

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Delano Elementary School
1716 Delano Avenue
Memphis, Tennessee 38127

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:

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

BV PROJECT #:

163745.23R000-043.354

DATE OF REPORT:

April 19, 2024

ON SITE DATE:

December 15, 2023

Bureau Veritas

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

TABLE OF CONTENTS

1. Executive Summary 1

Campus Overview and Assessment Details 1

Campus Findings and Deficiencies 2

Facility Condition Index (FCI) 3

Immediate Needs..... 5

Key Findings 6

Plan Types..... 8

2. Main School Building 9

3. Annex..... 11

4. Gymnasium 13

5. Site Summary 15

6. Property Space Use and Observed Areas 16

7. ADA Accessibility 17

8. Purpose and Scope 19

9. Opinions of Probable Costs 21

Methodology 21

Definitions 21

10. Certification..... 23

11. Appendices 24



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	3
Main Address	1716 Delano Avenue, Memphis, Tennessee 38127
Site Developed	Main School Building - 1958 Annex - 2018 Gymnasium - 2023
Site Area	12.6 acres (estimated)
Parking Spaces	66 total spaces all in open lots; 4 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 15, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Milton Dickerson, Plant Manager
Assessment and Report Prepared By	Edmund Gabay
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Delano Elementary School campus consists of three buildings, including a main school building, an Annex and a Gymnasium constructed at various times over the years. Westside Elementary is a fully functioning elementary school managed by Shelby County Board of Education.

Architectural

The main building was originally constructed in 1958 while the other two are more recent buildings. The building envelope components for all appear to be original and in good condition. The main school building has a PVC/TPO type roof that is estimated to be at least 20 years old and appears in poor condition due to the numerous areas of ponding stains and standing water observed. The Annex and Gymnasium roofs are in good and excellent condition respectively based on appearance and age. The interior finishes in the main school building such as vinyl tile flooring, acoustic tile ceiling are estimated to be at least 20 years old while painting is estimated to have been redone in 2020. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated for the mid-term. The Annex and Gymnasium are not expected to have many lifecycle replacements in the near term and only VCT and painting are expected to require lifecycle replacements close to the end of the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC system in the main school building consists of two 1500MBH boilers for heating and a 150-ton chiller. The chiller and boilers serve numerous floor and ceiling mounted fan coil units throughout the school by means of a dual temperature piping system. The HVAC is generally in good working condition with no major expenditures anticipated until the mid to later part of the reserve term.

Electrical infrastructure consists of 120/208V, 1200AMP 3 phase main switchboard and a 120/208V 800AMP switchboard in the boiler room and several circuit breaker panels throughout the main school building with metal conduit and BX wiring distribution. The 800AMP switchboard appears to be original and will require lifecycle replacement in the near term. In the Annex and Gymnasium 400AMP main distribution panels were observed. No major expenditures are anticipated for the Annex and Gymnasium in the near term. Interior lighting in all buildings generally consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps.

The plumbing system appears to be adequate to serve the facilities. The equipment and fixtures appear to have been upgraded over the years except for the trough style sinks in the common halls. The domestic water service within the school is in fair condition. One gas fired water heater in the kitchen was installed in 2010 and will require lifecycle replacement at about mid-point of the reserve term. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the near term. No major issues were observed or reported.

Fire protection consists of a fully addressable hard-wired fire alarm system, estimated to be installed in 2018, and fire extinguishers. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The main fire alarm panel in the school building is connected to the fire alarm systems in the Annex and Gymnasium. There is no sprinkler system in the main school building, however, the Annex and Gymnasium buildings each have automatic sprinkler systems.

Site

The parking lots and sidewalks appear to be over 20 years old but are currently showing signs of wear and weathering including widespread areas of alligator cracking in the asphalt paving. POC reports pavement seal coat reapplied in 2022. Pavement striping has been worn out in all areas. Recently installed playground structures appeared in good condition.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

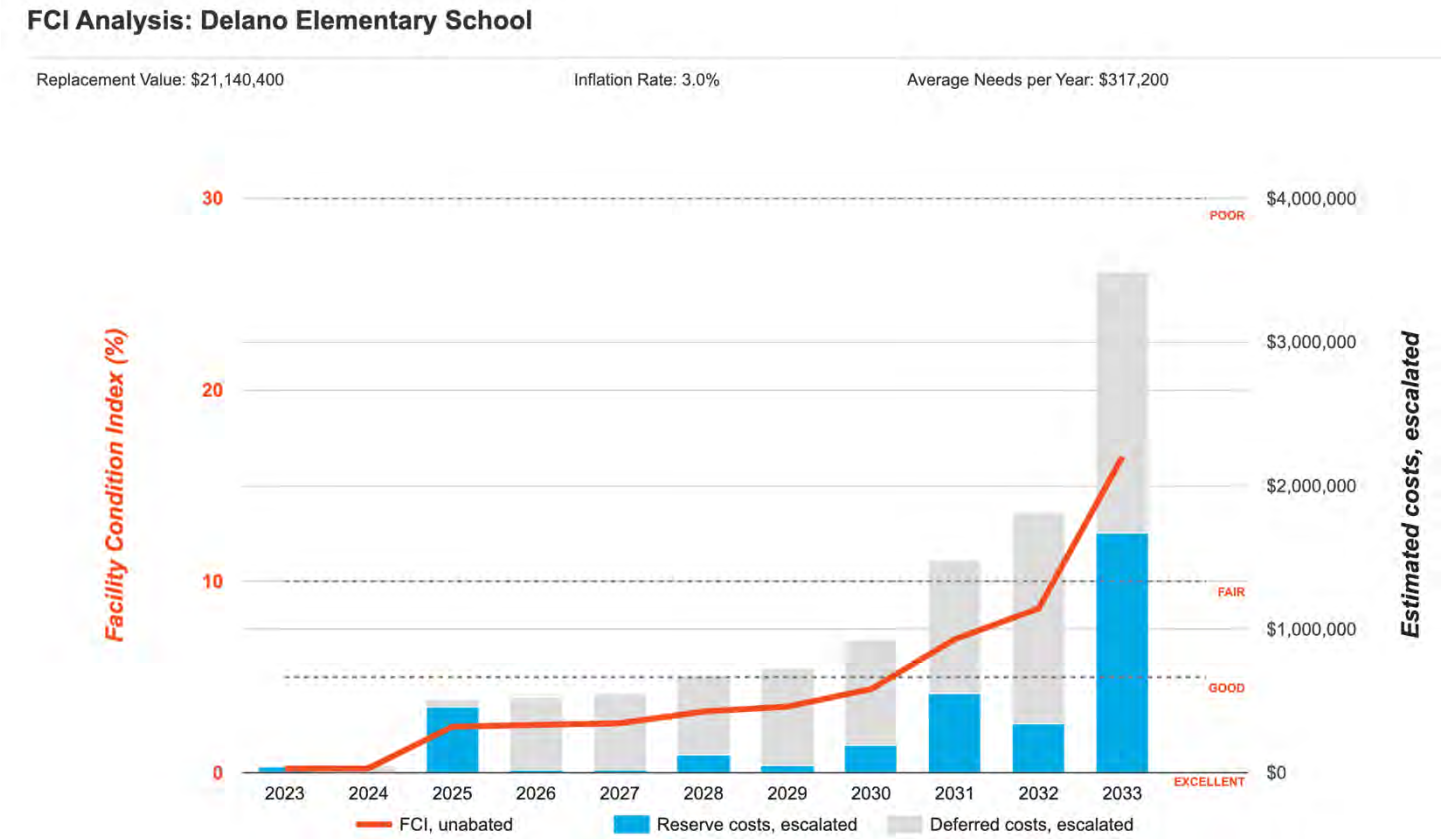
FCI Analysis | Delano Elementary School(1958)

Replacement Value	Total SF	Cost/SF	
\$ 21,140,400	52,851	\$ 400	
Est Reserve Cost			FCI
Current	\$ 45,500		0.2 %
3-Year	\$ 528,600		2.5 %
5-Year	\$ 676,300		3.2 %
10-Year	\$ 3,488,700		16.5 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$511,900	-	\$511,900
Roofing	-	\$375,800	-	-	\$378,600	\$754,400
Interiors	-	-	\$24,500	\$547,300	\$595,000	\$1,166,800
Plumbing	-	-	-	\$555,500	\$143,200	\$698,700
HVAC	-	-	-	\$488,800	\$657,600	\$1,146,400
Fire Protection	-	-	-	-	\$7,000	\$7,000
Electrical	-	-	-	\$259,800	\$319,200	\$579,000
Fire Alarm & Electronic Systems	-	-	-	\$77,000	\$628,500	\$705,500
Equipment & Furnishings	\$21,500	-	\$18,900	\$169,200	\$122,900	\$332,500
Site Development	-	\$88,600	-	\$7,600	\$223,700	\$319,800
Site Pavement	\$16,500	-	\$123,000	\$195,200	\$120,100	\$454,800
Site Utilities	-	-	-	-	\$16,800	\$16,800
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$45,500	\$464,300	\$166,400	\$2,812,300	\$3,212,500	\$6,701,000

*Totals have been rounded to the nearest \$100.

