interior Wall, Brick, Clean	Poor	Performance/Integrity	$22,300
Total (2 items)							**$37,300**

Key Findings

Roofing in Poor condition.

Built-Up
Cummings Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,690,200

$$$$

Roof is damaged and stained - AssetCALC ID: 8310864

Interior Wall in Poor condition.

Brick
Cummings Elementary School Throughout Building

Uniformat Code: C1010
Recommendation: **Clean in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $22,300

**$$$**$

Brick is aged but fine - AssetCALC ID: 8310830

Parking Lots in Poor condition.

Pavement, Asphalt
Cummings Elementary School Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,800

**$$**$$

Parking lot has large holes - AssetCALC ID: 8310795

Parking Lots in Poor condition.

Any Pavement Type, Space or Stall Lines
Cummings Elementary School Site

Uniformat Code: G2020
Recommendation: **Paint in 2026**

Priority Score: **84.6**

Plan Type:
Performance/Integrity

Cost Estimate: $16,000

**$$$**$

Parking lot has damage - AssetCALC ID: 8310806

Stairs in Poor condition.

Concrete/Masonry, Exterior
Cummings Elementary School

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $15,000

$$$$

Exterior stairs and slightly cracked - AssetCALC ID: 8310898

Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Cummings Elementary School Building Exterior

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $300

$$$$

Slight corrosion - AssetCALC ID: 8310845

Flooring in Poor condition.

Ceramic Tile
Cummings Elementary School Restrooms

Uniformat Code: C2030
Recommendation: **Repair in 2026**

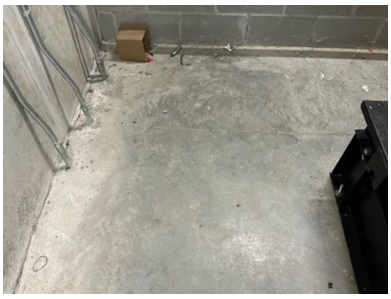
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $117,000

$$$$

Floor in bathrooms have some slight damage. - AssetCALC ID: 8310855



Flooring in Poor condition.

Concrete
Cummings Elementary School Throughout Building

Uniformat Code: C2030
Recommendation: **Repair in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $15,000

$$$$

Concrete floor is cracked - AssetCALC ID: 8310766

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Cummings Elementary School Library

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $0

**$$**$$

Ceiling tiles are cracked and loose. - AssetCALC ID: 8310765

Stairs in Poor condition.

Concrete/Masonry, Interior
Cummings Elementary School Throughout Building

Uniformat Code: B1080
Recommendation: **Repair in 2028**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $60,000

$$$$

Stairs are stained. - AssetCALC ID: 8310819

Parking Lots in Poor condition.

Pavement, Asphalt
Cummings Elementary School Site

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

Priority Score: **75.7**

Plan Type: Environmental

Cost Estimate: $3,500

**$$**$$

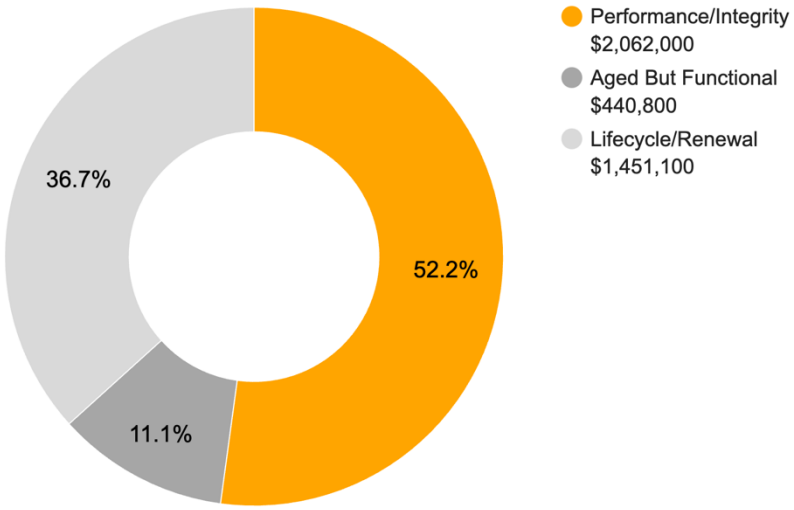
Parking lot has damage - AssetCALC ID: 8310818

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.

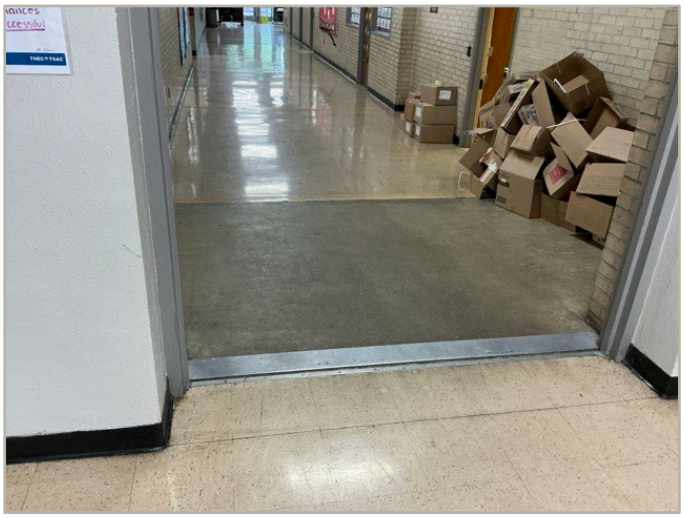
Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as 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: $3,953,900

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood and steel roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Painted Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted masonry, ceramic tile Floors: VCT, ceramic tile, unfinished concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding hydronic baseboard radiators and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: Unit Heaters, suspended hydronic cabinet heaters	Fair
Fire Suppression	Wet-pipe sprinkler system (Gym) and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Generator with automatic transfer switch	Fair
Fire Alarm	Alarm panels with smoke detectors, heat detectors, alarms, strobes, pull stations, backup emergency lights, and exit signs	Fair

Systems Summary

Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds and outdoor classroom	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	Building-mounted: LED, 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	Leaks were observed in the main building boiler room and westside of the building. The roof on the main building is starting to show wear and tear mainly around the cooling tower area. Parking lot has potholes, cracking	

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	$15,000	-	$67,500	-	$7,300	$89,900
Facade	-	-	$3,900	$450,600	$188,600	$643,100
Roofing	-	$1,793,400	-	-	$6,100	$1,799,600
Interiors	$22,300	$198,400	-	$621,700	$1,557,400	$2,399,800
Plumbing	-	$7,700	-	$112,100	$2,311,800	$2,431,600
HVAC	-	$10,800	$51,000	$1,600	$2,326,700	$2,390,200
Fire Protection	-	$4,200	-	$4,000	$5,400	$13,700
Electrical	-	-	$426,600	$38,300	$2,336,600	$2,801,500
Fire Alarm & Electronic Systems	-	$400	$16,900	$300	$1,973,400	$1,990,900
Equipment & Furnishings	-	-	-	$80,000	$170,700	$250,600
Site Development	-	$3,400	-	-	$3,285,000	$3,288,400
Site Pavement	-	$23,600	-	-	$22,800	$46,400
Site Utilities	-	-	-	-	$6,800	$6,800
TOTALS (3% inflation)	**$37,300**	**$2,042,000**	**$565,900**	**$1,308,600**	**$14,198,700**	**$18,152,500**

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 1965. The facility has been substantially renovated in 2002, 2022 and 2024.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cummings Elementary School, 1037 Cummings Street, Memphis, Tennessee 38106, 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 - BUILDING FACADE

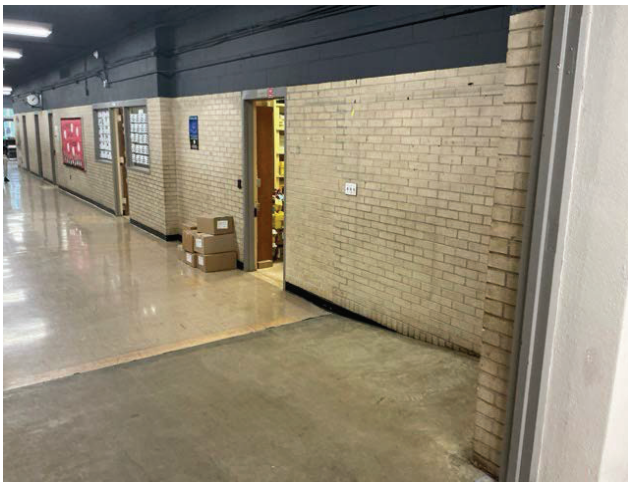
6 - EXTERIOR WALLS

Photographic Overview

7 - PRIMARY ROOF OVERVIEW

8 - DRAINAGE ELEMENTS

9 - SECONDARY ROOF OVERVIEW

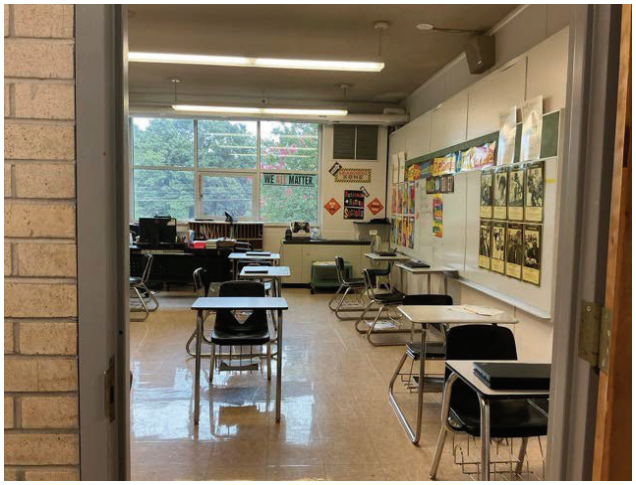


10 - HALLWAY

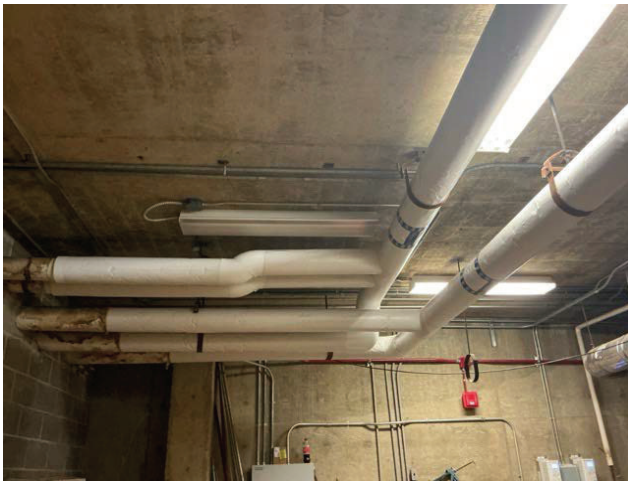
11 - LIBRARY

12 - SCHOOL ENTRANCE

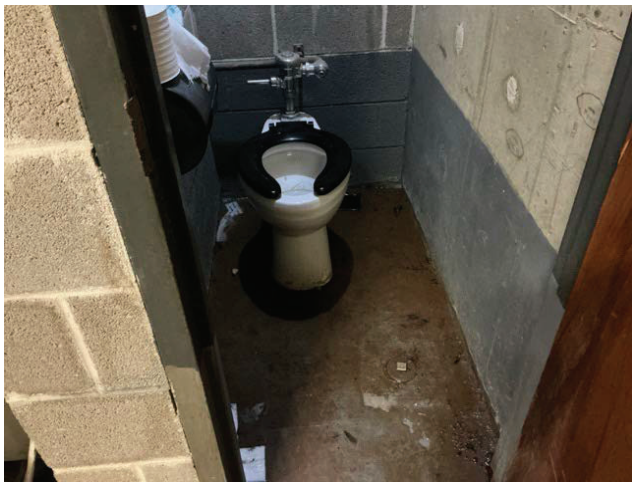
Photographic Overview



13 - CLASSROOM



14 - MECHANICAL ROOM - PLUMBING



15 - RESTROOM FIXTURES

16 - BOILERS

17 - ROOFTOP MECHANICAL EQUIPMENT

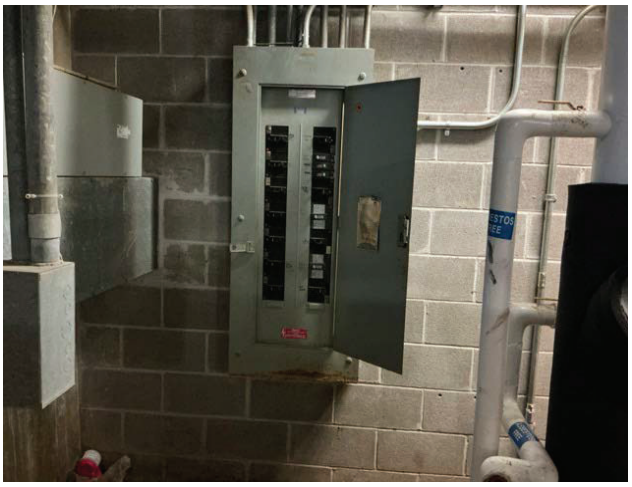
18 - SECONDARY MECHANICAL AREA

Photographic Overview

19 - COOLING TOWER

20 - MAIN ELECTRICAL ROOM

21 - EMERGENCY GENERATOR

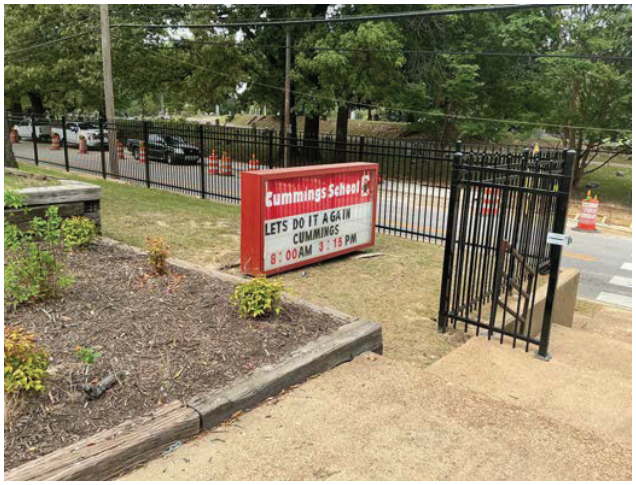


22 - MAIN ELECTRICAL PANEL

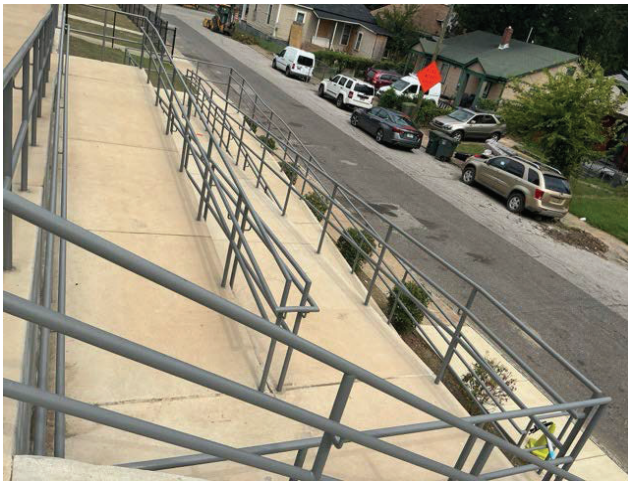
23 - FIRE EXTINGUISHER AND ALARM DEVICE

24 - FIRE ALARM PANEL

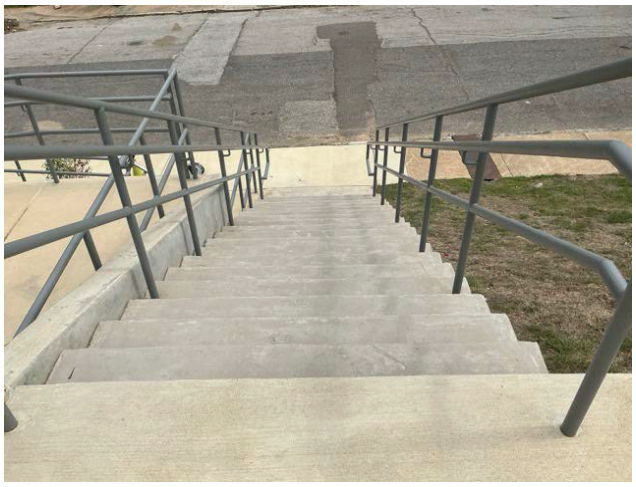
Photographic Overview



25 - PROPERTY SIGNAGE



26 - EASTSIDE RAMP



27 - EASTSIDE STAIRS

28 - PLAYGROUND

29 - MAIN PARKING AREA

30 - SIDEWALKS AND LANDSCAPING

Photographic Overview

31 - INTERIOR LIGHTING

32 - EMERGENCY EXIT LIGHTING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-010.354	Cummings Elementary School
Source	**On-Site Date**
Google	September 23, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cummings Elementary School

Name of person completing form: Tierra Wilson

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: September 23, 2024

Phone Number:

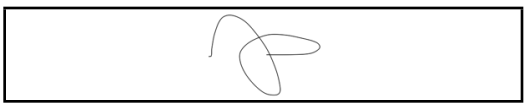
Method of Completion:

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1965	Renovated: 2024	
2	Building size in SF	120,729 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Building is currently under renovation and west side building is not being used		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	N/A		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	West side of building has an active leak		

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?				X	



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Cummings Elementary School