Immediate Needs

Facility/Building	Total Items	Total Cost
Delano Elementary School / Main School Building	3	\$45,500
Total	3	\$45,500

Main School Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7191515	Delano Elementary School / Main School Building	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Poor	Performance/Integrity	\$21,500
7191540	Delano Elementary School / Main School Building	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$16,500
7192097	Delano Elementary School / Main School Building	Restrooms	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (3 items)							\$45,500

Key Findings



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Main School Building Delano Elementary
School Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$354,200

\$\$\$\$

Numerous areas of ponding stains observed - AssetCALC ID: 7191524



Parking Lots in Poor condition.

Pavement, Asphalt
Main School Building Delano Elementary
School Site

Unimat Code: G2020
Recommendation: **Cut and Patch in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

Large areas of alligator cracking - AssetCALC ID: 7191540



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Main School Building Delano Elementary
School Site

Unimat Code: G2050
Recommendation: **Seal and Stripe in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Widespread surface degradation observed - AssetCALC ID: 7191523



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Main School Building Delano Elementary
School Site

Unimat Code: G2050
Recommendation: **Mill and Overlay in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,000

\$\$\$\$

Large cracks observed - AssetCALC ID: 7191506



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Main School Building Delano Elementary
School Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$52,000

\$\$\$\$

Longitudinal, transverse cracking - AssetCALC ID: 7191447



Foodservice Equipment in Poor condition.

Dishwasher Commercial
Main School Building Delano Elementary
School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$

Out of service - AssetCALC ID: 7191515

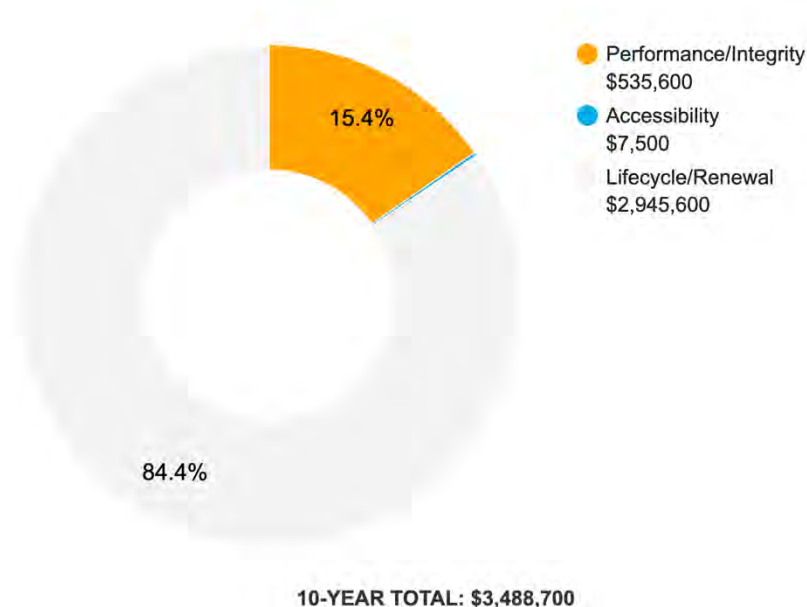
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main School Building



Main School Building: Systems Summary

Constructed/Renovated	1958	
Building/Group Size	33,319 SF	
Number of Stories	1 story above grade with partial below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with reinforced conc roof deck supported by reinforced conc. beams and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, lath and plaster, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron and PVC waste and venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main School Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers feeding fan coil and hydronic baseboard radiators terminal units Supplemental components: Suspended unit heaters, Make-up air units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Ponding stains on roof, out of service dishwasher	

3. Annex



Annex: Systems Summary

Constructed/Renovated	2018	
Building Size	9,400 SF	
Number of Stories	1 story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply EPDM membrane on parapet walls	Good
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Annex: Systems Summary

HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Gymnasium



Gymnasium: Systems Summary

Constructed/Renovated	2023	
Building Size	10,132 SF	
Number of Stories	1 story above grade with no below-grade basement levels	
System	Description	Condition
Structure	Concrete tilt-up bearing walls with cast-in-place floor and precast concrete roof deck T planks and grade beam foundation system with concrete raft foundation slab	Excellent
Façade	Wall Finish: Concrete integral to superstructure Windows: None	Excellent
Roof	Flat construction with single-ply EPDM membrane	Excellent
Interiors	Walls: Painted gypsum board, painted CMU Floors: Wood strip, sealed and stained concrete Ceilings: Painted gypsum board and ACT, Exposed	Excellent
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, and sinks in all restrooms	Excellent
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Excellent

Gymnasium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Excellent
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: No generator but automatic transfer switch present	Excellent
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Excellent
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain-link fence fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes	

6. Property Space Use and Observed Areas

Areas Observed

Most of 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.

7. 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 campus was originally constructed in 1958 with additional buildings added and renovated in phases over time in 2018 and 2023 and some accessibility improvements appear to have been implemented at those times.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1958	No	Yes
Main School Building	1958	No	Yes
Annex	2018	No	No
Gymnasium	2023	No	No

Complaints about accessibility issues have been sporadically received by property management at the main school building although no prior or pending litigation was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. 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.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Delano Elementary School, 1716 Delano Avenue, Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

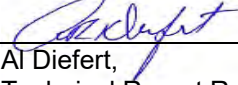
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