BV Project Number: 163745.23R000-010.354

Facility History and 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	

Cummings Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route			Curb is damaged and needs to be repaired	
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds and Swimming Pools				X
Other	**NA**			

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

Cummings Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

CURB CUT

ACCESSIBLE PATH

ADDITIONAL ENTRANCE

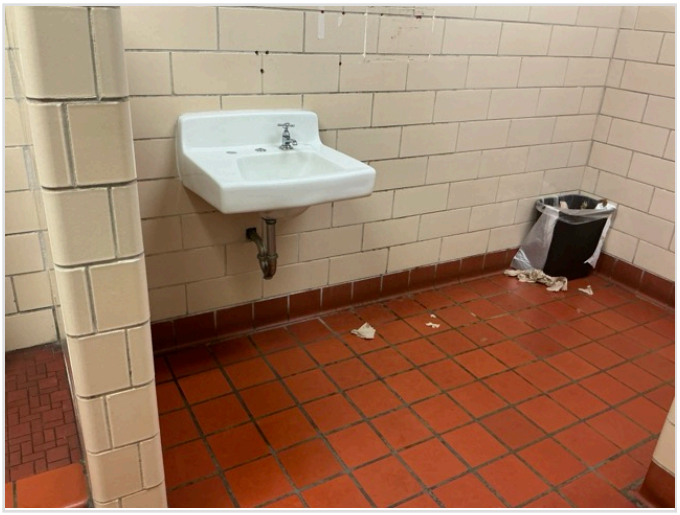
MAIN ENTRANCE

Cummings Elementary School: Photographic Overview

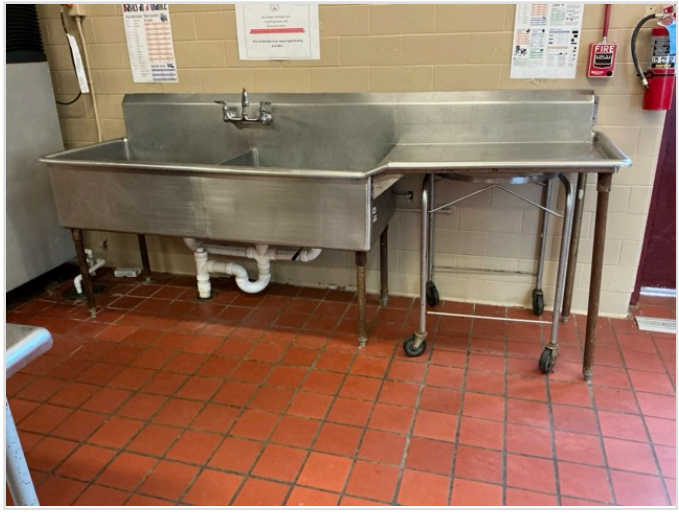
ACCESSIBLE INTERIOR RAMP

DOOR HARDWARE

RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE

KITCHEN OVERVIEW

Cummings Elementary School: Photographic Overview

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
B1010	Building Exterior	Good	Exterior Ramp, Stainless Steel, up to 16'	1		13	8310922
B1080	Cafeteria Stage	Good	Stairs, Wood, Interior	5	SF	28	8310780
B1080	Throughout Building	Poor	Stairs, Concrete/Masonry, Interior, Repair	2,000	SF	0	8310819
B1080		Poor	Stairs, Concrete/Masonry, Exterior, Repair	500	SF	0	8310898
Facade							
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	35,300	SF	8	8310820
B2020	Building Exterior	Fair	Glazing, any type by SF	4,400	SF	8	8310875
B2020	Cafeteria	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		18	8310789
B2020	Gymnasium	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		18	8310846
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	13		23	8310759
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	28		4	8310872
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6		8	8310794
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1		3	8310782
Roofing							
B3010	Roof	Poor	Roofing, Built-Up	120,729	SF	2	8310864
B3020	Building Exterior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	40	LF	18	8310902
B3020	Building Exterior	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	30	LF	2	8310845
Interiors							
C1010	Throughout Building	Poor	Interior Wall, Brick, Clean	12,000	SF	0	8310830
C1030	Gymnasium	Good	Interior Door, Steel, Standard	3		38	8310836
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	36		18	8310774
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	35		18	8310852
C1030	Gymnasium	Good	Interior Door, Steel, w/ Extensive Glazing	30		38	8310924

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1070	Library	Poor	Suspended Ceilings, Acoustical Tile (ACT)	9	SF	2	8310765
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	120,729	SF	23	8310880
C1090	Gymnasium	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	50	LF	18	8310848
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	100	LF	2	8310856
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	10	LF	2	8310844
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	241,500	SF	8	8310781
C2030	Throughout Building	Poor	Flooring, Concrete, Repair	500	SF	2	8310766
C2030	Gymnasium	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	12,100	SF	8	8310921
C2030	Cafeteria Stage	Fair	Flooring, Wood, Strip	6,000	SF	8	8310891
C2030	Restrooms	Poor	Flooring, Ceramic Tile, Repair	6,500	SF	0	8310855
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	90,500	SF	13	8310847
C2030	Gymnasium	Good	Flooring, Wood, Strip	12,100	SF	28	8310890
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	9,600	SF	10	8310871
Plumbing							
D2010	Gymnasium Mech Room	Good	Backflow Preventer, Domestic Water	1		28	8310800
D2010	Gymnasium Riser Floor	Good	Backflow Preventer, Domestic Water	1		28	8310792
D2010	Level 3 Restrooms	Fair	Toilet, Commercial Water Closet	10		8	8310786
D2010	Library Closet	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1		8	8310900
D2010	Gymnasium	Good	Toilet, Commercial Water Closet	12		28	8310761
D2010	Teacher Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		8	8310763
D2010	Level 1 Restrooms	Fair	Urinal, Standard	6		8	8310828
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1		8	8310798
D2010	Annex Restrooms	Good	Toilet, Commercial Water Closet	11		28	8310861
D2010	Gymnasium	Fair	Sink/Lavatory, Service Sink, Floor	1		13	8310879
D2010	Level 3 Restrooms	Fair	Urinal, Standard	5		8	8310919

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Janitorial Room	Fair	Sink/Lavatory, Service Sink, Laundry	2	8	8310757
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	120,729 SF	18	8310903
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	8	8310768
D2010	Level 2 Restrooms	Fair	Urinal, Standard	5	8	8310815
D2010	Janitorial Room	Fair	Sink/Lavatory, Service Sink, Floor	1	13	8310762
D2010	Men's Annex Restrooms	Good	Urinal, Standard	1	28	8310858
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	16	13	8310829
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	8	8310894
D2010	Level 2 Restrooms	Fair	Toilet, Commercial Water Closet	10	8	8310824
D2010	Gymnasium Mech Room	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	13	8310918
D2010	Gymnasium Riser Floor	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	13	8310797
D2010	Level 1 Restrooms	Fair	Toilet, Commercial Water Closet	21	8	8310854
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	8310913
D2060	Boiler Room	Good	Air Compressor, Tank-Style	1	13	8310926
HVAC						
D3010	Site	Fair	Meter, w/ Digital Pulser, Natural Gas	1	8	8310883
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	28	8310837
D3020	Men's Annex Restrooms	Good	Unit Heater, Electric	1	18	8310907
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	28	8310881
D3020	Women's Annex Restrooms	Good	Unit Heater, Electric	1	18	8310863
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	38	8310923
D3020	Gymnasium Mech Room	Good	Unit Heater, Electric	1	18	8310810
D3020	Boiler Room	Good	Unit Heater, Electric	1	19	8310833
D3030	Throughout	Good	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	36	18	8310882
D3030	Chiller Room	Good	Chiller, Water-Cooled, 201 to 250 TON	1	23	8310862

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON	1	3	8310914
D3030	Front Office	Fair	Packaged Terminal Air Conditioner, PTAC	1	2	8310920
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310803
D3050	Library	Good	HVAC System, Ductwork, Medium Density	120,729 SF	28	8310908
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310867
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8310843
D3050	Library Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	28	8310788
D3050	Level 3 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310767
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310893
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	8310760
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310839
D3050	Level 1 Girls Restroom	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310805
D3050	Level 1 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310910
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	22	8310853
D3050	Level 1 Boys Restroom	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310807
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310822
D3050	Level 2 Boys Restroom	Good	Fan Coil Unit, Hydronic Terminal	3	18	8310905
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	22	8310758
D3050	Boiler Room	Good	Supplemental Components, Air Separator, HVAC	1	13	8310802
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	8310915
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310770
D3050	Level 2 Girls Restroom	Good	Fan Coil Unit, Hydronic Terminal	3	18	8310831
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310842
D3050	Level 3 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310897
D3050	Level 1 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310825

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	8310776
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	120,729 SF	18	8323743
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310775
D3050	Level 2 Hallways	Good	Fan Coil Unit, Hydronic Terminal	1	18	8310925
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	8310783
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	23	8310899
D3060	Gymnasium Electric Room	Good	Axial Flow Fan, In-Line, 1 HP Motor	1	18	8310857
Fire Protection						
D4010	Gymnasium	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	10,000 SF	23	8310896
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	2	8310927
D4010	Gymnasium Riser Floor	Good	Backflow Preventer, Fire Suppression	1	28	8310790
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	20	10	8310835
Electrical						
D5010	Generator Room	Good	Generator, Diesel	1	23	8310906
D5010	Gymnasium Electric Room	Good	Automatic Transfer Switch, ATS, 200 AMP	1	23	8310877
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	8	8310796
D5020	Library Closet	Fair	Distribution Panel, 120/208 V	1	8	8310840
D5020	Chiller Room	Fair	Switchboard, 120/208 V	1	4	8310787
D5020	Electrical Room	Fair	Switchgear, 120/208 V	1	5	8310826
D5020	Building Exterior	Good	Switchgear, 120/208 V	1	38	8310876
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	120,729 SF	18	8310812
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8310827
D5030		Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	120,729 SF	18	8323825
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8310804
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8310916

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8310764
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8310904
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	25	4	8310889
D5040	Throughout Building	Good	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	50	8	8310892
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	20	13	8310874
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	10	13	8310866
D5040		Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	120,729 SF	18	8323863
D5040	Throughout Building	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	700	18	8310784
D5040	Cafeteria	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	2	10	8310791
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	30	8	8310860
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, Incandescent, Basic	10	13	8310911
Fire Alarm & Electronic Systems						
D6060	Front Office	Fair	Clock System, Time Control Clock	1	2	8310832
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	120,729 SF	13	8310917
D7050	Throughout	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	120,729 SF	18	8337033
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	120,729 SF	13	8310813
D7050	Generator Room	Good	Fire Alarm Devices, Horn & Strobe	1	13	8310785
D7050	Generator Room	Good	Fire Alarm Devices, Manual Pull Station	1	8	8310769
D7050	Front Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	8310771
D8010	Chiller Room	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	120,729 SF	13	8310859
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8310885
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	13	8310778
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8310850
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	2	28	8310873

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	8310801
E1030	Kitchen	Good	Foodservice Equipment, Dishwasher Commercial	1	8	8310869
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	13	8310779
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	8310886
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	8310868
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	28	8310878
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	8310772
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	28	8310821
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	13	8310849
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	8310814
E1030	Teacher Lounge	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	8310887
E1030	Gymnasium	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	28	8310901
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	15	8310838
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	10	8310777
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	15	8310870
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	8310773
E1040	Front Office	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	8310793
E1040	Kitchen	Good	Laboratory Equipment, Sink, 1-Bowl	1	28	8310809
E1040	Gymnasium	Good	Laboratory Equipment, Sink, 1-Bowl	7	28	8310884
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	8	18	8310808
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, any pavement type, Space or Stall Lines, Paint	1,000	2	8310806
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	1,000 SF	2	8310818
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	500 SF	2	8310795
Athletic, Recreational & Playfield Areas						