Prepared by: Edmund Gabay,
Project Manager

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

11. 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



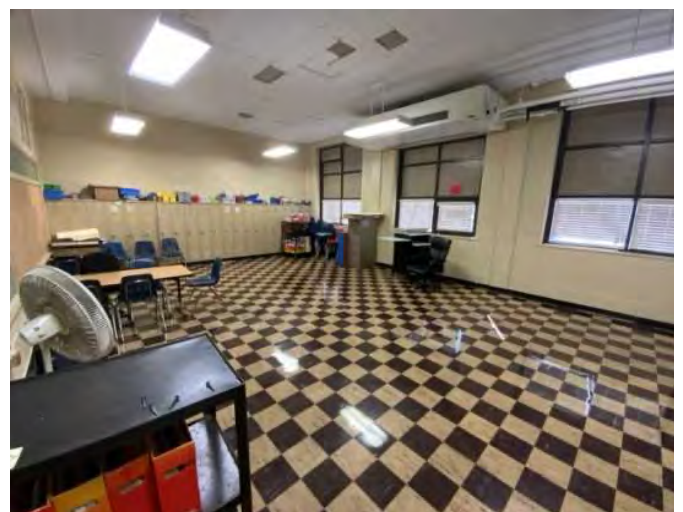
3 - REAR ELEVATION



4 - RIGHT ELEVATION

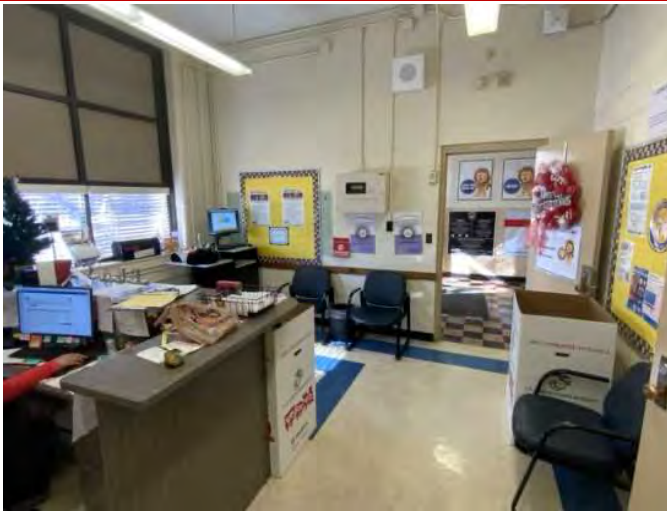


5 - PVC/TPO ROOFING



6 - TYPICAL CLASSROOM

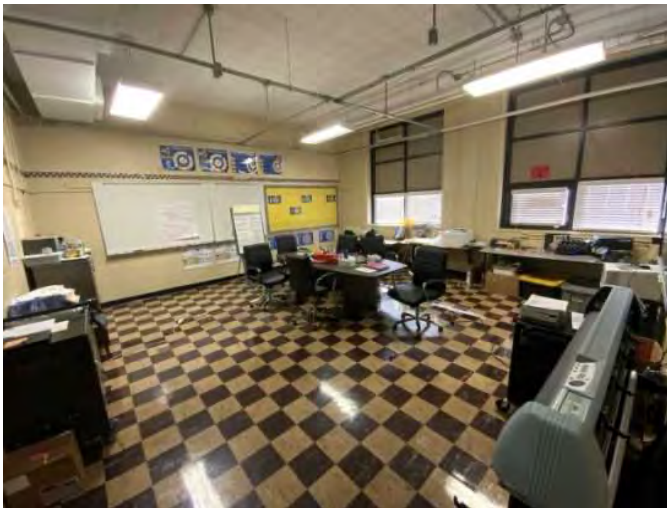
Photographic Overview



7 - OFFICE



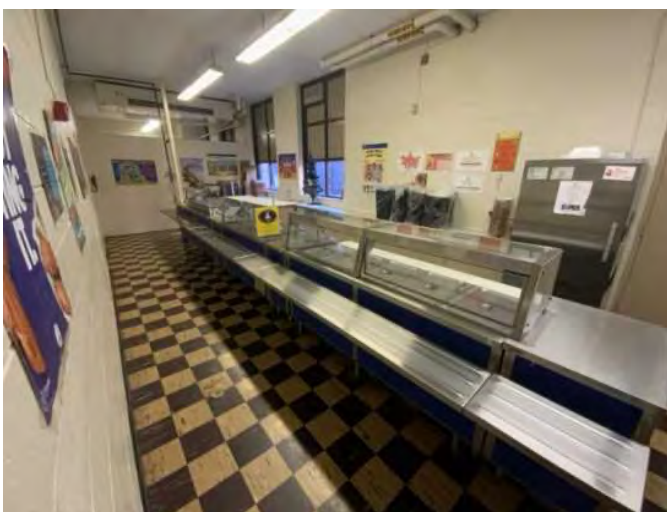
8 - ENTRANCE LOBBY



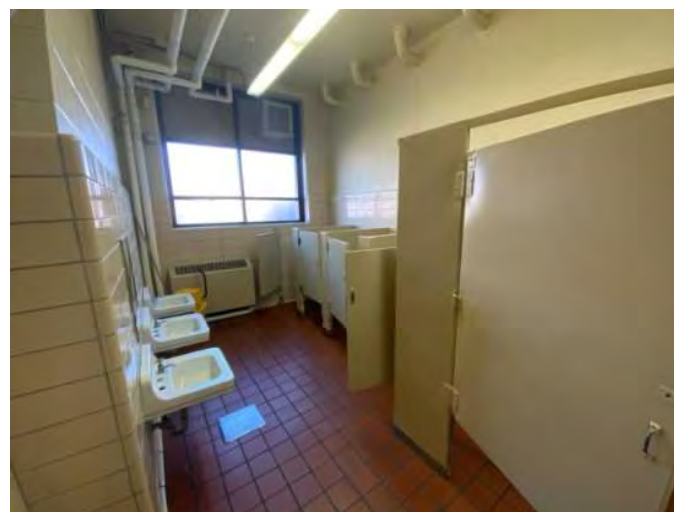
9 - TEACHER WORKROOM



10 - 2ND FLOOR COMMON HALL



11 - KITCHEN SERVING LINE



12 - TYPICAL RESTROOM

Photographic Overview



13 - KITCHEN OVERVIEW



14 - PLUMBING SYSTEM PIPING



15 - BOILERS



16 - AIR COOLED CHILLER



17 - DUAL TEMPERATURE PIPING



18 - TYPICAL HVAC PUMP

Photographic Overview



19 - TYPICAL FAN COIL UNIT



20 - HVAC SYSTEM DUCTWORK



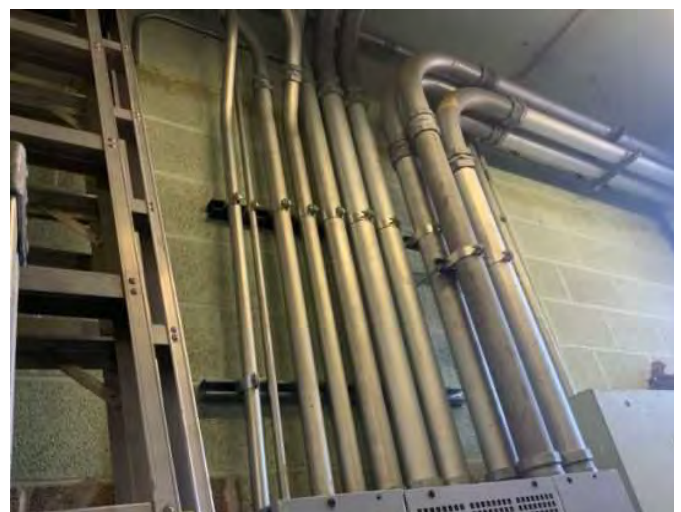
21 - MAKE-UP AIR UNIT



22 - KITCHEN EXHAUST FAN



23 - ELECTRICAL SWITCHBOARD



24 - ELECTRICAL SYSTEM WIRING

Photographic Overview



25 - FIRE ALARM SYSTEM COMPONENTS



26 - FIRE ALARM PANEL



27 - PLAY STRUCTURE



28 - PROPERTY SIGNAGE

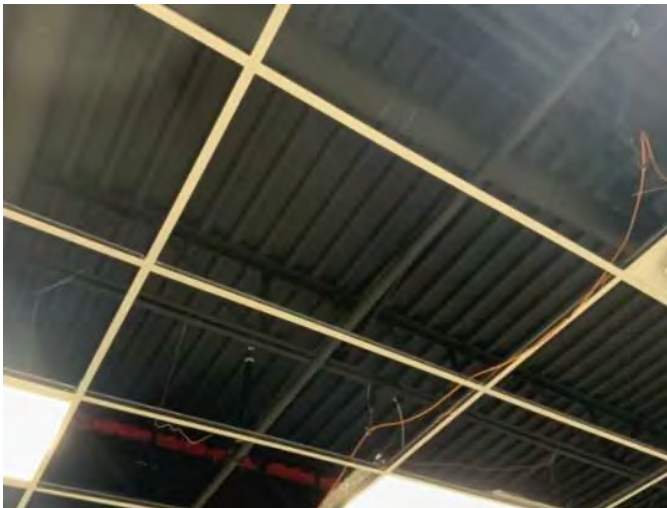
Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - ROOF STRUCTURE