Component Condition Report | Cummings Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Good	Playfield Surfaces, Rubber, Poured-in-Place	2,000 SF	18	8310816
G2050	Site Playground Areas	Good	Playfield Surfaces, Rubber, Interlocking Tiles	2,000 SF	13	8310841
G2050	Site Playground Areas	Good	Playfield Surfaces, Artificial Play Turf	2,000 SF	13	8310823
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	8310865
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	99,999 LF	18	8310799
G2060	Building Exterior	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	2	8310811
G2060	Building Exterior	Good	Fences & Gates, Fence, Metal Tube 6'	99,999 LF	33	8310912
G4050	Building Exterior	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	18	8310909

Appendix F:
Replacement Reserves

Replacement Reserves Report

Cummings Elementary School

10/7/2024

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
Cummings Elementary School	$37,320	$7,818	$2,034,146	$51,795	$166,350	$347,782	$0	$15,496	$1,244,703	$0	$48,381	$0	$26,234	$2,280,504	$4,235	$5,297	$0	$4,628	$11,788,269	$29,459	$60,144	**$18,152,561**
Grand Total	**$37,320**	**$7,818**	**$2,034,146**	**$51,795**	**$166,350**	**$347,782**	**$0**	**$15,496**	**$1,244,703**	**$0**	**$48,381**	**$0**	**$26,234**	**$2,280,504**	**$4,235**	**$5,297**	**$0**	**$4,628**	**$11,788,269**	**$29,459**	**$60,144**	**$18,152,561**

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
B1010	Building Exterior	8310922	Exterior Ramp, Stainless Steel, up to 16', Replace	20	7	13	1	EA	$5,000.00	$5,000														$5,000								**$5,000**
B1080	Cummings Elementary School	8310898	Stairs, Concrete/Masonry, Exterior, Repair	0	22	0	500	SF	$30.00	$15,000	$15,000																					**$15,000**
B1080	Throughout Building	8310819	Stairs, Concrete/Masonry, Interior, Repair	0	22	* 0	2000	SF	$30.00	$60,000					$60,000																	**$60,000**
B2010	Building Exterior	8310820	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	2	8	35300	SF	$3.00	$105,900									$105,900										$105,900			**$211,800**
B2020	Building Exterior	8310875	Glazing, any type by SF, Replace	30	22	8	4400	SF	$55.00	$242,000									$242,000													**$242,000**
B2020	Cafeteria	8310789	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	2	18	1	EA	$1,200.00	$1,200																			$1,200			**$1,200**
B2020	Gymnasium	8310846	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	2	18	1	EA	$1,200.00	$1,200																			$1,200			**$1,200**
B2050	Building Exterior	8310782	Exterior Door, Wood, Solid-Core, Replace	25	22	3	1	EA	$700.00	$700				$700																		**$700**
B2050	Building Exterior	8310872	Exterior Door, Steel, any type, Refinish	10	6	4	28	EA	$100.00	$2,800					$2,800										$2,800							**$5,600**
B2050	Building Exterior	8310794	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	6	EA	$1,300.00	$7,800									$7,800													**$7,800**
B3010	Roof	8310864	Roofing, Built-Up, Replace	25	23	2	120729	SF	$14.00	$1,690,206			$1,690,206																			**$1,690,206**
B3020	Building Exterior	8310902	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	22	18	40	LF	$90.00	$3,600																			$3,600			**$3,600**
B3020	Building Exterior	8310845	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	30	LF	$9.00	$270			$270																			**$270**
C1010	Throughout Building	8310830	Interior Wall, Brick, Clean	0	22	0	12000	SF	$1.86	$22,320	$22,320																					**$22,320**
C1030	Throughout Building	8310774	Interior Door, Wood, Solid-Core, Replace	40	22	18	36	EA	$700.00	$25,200																			$25,200			**$25,200**
C1030	Throughout Building	8310852	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	22	18	35	EA	$2,100.00	$73,500																			$73,500			**$73,500**
C1070	Library	8310765	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	9	SF	$3.50	$32			$32																			**$32**
C1090	Kitchen	8310844	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	10	LF	$500.00	$5,000			$5,000																			**$5,000**
C1090	Hallways & Common Areas	8310856	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	100	LF	$500.00	$50,000			$50,000																			**$50,000**
C1090	Gymnasium	8310848	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	2	18	50	LF	$500.00	$25,000																			$25,000			**$25,000**
C2010	Throughout Building	8310781	Wall Finishes, any surface, Prep & Paint	10	2	8	241500	SF	$1.50	$362,250									$362,250										$362,250			**$724,500**
C2030	Throughout Building	8310766	Flooring, Concrete, Repair	0	-2	2	500	SF	$30.00	$15,000			$15,000																			**$15,000**
C2030	Gymnasium	8310921	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	12100	SF	$1.50	$18,150									$18,150										$18,150			**$36,300**
C2030	Restrooms	8310855	Flooring, Ceramic Tile, Repair	0	0	* 0	6500	SF	$18.00	$117,000			$117,000																			**$117,000**
C2030	Cafeteria Stage	8310891	Flooring, Wood, Strip, Replace	30	22	8	6000	SF	$15.00	$90,000									$90,000													**$90,000**
C2030	Throughout Building	8310847	Flooring, Vinyl Tile (VCT), Replace	15	2	13	90500	SF	$5.00	$452,500														$452,500								**$452,500**
C2050	Throughout Building	8310871	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	9600	SF	$2.00	$19,200										$19,200										$19,200		**$38,400**
D2010	Gymnasium Mech Room	8310918	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	2	13	1	EA	$900.00	$900														$900								**$900**
D2010	Gymnasium Riser Floor	8310797	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	2	13	1	EA	$900.00	$900														$900								**$900**
D2010	Boiler Room	8310894	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
D2010	Boiler Room	8310798	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$1,100.00	$1,100									$1,100													**$1,100**
D2010	Throughout Building	8310903	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	120729	SF	$11.00	$1,328,019																			$1,328,019			**$1,328,019**
D2010	Throughout Building	8310768	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	10	EA	$1,100.00	$11,000									$11,000													**$11,000**
D2010	Teacher Lounge	8310763	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	$1,200.00	$1,200									$1,200													**$1,200**
D2010	Level 1 Restrooms	8310854	Toilet, Commercial Water Closet, Replace	30	22	8	21	EA	$1,300.00	$27,300									$27,300													**$27,300**
D2010	Level 1 Restrooms	8310828	Urinal, Standard, Replace	30	22	8	6	EA	$1,100.00	$6,600									$6,600													**$6,600**
D2010	Level 2 Restrooms	8310824	Toilet, Commercial Water Closet, Replace	30	22	8	10	EA	$1,300.00	$13,000									$13,000													**$13,000**
D2010	Level 2 Restrooms	8310815	Urinal, Standard, Replace	30	22	8	5	EA	$1,100.00	$5,500									$5,500													**$5,500**
D2010	Level 3 Restrooms	8310919	Urinal, Standard, Replace	30	22	8	5	EA	$1,100.00	$5,500									$5,500													**$5,500**
D2010	Level 3 Restrooms	8310786	Toilet, Commercial Water Closet, Replace	30	22	8	10	EA	$1,300.00	$13,000									$13,000													**$13,000**
D2010	Library Closet	8310900	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	1	EA	$1,100.00	$1,100									$1,100													**$1,100**
D2010	Janitorial Room	8310757	Sink/Lavatory, Service Sink, Laundry, Replace	30	22	8	2	EA	$900.00	$1,800									$1,800													**$1,800**
D2010	Throughout Building	8310829	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	16	EA	$1,500.00	$24,000														$24,000								**$24,000**
D2010	Janitorial Room	8310762	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	$800.00	$800														$800								**$800**
D2010	Gymnasium	8310879	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	$800.00	$800														$800								**$800**
D2060	Boiler Room	8310913	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$7,270.00	$7,270			$7,270																			**$7,270**
D2060	Boiler Room	8310926	Air Compressor, Tank-Style, Replace	20	7	13	1	EA	$7,270.00	$7,270														$7,270								**$7,270**
D3010	Site	8310883	Meter, w/ Digital Pulser, Natural Gas, Replace	30	22	8	1	EA	$1,300.00	$1,300									$1,300													**$1,300**
D3020	Men's Annex Restrooms	8310907	Unit Heater, Electric, Replace	20	2	18	1	EA	$1,800.00	$1,800																			$1,800			**$1,800**
D3020	Women's Annex Restrooms	8310863	Unit Heater, Electric, Replace	20	2	18	1	EA	$1,800.00	$1,800																			$1,800			**$1,800**
D3020	Gymnasium Mech Room	8310810	Unit Heater, Electric, Replace	20	2	18	1	EA	$1,800.00	$1,800																			$1,800			**$1,800**
D3020	Boiler Room	8310833	Unit Heater, Electric, Replace	20	1	19	1	EA	$1,800.00	$1,800																				$1,800		**$1,800**

Replacement Reserves Report

Cummings Elementary School

10/7/2024

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
D3030	Roof	8310914	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, Replace	25	22	3	1	EA	$46,700.00	$46,700				$46,700																		**$46,700**
D3030	Front Office	8310920	Packaged Terminal Air Conditioner, PTAC, Replace	15	13	2	1	EA	$2,800.00	$2,800			$2,800															$2,800				**$5,600**
D3030	Throughout	8310882	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	2	18	36	EA	$9,000.00	$324,000																			$324,000			**$324,000**
D3050	Boiler Room	8310802	Supplemental Components, Air Separator, HVAC, Replace	15	2	13	1	EA	$3,900.00	$3,900														$3,900								**$3,900**
D3050	Chiller Room	8310760	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Boiler Room	8310915	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Boiler Room	8310776	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Throughout	8323743	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	22	18	120729	SF	$8.00	$965,832																			$965,832			**$965,832**
D3050	Level 2 Boys Restroom	8310905	Fan Coil Unit, Hydronic Terminal, Replace	20	2	* 18	3	EA	$2,530.00	$7,590		$7,590																				**$7,590**
D3050	Level 1 Boys Restroom	8310807	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310803	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310867	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 3 Hallways	8310767	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310893	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310839	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 1 Girls Restroom	8310805	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 1 Hallways	8310910	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310822	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310770	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310842	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 3 Hallways	8310897	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 1 Hallways	8310825	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310775	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Hallways	8310925	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	1	EA	$2,530.00	$2,530																			$2,530			**$2,530**
D3050	Level 2 Girls Restroom	8310831	Fan Coil Unit, Hydronic Terminal, Replace	20	2	18	3	EA	$2,530.00	$7,590																			$7,590			**$7,590**
D3060	Gymnasium Electric Room	8310857	Axial Flow Fan, In-Line, 1 HP Motor, Replace	20	2	18	1	EA	$2,800.00	$2,800																			$2,800			**$2,800**
D3060	Roof	8310783	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	$2,400.00	$2,400													$2,400									**$2,400**
D4010	Kitchen	8310927	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	18	2	10	LF	$400.00	$4,000			$4,000																			**$4,000**
D4030	Throughout Building	8310835	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	20	EA	$150.00	$3,000											$3,000									$3,000		**$6,000**
D5020	Chiller Room	8310787	Switchboard, 120/208 V, Replace	40	36	4	1	EA	$50,000.00	$50,000					$50,000																	**$50,000**
D5020	Electrical Room	8310826	Switchgear, 120/208 V, Replace	40	35	5	1	EA	$300,000.00	$300,000						$300,000																**$300,000**
D5020	Boiler Room	8310796	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	$6,000.00	$6,000									$6,000													**$6,000**
D5020	Library Closet	8310840	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	$6,000.00	$6,000									$6,000													**$6,000**
D5030	Cummings Elementary School	8323825	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	120729	SF	$2.50	$301,823																			$301,823			**$301,823**
D5030	Throughout Building	8310812	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	120729	SF	$2.50	$301,823																			$301,823			**$301,823**
D5030	Boiler Room	8310827	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$6,200.00	$6,200																			$6,200			**$6,200**
D5030	Boiler Room	8310804	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																			$8,800			**$8,800**
D5030	Boiler Room	8310916	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$8,800.00	$8,800																			$8,800			**$8,800**
D5030	Boiler Room	8310764	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	8310904	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	Building Exterior	8310889	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	25	EA	$800.00	$20,000					$20,000																	**$20,000**
D5040	Throughout Building	8310892	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	2	8	50	EA	$220.00	$11,000									$11,000										$11,000			**$22,000**
D5040	Throughout Building	8310860	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	2	8	30	EA	$220.00	$6,600									$6,600										$6,600			**$13,200**
D5040	Cafeteria	8310791	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	0	10	2	EA	$300.00	$600											$600										$600	**$1,200**
D5040	Building Exterior	8310911	Standard Fixture w/ Lamp, Incandescent, Basic, Replace	20	7	13	10	EA	$200.00	$2,000														$2,000								**$2,000**
D5040	Building Exterior	8310874	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	20	EA	$800.00	$16,000														$16,000								**$16,000**
D5040	Building Exterior	8310866	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	10	EA	$400.00	$4,000														$4,000								**$4,000**
D5040	Throughout Building	8310784	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	700	EA	$220.00	$154,000																			$154,000			**$154,000**
D5040	Cummings Elementary School	8323863	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	120729	SF	$4.50	$543,281																			$543,281			**$543,281**
D6060	Front Office	8310832	Clock System, Time Control Clock, Replace	20	18	2	1	EA	$350.00	$350			$350																			**$350**
D7030	Throughout Building	8310917	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	120729	SF	$2.00	$241,458														$241,458								**$241,458**
D7050	Front Office	8310771	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D7050	Generator Room	8310769	Fire Alarm Devices, Manual Pull Station, Replace	10	2	8	1	EA	$200.00	$200									$200										$200			**$400**
D7050	Generator Room	8310785	Fire Alarm Devices, Horn & Strobe, Replace	15	2	13	1	EA	$275.00	$275														$275								**$275**
D7050	Throughout Building	8310813	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	120729	SF	$3.00	$362,187														$362,187								**$362,187**
D7050	Throughout	8337033	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	2	18	120729	SF	$3.00	$362,187																			$362,187			**$362,187**