4 - MODIFIED BITUMINOUS ROOFING

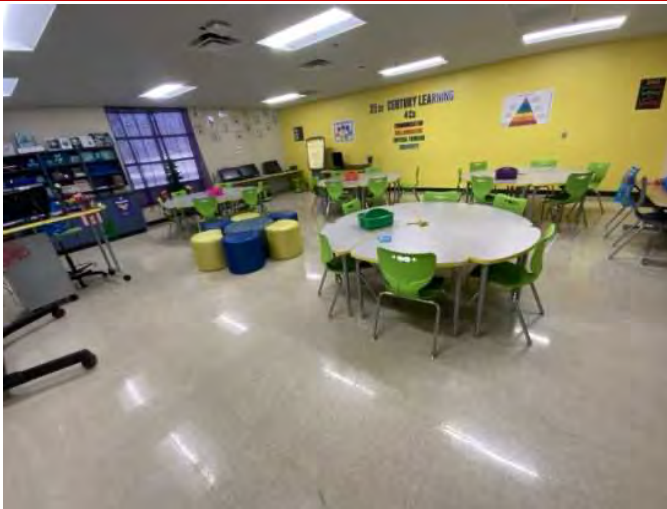


5 - EPDM ROOFING AT PARAPET



6 - MAIN HALLWAY

Photographic Overview



7 - TYPICAL CLASSROOM



8 - ELECTRICAL WATER HEATER



9 - PLUMBING SYSTEM



10 - UNIT HEATER



11 - SPLIT SYSTEM HEAT PUMP



12 - TYPICAL PACKAGED UNIT

Photographic Overview



13 - FIRE SUPPRESSION CONTROL VALVE



14 - ELECTRICAL DISTRIBUTION PANEL



15 - ELECTRICAL SYSTEM WIRING



16 - FIRE ALARM SYSTEM COMPONENTS

Photographic Overview



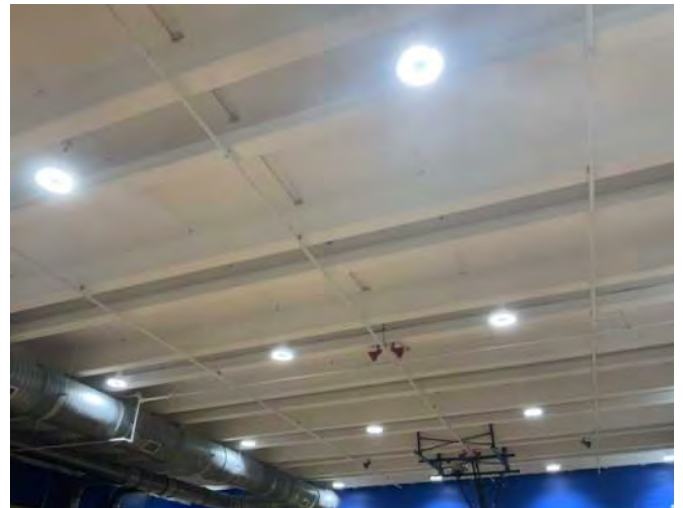
1 - FRONT ELEVATION



2 - LEFT ELEVATION



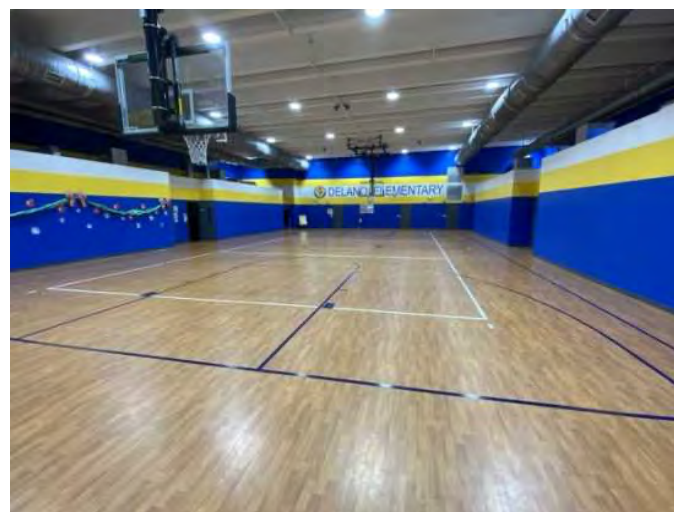
3 - RIGHT ELEVATION



4 - ROOF STRUCTURE OVERVIEW



5 - EPDM ROOFING



6 - GYMNASIUM OVERVIEW

Photographic Overview



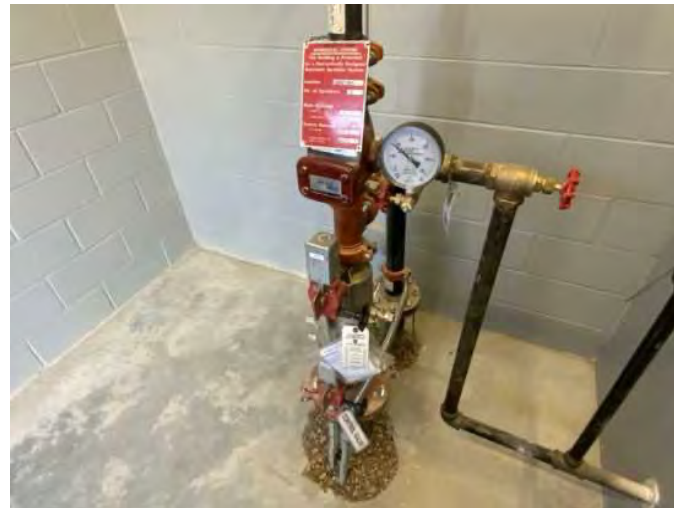
7 - ELECTRIC WATER HEATER



8 - 40 TON PACKAGED UNIT



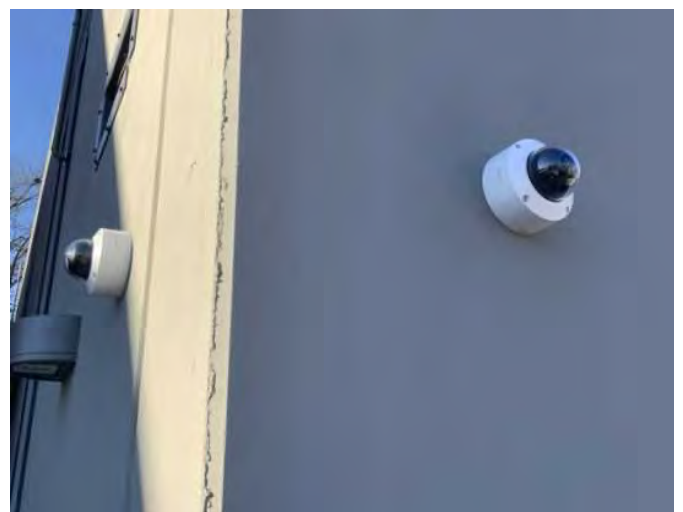
9 - HVAC SYSTEM DUCTWORK



10 - SPRINKLER CONTROL VALVE



11 - DISTRIBUTION PANELS

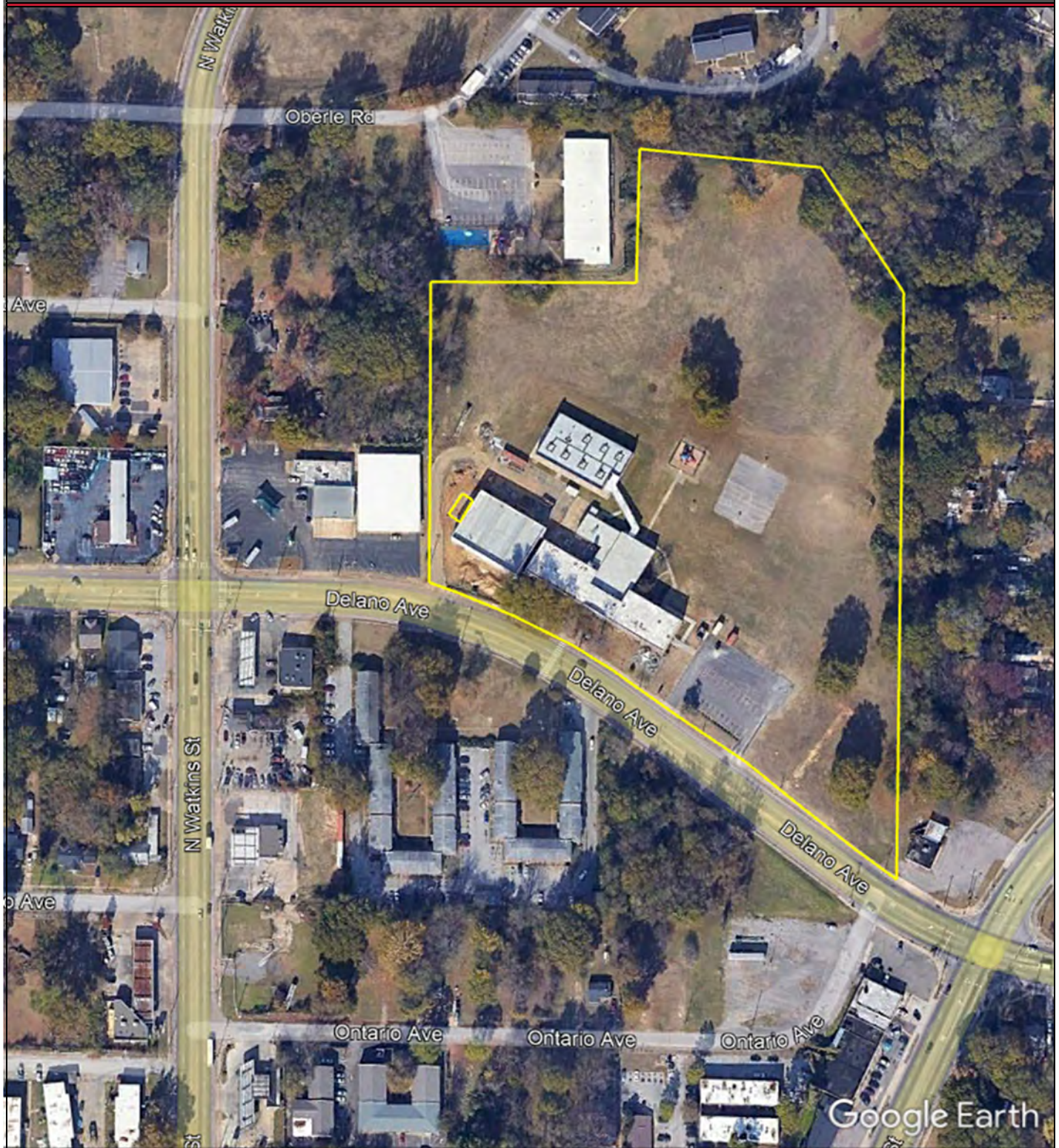




12 - SECURITY/SURVEILLANCE SYSTEM

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	163745.23R000-043.354	Delano Elementary School	
	Source	On-Site Date	
	Google	December 15, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Delano Elementary School

Name of person completing form: Milton Dickerson

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 3 years

Date Completed: December 11, 2023

Phone Number: 901.237.1900

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1958	Renovated	Annex 2018 Gym 2023
2	Building size in SF	33,319	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Windows 1990,
		Roof		
		Interiors		
		HVAC		New chiller 2010
		Electrical		
		Site Pavement		Resealed 2022
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None reported		

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				There was a complaint and it was addressed with installation of a ramp at east side entrance
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

TELEPHONE INTERVIEW

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Delano Elementary School

BV Project Number: 163745.23R000-043.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?	✗			There was a complaint and it was addressed with installation of a ramp at east side entrance

Delano Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances		4 inch barrier at side entrance. Main entrance not accessible.		
Interior Accessible Route			No lever style handles at interior doors	
Elevators	NA			
Public Restrooms			Public restroom does not meet ADA	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools				✗
Other	NA			

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

Delano Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



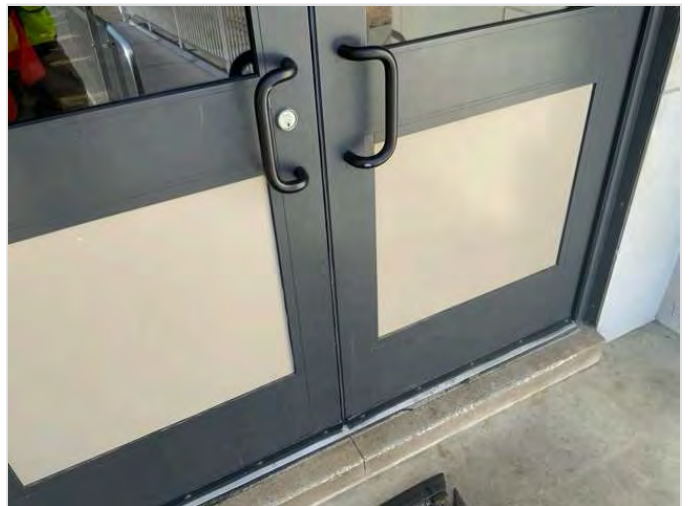
ACCESSIBLE RAMP



ACCESSIBLE PATH



MAIN ENTRANCE



DOOR HARDWARE

Delano Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E: Component Condition Report

Component Condition Report | Delano Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	3,500 SF	45	7191858
B2020	Building Exterior	Good	Glazing, any type by SF	400 SF	25	7191876
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	35	7191838
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	9,400 SF	15	7191840
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	1,800 SF	15	7191844
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	12	35	7191871
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	20	7191877
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	8	15	7191861
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,100 SF	5	7191872
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	35	7191854
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	8,900 SF	10	7191849
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	25	7191847
D2010	Restrooms	Good	Urinal, Standard	2	25	7191856
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	25	7191865
D2010	Sprinkler Room	Good	Backflow Preventer, Domestic Water	1	25	7191855
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	30	7191860
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,400 SF	35	7191857
D2010	Utility closet	Good	Water Heater, Electric, Commercial (12 kW)	1	15	7191846
HVAC						
D3020	Sprinkler Room	Good	Unit Heater, Electric	1	15	7191839

Component Condition Report | Delano Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	7191859
D3030	Electrical room	Good	Split System, Fan Coil Unit, DX	1	10	7191873
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [7]	1	15	7191875
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	15	7191842
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	15	7191862
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [3]	1	15	7191874