Replacement Reserves Report

Cummings Elementary School

10/7/2024

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
D8010	Chiller Room	8310859	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	2	13	120729	SF	$2.50	$301,823														$301,823								**$301,823**
E1030	Roof	8310850	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Roof	8310885	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Kitchen	8310801	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Kitchen	8310869	Foodservice Equipment, Dishwasher Commercial, Replace	10	2	8	1	EA	$21,500.00	$21,500									$21,500										$21,500			**$43,000**
E1030	Kitchen	8310814	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	$8,280.00	$8,280									$8,280										$8,280			**$16,560**
E1030	Teacher Lounge	8310887	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	8310777	Foodservice Equipment, Steamer, Freestanding, Replace	10	0	10	1	EA	$10,500.00	$10,500											$10,500										$10,500	**$21,000**
E1030	Kitchen	8310849	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	2	13	1	EA	$4,500.00	$4,500														$4,500								**$4,500**
E1030	Kitchen	8310778	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	2	13	1	EA	$3,600.00	$3,600														$3,600								**$3,600**
E1030	Kitchen	8310779	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	2	13	1	EA	$3,600.00	$3,600														$3,600								**$3,600**
E1030	Kitchen	8310868	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Kitchen	8310772	Foodservice Equipment, Icemaker, Freestanding, Replace	15	2	13	1	EA	$6,700.00	$6,700														$6,700								**$6,700**
E1030	Kitchen	8310773	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	$2,700.00	$2,700														$2,700								**$2,700**
E1030	Kitchen	8310838	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	0	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
E1030	Kitchen	8310870	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	0	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
E1030	Kitchen	8310886	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
E1040	Front Office	8310793	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	$1,500.00	$1,500									$1,500										$1,500			**$3,000**
E2010	Gymnasium	8310808	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	2	18	8	EA	$450.00	$3,600																			$3,600			**$3,600**
G2020	Site	8310795	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-2	2	500	SF	$5.50	$2,750			$2,750																			**$2,750**
G2020	Site	8310806	Parking Lots, any pavement type, Space or Stall Lines, Paint	10	8	2	1000	EA	$16.00	$16,000			$16,000										$16,000									**$32,000**
G2020	Site	8310818	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	1000	SF	$3.50	$3,500			$3,500																			**$3,500**
G2050	Site Playground Areas	8310841	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	2	13	2000	SF	$25.00	$50,000														$50,000								**$50,000**
G2050	Site Playground Areas	8310823	Playfield Surfaces, Artificial Play Turf, Replace	15	2	13	2000	SF	$20.00	$40,000														$40,000								**$40,000**
G2050	Site Playground Areas	8310816	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	2	18	2000	SF	$26.00	$52,000																			$52,000			**$52,000**
G2060	Site	8310799	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	99999	LF	$18.00	$1,799,982																			$1,799,982			**$1,799,982**
G2060	Building Exterior	8310865	Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA	$1,500.00	$1,500			$1,500																			**$1,500**
G2060	Building Exterior	8310811	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	18	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
G4050	Building Exterior	8310909	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	2	18	1	EA	$4,000.00	$4,000																			$4,000			**$4,000**
Totals, Unescalated											**$37,320**	**$7,590**	**$1,917,378**	**$47,400**	**$147,800**	**$300,000**	**$0**	**$12,600**	**$982,580**	**$0**	**$36,000**	**$0**	**$18,400**	**$1,552,913**	**$2,800**	**$3,400**	**$0**	**$2,800**	**$6,924,366**	**$16,800**	**$33,300**	**$12,043,446**
Totals, Escalated (3.0% inflation, compounded annually)											**$37,320**	**$7,818**	**$2,034,146**	**$51,795**	**$166,350**	**$347,782**	**$0**	**$15,496**	**$1,244,703**	**$0**	**$48,381**	**$0**	**$26,234**	**$2,280,504**	**$4,235**	**$5,297**	**$0**	**$4,628**	**$11,788,269**	**$29,459**	**$60,144**	**$18,152,561**

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	8310918	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	40 GAL	Cummings Elementary School	Gymnasium Mech Room	Bradford White	LE34S3-3NLWW	YJ50253888	2022		
2	8310797	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	30 GAL	Cummings Elementary School	Gymnasium Riser Floor	Bradford White	LE330S3-3NLWW	YG50010200	2022		
3	8310800	D2010	**Backflow Preventer**	Domestic Water	2 IN	Cummings Elementary School	Gymnasium Mech Room	Watts	919QT	40606	2022		
4	8310792	D2010	**Backflow Preventer**	Domestic Water	2 IN	Cummings Elementary School	Gymnasium Riser Floor	Watts	919	42283	2022		
5	8310798	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Cummings Elementary School	Boiler Room	Watts	909	W603845	2002		
6	8310894	D2010	**Backflow Preventer**	Domestic Water	1 IN	Cummings Elementary School	Boiler Room	Watts	909	611811	2002		
7	8310913	D2060	**Air Compressor**	Tank-Style	1.5 HP	Cummings Elementary School	Boiler Room	Marathon	Illegible	Illegible	1982		
8	8310926	D2060	**Air Compressor**	Tank-Style	2 HP	Cummings Elementary School	Boiler Room	PUMA	PK-5020VP	A1020262	2017		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8310837	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1750 MBH	Cummings Elementary School	Boiler Room	Lochinvar	FBN1751	2220129517437	2022		
2	8310881	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1750 MBH	Cummings Elementary School	Boiler Room	Lochinvar	FBN1751	2220129517438	2022		
3	8310907	D3020	**Unit Heater**	Electric	5 kW	Cummings Elementary School	Men's Annex Restrooms	Inaccessible	Inaccessible	Inaccessible	2022		
4	8310863	D3020	**Unit Heater**	Electric	5 kW	Cummings Elementary School	Women's Annex Restrooms	Inaccessible	Inaccessible	Inaccessible	2022		

5	8310810	D3020	**Unit Heater**	Electric	5 kW	Cummings Elementary School	Gymnasium Mech Room	Inaccessible	Inaccessible	Inaccessible	2022	
6	8310833	D3020	**Unit Heater**	Electric	5 kW	Cummings Elementary School	Boiler Room	Indeeco	240-U105OJ-DT	No dataplate	2023	
7	8310923	D3020	**Boiler Supplemental Components**	Expansion Tank	80 GAL	Cummings Elementary School	Boiler Room	Bell & Gossett	B300	475137	2022	
8	8310862	D3030	**Chiller**	Water-Cooled, 201 to 250 TON	200 TON	Cummings Elementary School	Chiller Room	Daikin	Illegible	R8449518702364	2022	
9	8310914	D3030	**Cooling Tower**	(Typical) Open Circuit , 101 to 200 TON	200 TON	Cummings Elementary School	Roof	REVMSA	Inaccessible	Inaccessible	2002	
10	8310920	D3030	**Packaged Terminal Air Conditioner**	PTAC	1 TON	Cummings Elementary School	Front Office	Amana	Inaccessible	Inaccessible	2002	
11	8310882	D3030	**Unit Ventilator**	approx/nominal 3 Ton, 751 to 1250 CFM	1000 CFM	Cummings Elementary School	Throughout	Inaccessible	Inaccessible	Inaccessible	2022	36
12	8310843	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Cummings Elementary School	Boiler Room	NEMA Premium	Illegible	Illegible	2022	
13	8310760	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	1 HP	Cummings Elementary School	Chiller Room	Siemens	Inaccessible	Inaccessible	2022	
14	8310853	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Cummings Elementary School	Boiler Room	NEMA Premium	01518OT3E254T-2	1064311207	2021	
15	8310758	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cummings Elementary School	Boiler Room	NEMA Premium	00718T3E213T-S	1064795735	2021	
16	8310915	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	1 HP	Cummings Elementary School	Boiler Room	US MOTORS	P63ACE-1164	No dataplate	2022	
17	8310776	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	1 HP	Cummings Elementary School	Boiler Room	US MOTORS	P63ACE-1164	No dataplate	2022	
18	8310788	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	9000 CFM	Cummings Elementary School	Library Closet	Daikin	CAH009GVCM	FB0U220601472	2022	
19	8310803	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500700	SLPU220160432	2022	