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,400 SF	25	7191852
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [5]	1	15	7191870
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [6]	1	15	7191864
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [4]	1	15	7191845
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	7191866
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	20	7191863
Fire Protection						
D4010	Sprinkler Room	Good	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	9,400 SF	35	7191868
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V [FA: FIRE ALARM]	1	25	7191869
D5020	Electrical room	Good	Distribution Panel, 120/208 V [LV-R]	1	25	7191837
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,400 SF	35	7191848
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,400 SF	15	7191836
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,400 SF	15	7191853
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,400 SF	15	7191851
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,400 SF	10	7191867
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,400 SF	15	7191850
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	9,400 SF	10	7191841

Component Condition Report | Delano Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	7191843

Component Condition Report | Delano Elementary School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Excellent	Exterior Walls, Concrete Tilt-Up	9,600 SF	50	7191810
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	11	40	7191829
Roofing						
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, EPDM	10,132 SF	20	7191815
Interiors						
C1030	Throughout building	Excellent	Interior Door, Wood, Solid-Core	14	40	7191801
C1070	Classrooms	Excellent	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	25	7191804
C1090	Restrooms	Excellent	Toilet Partitions, Plastic/Laminate	5	20	7191826
C2010	Throughout building	Excellent	Wall Finishes, any surface, Prep & Paint	15,200 SF	10	7191811
C2030	Storage	Excellent	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	10	7191813
C2030	Gymnasium	Excellent	Flooring, Maple Sports Floor	8,100 SF	30	7191820
Plumbing						
D2010	Throughout building	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,132 SF	40	7191817
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	5	30	7191833
D2010	Utility closet	Excellent	Sink/Lavatory, Service Sink, Floor	1	35	7191824
D2010	Lobby	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	4	15	7191827
D2010	Utility closet	Excellent	Backflow Preventer, Domestic Water	1	30	7191800
D2010	Utility closet	Excellent	Water Heater, Electric, Commercial (12 kW)	1	20	7191821
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	6	30	7191831

Component Condition Report | Delano Elementary School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Concessions	Excellent	Sink/Lavatory, Vanity Top, Stainless Steel	1	30	7191814
HVAC						
D3020	Electrical room	Excellent	Unit Heater, Electric	1	20	7191834
D3030	Building exterior	Excellent	Split System, Condensing Unit/Heat Pump	1	15	7191819
D3050	Building exterior	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted	1	20	7191807
D3050	Gymnasium	Excellent	HVAC System, Ductwork, Low Density	10,132 SF	30	7191823
Fire Protection						
D4010	Riser Room	Excellent	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	10,132 SF	40	7191805
Electrical						
D5010	Electrical room	Excellent	Automatic Transfer Switch, ATS [Transfer Switch]	1	25	7191812
D5020	Electrical room	Excellent	Distribution Panel, 120/208 V [Panel LPG Section 1]	1	30	7191802
D5020	Electrical room	Excellent	Distribution Panel, 120/208 V [Panel LPG Section 2]	1	30	7191806
D5020	Electrical room	Excellent	Distribution Panel, 120/208 V [Panel ELPG]	1	30	7191832
D5040	Gymnasium	Excellent	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	20	7191822
D5040	Building exterior	Excellent	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	20	7191809
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	10,132 SF	20	7191835
Fire Alarm & Electronic Systems						
D7010	Throughout building	Excellent	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	10,132 SF	15	7191803
D7030	Throughout building	Excellent	Security/Surveillance System, Full System Upgrade, Average Density	10,132 SF	15	7191818
D7050	Throughout building	Excellent	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	10,132 SF	20	7191816
D8010	Electrical room	Excellent	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	10,132 SF	15	7191825
Equipment & Furnishings						
E2010	Multipurpose	Excellent	Casework, Cabinetry, Hardwood Standard	20 LF	20	7191808
Sitework						
G2060	Site	Good	Retaining Wall, Brick/Stone	800 SF	40	7191828

Component Condition Report | Delano Elementary School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	20	7191830

Component Condition Report | Delano Elementary School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stone	600 SF	22	7191545
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	5,800 SF	25	7191454
B2020	Building Exterior	Fair	Glazing, any type by SF	6,500 SF	10	7191453
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	10	7191465
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	20,835 SF	2	7191524
Interiors						
C1030	Common Halls	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	15	7191498
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	41	12	7191488
C1070	Common Halls	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,300 SF	9	7191507
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,400 SF	9	7191477
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	8	7191442
C1090	Restrooms	Fair	Toilet Partitions, Wood	20	10	7191496
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	63,300 SF	7	7191503
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	3,300 SF	15	7191464
C2030	Restrooms	Fair	Flooring, Quarry Tile	3,300 SF	18	7191535
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	28,300 SF	8	7191525
Plumbing						
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	12	7191479
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	20	7	7191492

Component Condition Report | Delano Elementary School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH)	1	7	7191538
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	11	7191514
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	33,319 SF	10	7191455
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Floor	1	12	7191445
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	7191542
D2010	Common Halls	Good	Drinking Fountain, Wall-Mounted, Single-Level	9	14	7191491
D2010	Common Halls	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	8	7191484
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	7191504
D2010	Restrooms	Fair	Urinal, Standard	10	12	7191544
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	11	7191494
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	7191502
D3020	Boiler room	Fair	Unit Heater, Electric	1	8	7191469
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	15	7191482
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	15	7191446
D3020	Common Halls	Fair	Unit Heater, Hydronic	12	8	7191483
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	8	7191510
D3030	Building exterior	Fair	Chiller, Air-Cooled	1	10	7191505
D3030	Restrooms	Fair	Unit Ventilator, approx/nominal 2 Ton	2	8	7191493
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	26	10	7191528
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	33,319 SF	15	7191529
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7191476
D3050	Kitchen	Fair	HVAC System, Ductwork, Low Density	2,000 SF	10	7191526
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7191541
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	8	7191444

Component Condition Report | Delano Elementary School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7191474
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7191531
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7191472
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-1]	1	24	7191456
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7191511
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	7191536
Fire Protection						
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	19	7191452
Electrical						
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	12	7191530
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	10	7191458
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	10	7191539
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	33,319 SF	12	7191449
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	33,319 SF	8	7191462
Fire Alarm & Electronic Systems						
D7010	Throughout building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	33,319 SF	12	7191489
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	33,319 SF	12	7191450
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	33,319 SF	12	7191467
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	10	7191532
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7191537
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7191448
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	6	7191478
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	9	7191533
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7191508

Component Condition Report | Delano Elementary School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7191520
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7191546
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	7	7191512
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7191522
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	8	7191499
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	9	7191487
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7191517
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	8	7191518
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	9	7191481
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	14	7191516
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	6	7191495
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7191466
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	7191475
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1	0	7191515
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	7191461
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7191470
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7191534
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	14	7191463
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	14	7191486
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	7191527
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	7	7191497
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,000 SF	3	7191543
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	3,000 SF	0	7191540
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	38,000 SF	9	7191471

Component Condition Report | Delano Elementary School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,400 SF	12	7191501
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	5	7191468
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,000 SF	1	7191523
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	8,000 SF	2	7191447
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	2,600 SF	19	7191519
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	24	7191513
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	19	7191490
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,000 SF	2	7191506
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	9	7191451
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40 LF	39	7191460
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	19	7191459
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	200 LF	45	7191473
G2060	Site	Good	Picnic Table, Metal Powder-Coated	3	19	7191480
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	6	19	7191521
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	15	7191500
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	200 SF	45	7191443
G2060	Site	Fair	Bollard, Concrete or Metal	28	11	7191509
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	200 LF	39	7191457
G4050	Building exterior	Good	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	1	19	7191485
Accessibility						
Y1090	Restrooms	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7192097

Appendix F:

Replacement Reserves

Replacement Reserves Report



1/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	Building exterior	7191819	Split System, Condensing Unit/Heat Pump, Replace	15	0	15	1	EA	\$4,000.00	\$4,000																\$4,000						\$4,000
D3050	Building exterior	7191807	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	1	EA	\$75,000.00	\$75,000																					\$75,000	\$75,000
D5040	Gymnasium	7191822	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	1	EA	\$280.00	\$280																					\$280	\$280
D5040	Building exterior	7191809	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	3	EA	\$280.00	\$840																					\$840	\$840
D5040	Throughout building	7191835	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	0	20	10132	SF	\$2.10	\$21,277																					\$21,277	\$21,277
D7010	Throughout building	7191803	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	0	15	10132	SF	\$3.25	\$32,929																					\$32,929	\$32,929
D7030	Throughout building	7191818	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	0	15	10132	SF	\$2.00	\$20,264																					\$20,264	\$20,264
D7050	Throughout building	7191816	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	0	20	10132	SF	\$2.00	\$20,264																					\$20,264	\$20,264
D8010	Electrical room	7191825	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	0	15	10132	SF	\$2.50	\$25,330																					\$25,330	\$25,330
E2010	Multipurpose	7191808	Casework, Cabinetry, Hardwood Standard, Replace	20	0	20	20	LF	\$300.00	\$6,000																					\$6,000	\$6,000
G4050	Building exterior	7191830	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	8	EA	\$600.00	\$4,800																					\$4,800	\$4,800
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,300	\$0	\$0	\$0	\$0	\$87,323	\$0	\$0	\$0	\$0	\$281,563	\$393,186
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,657	\$0	\$0	\$0	\$0	\$136,046	\$0	\$0	\$0	\$0	\$508,534	\$677,238