20	8310867	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500200	SLPU220160422	2022	
21	8310767	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 3 Hallways	Inaccessible	Inaccessible	Inaccessible	2022	
22	8310893	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500200	SLPU220160428	2022	
23	8310839	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500200	SLPU220160417	2022	
24	8310805	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 1 Girls Restroom	Inaccessible	Inaccessible	Inaccessible	2022	
25	8310910	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 1 Hallways	Inaccessible	Inaccessible	Inaccessible	2022	
26	8310807	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 1 Boys Restroom	Inaccessible	Inaccessible	Inaccessible	2022	
27	8310822	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500700	SLPU220160433	2022	
28	8310905	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Boys Restroom	Daikin	Inaccessible	Inaccessible	2022	3
29	8310770	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500300	SLPU220160731	2022	
30	8310831	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Girls Restroom	Inaccessible	Inaccessible	Inaccessible	2022	3
31	8310842	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500700	SLPU220160434	2022	
32	8310897	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 3 Hallways	Inaccessible	Inaccessible	Inaccessible	2022	
33	8310825	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 1 Hallways	Inaccessible	Inaccessible	Inaccessible	2022	
34	8310775	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Inaccessible	Inaccessible	Inaccessible	2022	

35	8310925	D3050	**Fan Coil Unit**	Hydronic Terminal	1000 CFM	Cummings Elementary School	Level 2 Hallways	Daikin	E033788500200	SLPU220160426	2022		
36	8310857	D3060	**Axial Flow Fan**	In-Line, 1 HP Motor	2200 CFM	Cummings Elementary School	Gymnasium Electric Room	Inaccessible	Inaccessible	Inaccessible	2022		
37	8310899	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	Cummings Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible	2022		
38	8310783	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1500 CFM	Cummings Elementary School	Roof	Greenheck	CWB-300-30-6	12495091104	2011		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8310790	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	Cummings Elementary School	Gymnasium Riser Floor	Ames	200DC	YL-1536	2022		
2	8310927	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Cummings Elementary School	Kitchen				2002		10
3	8310835	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB	1000	Cummings Elementary School	Throughout Building				2024		20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8310906	D5010	**Generator**	Diesel	50 KW	Cummings Elementary School	Generator Room	Generac	SD0050GG1745D18HPNL3	3010851957	2022		
2	8310877	D5010	**Automatic Transfer Switch**	ATS, 200 AMP	2200 AMP	Cummings Elementary School	Gymnasium Electric Room	Generac	No dataplate	3010487319	2022		
3	8310787	D5020	**Switchboard**	120/208 V	800 AMP	Cummings Elementary School	Chiller Room	General Electric	AV-LINE	No dataplate	1982		
4	8310826	D5020	**Switchgear**	120/208 V	2000 AMP	Cummings Elementary School	Electrical Room	No dataplate	No dataplate	No dataplate	1982		
5	8310876	D5020	**Switchgear**	120/208 V	1200 AMP	Cummings Elementary School	Building Exterior	General Electric	IN1612BL3H2	No dataplate	2022		
6	8310796	D5020	**Distribution Panel**	120/208 V	400 AMP	Cummings Elementary School	Boiler Room	General Electric	NAB	No dataplate	2002		

7	8310840	D5020	**Distribution Panel**	120/208 V	400 AMP	Cummings Elementary School	Library Closet	Nelson Elec	Illegible	AF897700	2002		
8	8310827	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	7.5 HP	Cummings Elementary School	Boiler Room	ABB	Inaccessible	Inaccessible	2022		
9	8310804	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Cummings Elementary School	Boiler Room	ABB	Inaccessible	Inaccessible	2022		
10	8310916	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Cummings Elementary School	Boiler Room	ABB	Inaccessible	Inaccessible	2022		
11	8310764	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	1 HP	Cummings Elementary School	Boiler Room	ABB	Inaccessible	Inaccessible	2022		
12	8310904	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	1 HP	Cummings Elementary School	Boiler Room	ABB	Inaccessible	Inaccessible	2022		
13	8310892	D5040	**Emergency & Exit Lighting**	Emergency Light Pack, 2 Light w/ Battery		Cummings Elementary School	Throughout Building				2022		50
14	8310860	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Cummings Elementary School	Throughout Building				2022		30
15	8310791	D5040	**Emergency & Exit Lighting**	Exit Sign/Emergency Combo, LED		Cummings Elementary School	Cafeteria				2024		2
16	8310784	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement	100 W	Cummings Elementary School	Throughout Building				2022		700

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8310771	D7050	**Fire Alarm Panel**	Fully Addressable		Cummings Elementary School	Front Office	Honeywell	ECC-50/100	No dataplate	2013		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8310878	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Cummings Elementary School	Kitchen				2022		
2	8310873	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Cummings Elementary School	Kitchen				2022		2

3	8310821	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl	Cummings Elementary School	Kitchen				2022
4	8310901	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl	Cummings Elementary School	Gymnasium				2022
5	8310814	E1030	**Foodservice Equipment**	Convection Oven, Double	Cummings Elementary School	Kitchen	G.S. BLODGETT	BDO-100-G-ES	02191CIT00000000000000000003	2022
6	8310801	E1030	**Foodservice Equipment**	Convection Oven, Single	Cummings Elementary School	Kitchen	SOUTHBEND ESCAN	V-10B	20N05H0070-2	2022
7	8310778	E1030	**Foodservice Equipment**	Dairy Cooler/Wells	Cummings Elementary School	Kitchen	Beverage-Air	STF58HC-1-W	NA	2022
8	8310779	E1030	**Foodservice Equipment**	Dairy Cooler/Wells	Cummings Elementary School	Kitchen	Beverage-Air	STF58HC-1-W	NA	2022
9	8310869	E1030	**Foodservice Equipment**	Dishwasher Commercial	Cummings Elementary School	Kitchen				2022
10	8310849	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Cummings Elementary School	Kitchen				2022
11	8310838	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Cummings Elementary School	Kitchen		ETC-UA012HD	249233704	2024
12	8310870	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Cummings Elementary School	Kitchen	FWE	ETC-UA-12HD	249233602	2024
13	8310772	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Cummings Elementary School	Kitchen				2022
14	8310868	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Cummings Elementary School	Kitchen	Arctic Air	AR23E	4033356	2022
15	8310887	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Cummings Elementary School	Teacher Lounge	Electrolux	LFTR1821TF5	BA90204096	2019
16	8310773	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Cummings Elementary School	Kitchen	Arctic Air	AR23E	435079	2022
17	8310777	E1030	**Foodservice Equipment**	Steamer, Freestanding	Cummings Elementary School	Kitchen				2024

18	8310885	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	2.5 TON	Cummings Elementary School	Roof	STANDEX	MSLD025AB	1905295459	2016
19	8310850	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	1.5 TON	Cummings Elementary School	Roof	STANDEX	MHMD010AB	1906296816	2016
20	8310886	E1030	**Foodservice Equipment**	Walk-In, Freezer		Cummings Elementary School	Kitchen				2022
21	8310793	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Cummings Elementary School	Front Office				2022