Delano Elementary School / Main School Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7191453	Glazing, any type by SF, Replace	30	20	10	6500	SF	\$55.00	\$357,500											\$357,500											\$357,500
B2050	Building Exterior	7191465	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	18	EA	\$1,300.00	\$23,400											\$23,400											\$23,400
B3010	Roof	7191524	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	20835	SF	\$17.00	\$354,195			\$354,195																			\$354,195
C1030	Throughout building	7191488	Interior Door, Wood, Solid-Core, Replace	40	28	12	41	EA	\$700.00	\$28,700												\$28,700										\$28,700
C1030	Common Halls	7191498	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	25	15	8	EA	\$950.00	\$7,600															\$7,600							\$7,600
C1070	Common Halls	7191507	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	6300	SF	\$3.50	\$22,050										\$22,050												\$22,050
C1070	Classrooms	7191477	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	25400	SF	\$3.50	\$88,900										\$88,900												\$88,900
C1090	Restrooms	7191496	Toilet Partitions, Wood, Replace	20	10	10	20	EA	\$500.00	\$10,000											\$10,000											\$10,000
C1090	Classrooms	7191442	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	1	EA	\$500.00	\$500									\$500													\$500
C2010	Throughout building	7191464	Wall Finishes, Ceramic Tile, Replace	40	25	15	3300	SF	\$18.00	\$59,400															\$59,400							\$59,400
C2010	Throughout building	7191503	Wall Finishes, any surface, Prep & Paint	10	3	7	63300	SF	\$1.50	\$94,950								\$94,950										\$94,950				\$189,900
C2030	Restrooms	7191535	Flooring, Quarry Tile, Replace	50	32	18	3300	SF	\$26.00	\$85,800																			\$85,800			\$85,800
C2030	Throughout building	7191525	Flooring, Vinyl Tile (VCT), Replace	15	7	8	28300	SF	\$5.00	\$141,500									\$141,500													\$141,500
D2010	Kitchen	7191538	Water Heater, Gas, Commercial (125 MBH), Replace	20	13	7	1	EA	\$12,400.00	\$12,400								\$12,400														\$12,400
D2010	Throughout building	7191455	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	33319	SF	\$11.00	\$366,509											\$366,509											\$366,509
D2010	Throughout building	7191492	Toilet, Commercial Water Closet, Replace	30	23	7	20	EA	\$1,300.00	\$26,000								\$26,000														\$26,000
D2010	Kitchen	7191542	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,500.00	\$2,500								\$2,500														\$2,500
D2010	Common Halls	7191484	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	22	8	4	EA	\$2,500.00	\$10,000									\$10,000													\$10,000
D2010	Restrooms	7191514	Toilet, Commercial Water Closet, Replace	30	19	11	20	EA	\$1,300.00	\$26,000												\$26,000										\$26,000
D2010	Restrooms	7191494	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	9	EA	\$1,500.00	\$13,500											\$13,500											\$13,500
D2010	Kitchen	7191479	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,300.00	\$1,300													\$1,300									\$1,300
D2010	Boiler room	7191445	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	\$800.00	\$800													\$800									\$800
D2010	Kitchen	7191504	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	2	EA	\$1,500.00	\$3,000													\$3,000									\$3,000
D2010	Restrooms	7191544	Urinal, Standard, Replace	30	18	12	10	EA	\$1,100.00	\$11,000													\$11,000									\$11,000
D2010	Common Halls	7191491	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	1	14	9	EA	\$1,200.00	\$10,800															\$10,800							\$10,800
D3020	Boiler room	7191482	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	\$50,800.00	\$50,800																\$50,800						\$50,800
D3020	Boiler room	7191446	Boiler, Gas, HVAC, Replace	30	15	15	1	EA	\$50,800.00	\$50,800																\$50,800						\$50,800
D3020	Boiler room	7191469	Unit Heater, Electric, Replace	20	12	8	1	EA	\$2,200.00	\$2,200									\$2,200													\$2,200
D3020	Kitchen	7191510	Unit Heater, Hydronic, Replace	20	12	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
D3020	Common Halls	7191483	Unit Heater, Hydronic, Replace	20	12	8	12	EA	\$1,100.00	\$13,200									\$13,200													\$13,200
D3020	Boiler room	7191502	Boiler Supplemental Components, Expansion Tank, Replace	40	28	12	1	EA	\$2,700.00	\$2,700													\$2,700									\$2,700
D3030	Building exterior	7191505	Chiller, Air-Cooled, Replace	25	15	10	1	EA	\$180,000.00	\$180,000											\$180,000											\$180,000

Replacement Reserves Report



1/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Site	7191543	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	38000	SF	\$0.45	\$17,100				\$17,100					\$17,100					\$17,100					\$17,100			\$68,400
G2020	Site	7191471	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	38000	SF	\$3.50	\$133,000										\$133,000												\$133,000
G2030	Site	7191468	Sidewalk, Concrete, Large Areas, Replace	50	45	5	10000	SF	\$9.00	\$90,000						\$90,000																\$90,000
G2030	Site	7191501	Sidewalk, Brick/Masonry Pavers, Replace	30	18	12	1400	SF	\$33.00	\$46,200													\$46,200									\$46,200
G2050	Site	7191523	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	8000	SF	\$0.45	\$3,600		\$3,600					\$3,600					\$3,600					\$3,600					\$14,400
G2050	Site	7191447	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	23	2	8000	SF	\$6.50	\$52,000			\$52,000																			\$52,000
G2050	Site	7191506	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	8000	SF	\$3.50	\$28,000			\$28,000																			\$28,000
G2050	Site	7191519	Playfield Surfaces, Rubber, Small Areas, Replace	20	1	19	2600	SF	\$26.00	\$67,600																				\$67,600		\$67,600
G2050	Site	7191490	Play Structure, Multipurpose, Medium, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																				\$20,000		\$20,000
G2060	Site	7191480	Picnic Table, Metal Powder-Coated, Replace	20	1	19	3	EA	\$700.00	\$2,100																				\$2,100		\$2,100
G2060	Site	7191521	Picnic Table, Wood/Composite/Fiberglass, Replace	20	1	19	6	EA	\$600.00	\$3,600																				\$3,600		\$3,600
G2060	Site	7191451	Flagpole, Metal, Replace	30	21	9	1	EA	\$2,500.00	\$2,500										\$2,500												\$2,500
G2060	Site	7191459	Signage, Property, Monument, Replace/Install	20	1	19	1	EA	\$3,000.00	\$3,000																				\$3,000		\$3,000
G2060	Site	7191509	Bollard, Concrete or Metal, Replace	30	19	11	28	EA	\$1,000.00	\$28,000												\$28,000										\$28,000
G2060	Site	7191500	Dumpster Endosure, Gates, Wood/Metal, Replace/Install	20	5	15	2	EA	\$1,700.00	\$3,400																\$3,400						\$3,400
G4050	Building exterior	7191485	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	1	19	1	EA	\$400.00	\$400																				\$400		\$400
Y1090	Restrooms	7192097	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated											\$45,500	\$3,600	\$434,195	\$17,100	\$16,800	\$90,000	\$45,300	\$157,150	\$435,736	\$260,050	\$1,129,889	\$71,100	\$517,879	\$17,100	\$41,200	\$338,595	\$14,800	\$100,550	\$102,900	\$100,700	\$21,500	\$3,961,644
Totals, Escalated (3.0% inflation, compounded annually)											\$45,500	\$3,708	\$460,637	\$18,686	\$18,909	\$104,335	\$54,091	\$193,275	\$551,977	\$339,306	\$1,518,476	\$98,419	\$738,372	\$25,112	\$62,319	\$527,520	\$23,750	\$166,194	\$175,180	\$176,578	\$38,831	\$5,341,174

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	7191821	D2010	Water Heater	Electric, Commercial (12 kW)	55 GAL	Delano Elementary School / Gymnasium	Utility closet	A. O. Smith	DEN-52 100	2311133357104	2023		
2	7191846	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Delano Elementary School / Annex	Utility closet	A. O. Smith	DEN-52 110	1827111032735	2018		
3	7191538	D2010	Water Heater	Gas, Commercial (125 MBH)	77 GAL	Delano Elementary School / Main School Building	Kitchen	A. O. Smith	BTR 199 118	1040M000220	2010		
4	7191855	D2010	Backflow Preventer	Domestic Water	2 IN	Delano Elementary School / Annex	Sprinkler Room	Zurn Wilkins	973XL2	461213	2018		
5	7191800	D2010	Backflow Preventer	Domestic Water	2 IN	Delano Elementary School / Gymnasium	Utility closet	Zurn Wilkins	975XL2	4990570	2023		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7191482	D3020	Boiler	Gas, HVAC	1500 MBH	Delano Elementary School / Main School Building	Boiler room	Cleaver-Brooks	CFC	MB1195	2008		
2	7191446	D3020	Boiler	Gas, HVAC	1500 MBH	Delano Elementary School / Main School Building	Boiler room	Cleaver-Brooks	CFC	MB 1196	2008		
3	7191834	D3020	Unit Heater	Electric	2 KW	Delano Elementary School / Gymnasium	Electrical room	No dataplate	No dataplate	No dataplate	2023		

4	7191839	D3020	Unit Heater	Electric	8 KW	Delano Elementary School / Annex	Sprinkler Room	Q-Mark	MUH0581		No dataplate	2018	
5	7191469	D3020	Unit Heater	Electric	10 KW	Delano Elementary School / Main School Building	Boiler room	Dayton	Inaccessible		Inaccessible	2000	
6	7191483	D3020	Unit Heater	Hydronic	12 MBH	Delano Elementary School / Main School Building	Common Halls	Inaccessible	Inaccessible		Inaccessible	2000	12
7	7191510	D3020	Unit Heater	Hydronic	15 MBH	Delano Elementary School / Main School Building	Kitchen	American Blower Company	No dataplate		No dataplate	1990	
8	7191502	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Delano Elementary School / Main School Building	Boiler room	Amtrol	AX-80V		57331	1995	
9	7191505	D3030	Chiller	Air-Cooled	150 TON	Delano Elementary School / Main School Building	Building exterior	Carrier	30RBA15054 - 5G7 - C		2408070047	2008	
10	7191859	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Delano Elementary School / Annex	Roof	Daikin Industries	RXB12AXVJU		K000856	2018	
11	7191819	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Delano Elementary School / Gymnasium	Building exterior	Daikin Industries	BXLIBUMVJUA		E007320	2023	
12	7191873	D3030	Split System	Fan Coil Unit, DX	1 TON	Delano Elementary School / Annex	Electrical room	Daikin Industries	No dataplate		No dataplate	2018	
13	7191493	D3030	Unit Ventilator	approx/nominal 2 Ton	400 CFM	Delano Elementary School / Main School Building	Restrooms	Inaccessible	Inaccessible		Inaccessible	2000	2

14	7191476	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Delano Elementary School / Main School Building	Boiler room	Marathon	EVF 256TTDX4026AD	E723	1990	
15	7191541	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Delano Elementary School / Main School Building	Boiler room	Marathon	EVF 256TTDX4026AD	E723	1990	
16	7191528	D3050	Fan Coil Unit	Hydronic Terminal	850 CFM	Delano Elementary School / Main School Building	Throughout building	Inaccessible	Inaccessible	Inaccessible	1995	26
17	7191444	D3050	Make-Up Air Unit	MUA or MAU	6555 CFM	Delano Elementary School / Main School Building	Roof	Greenheck	No dataplate	No dataplate	2000	
18	7191807	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	40 TON	Delano Elementary School / Gymnasium	Building exterior	Daikin Industries	DPSA040A2BSBBCAB04450CGG4KELOE	FBOU220400372	2023	
19	7191842	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618C12593	2018	
20	7191862	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618D01349	2018	
21	7191874	D3050	Packaged Unit [3]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618D01350	2018	
22	7191845	D3050	Packaged Unit [4]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618901353	2018	
23	7191870	D3050	Packaged Unit [5]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618D01352	2018	
24	7191864	D3050	Packaged Unit [6]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618D01354	2018	

25	7191875	D3050	Packaged Unit [7]	RTU, Pad or Roof-Mounted	3 TON	Delano Elementary School / Annex	Roof	Lennox	LGH036H4EB4Y	5618D01351	2018		
26	7191474	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Main School Building	Roof	Loren Cook Company	70C15DH	223 S3946140040497000	2000		
27	7191531	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Main School Building	Roof	Loren Cook Company	70C15DH	Illegible	2000		
28	7191472	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Main School Building	Roof	Loren Cook Company	70C15DH	Illegible	2000		
29	7191866	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Annex	Roof	Loren Cook Company	100 ACEH 190C 150I	223SH72176-00/0002101	2018		
30	7191511	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Main School Building	Roof	Loren Cook Company	70C15DH	Illegible	2000		
31	7191536	D3060	Exhaust Fan	Centrifugal, 12" Damper	900 CFM	Delano Elementary School / Main School Building	Roof	Loren Cook Company	70C15DH	Illegible	2000		
32	7191863	D3060	Exhaust Fan	Centrifugal, 16" Damper	750 CFM	Delano Elementary School / Annex	Roof	Loren Cook Company	ACE 120C 13D	223SH 72176-00/0000.701	2018		
33	7191456	D3060	Exhaust Fan [EF-1]	Centrifugal, 42" Damper	16000 CFM	Delano Elementary School / Main School Building	Roof	Greenheck	CUBE-20015-G	01616463	2022		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7191452	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Delano Elementary School / Main School Building	Kitchen					2022		10
D50 Electrical														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7191812	D5010	Automatic Transfer Switch [Transfer Switch]	ATS	200 AMP	Delano Elementary School / Gymnasium	Electrical room	Generac	No dataplate		No dataplate	2023		
2	7191530	D5020	Switchboard	120/208 V	1200 AMP	Delano Elementary School / Main School Building	Boiler room	Siemens	S5C75N6120ETS		18-86841-A00	1995		
3	7191458	D5020	Switchboard	120/208 V	1200 AMP	Delano Elementary School / Main School Building	Boiler room	Westinghouse	D 587172		No dataplate	1958		
4	7191539	D5020	Distribution Panel	120/208 V	200 AMP	Delano Elementary School / Main School Building	Boiler room	Siemens	No dataplate		No dataplate	1995		
5	7191869	D5020	Distribution Panel [FA: FIRE ALARM]	120/208 V	400 AMP	Delano Elementary School / Annex	Electrical room	Eaton	PRL1A		No dataplate	2018		
6	7191837	D5020	Distribution Panel [LV-R]	120/208 V	400 AMP	Delano Elementary School / Annex	Electrical room	Eaton	PRL1a		SMH0878106-003	2018		
7	7191832	D5020	Distribution Panel [Panel ELPG]	120/208 V	200 AMP	Delano Elementary School / Gymnasium	Electrical room	Eaton	3FQS		No dataplate	2023		
8	7191802	D5020	Distribution Panel [Panel LPG Section 1]	120/208 V	200 AMP	Delano Elementary School / Gymnasium	Electrical room	Eaton	PRL1X		SMH1276120-002	2023		
9	7191806	D5020	Distribution Panel [Panel LPG Section 2]	120/208 V	200 AMP	Delano Elementary School / Gymnasium	Electrical room	Eaton	PRL1X		SMH 1276120-003	2023		

10	7191822	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Delano Elementary School / Gymnasium	Gymnasium					2023		
11	7191809	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Delano Elementary School / Gymnasium	Building exterior					2023		3
D70 Electronic Safety & Security														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7191532	D7050	Fire Alarm Panel	Fully Addressable		Delano Elementary School / Main School Building	Office					2018		
E10 Equipment														
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7191537	E1030	Foodservice Equipment	Convection Oven, Single		Delano Elementary School / Main School Building	Kitchen	ACCUTEMP	N61201D06000200		59166	2019		
2	7191448	E1030	Foodservice Equipment	Convection Oven, Single		Delano Elementary School / Main School Building	Kitchen					2015		
3	7191520	E1030	Foodservice Equipment	Convection Oven, Single		Delano Elementary School / Main School Building	Kitchen	Duke Manufacturing	No dataplate		No dataplate	2012		
4	7191466	E1030	Foodservice Equipment	Convection Oven, Single		Delano Elementary School / Main School Building	Kitchen	ACCUTEMP	N61201D06000200		59054	2019		
5	7191461	E1030	Foodservice Equipment	Convection Oven, Single		Delano Elementary School / Main School Building	Kitchen	Blodgett	No dataplate		No dataplate	2015		

6	7191527	E1030	Foodservice Equipment	Convection Oven, Single	Delano Elementary School / Main School Building	Kitchen	Duke Manufacturing	E102- GV		20ABJA0058	2020
7	7191515	E1030	Foodservice Equipment	Dishwasher Commercial	Delano Elementary School / Main School Building	Kitchen	CMA	AH-2		169727	1997
8	7191463	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Delano Elementary School / Main School Building	Kitchen	Greenheck	GHFD-B-11.6667-S		01G14019	2022
9	7191486	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Delano Elementary School / Main School Building	Kitchen	Greenheck	GHFD-A-11.6687-S		01G14020	2022
10	7191470	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Delano Elementary School / Main School Building	Kitchen	FWE	UHS-12		123465707	2012
11	7191534	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Delano Elementary School / Main School Building	Kitchen	FWE	UHS-12		123232708	2012
12	7191533	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Delano Elementary School / Main School Building	Kitchen	Eagle Group	HT5 - NG		17500/17500	2017
13	7191478	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Arctic Air	AR23E		435029	2012
14	7191546	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	No dataplate	F72-S		F72S - 12050003	2012

15	7191512	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Migali	C-3F		C-3F15080692013	2015
16	7191499	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Migali	C-3F		C-3F00317062900920010	2017
17	7191517	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Traulsen	RHT 3- 32WUT		200908 6G	2009
18	7191481	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Migali Industries	C-3R-HC		C-3R-H00317120700920004	2017
19	7191495	E1030	Foodservice Equipment	Icemaker, Freestanding	Delano Elementary School / Main School Building	Kitchen	Scotsman	B322S		08101320016002	2008
20	7191497	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Delano Elementary School / Main School Building	Kitchen	Sun Fire	No dataplate		No dataplate	2015
21	7191508	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Continental Refrigerator	MCS-DCW		152A1499	2012
22	7191522	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	MasterBuilt	MBF8005GR		MBF8005GRAUS1T0320082900C40018	2008
23	7191475	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	MasterBuilt	No dataplate		No dataplate	2015

24	7191516	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Delano Elementary School / Main School Building	Kitchen	Dukers	D55AR	No dataplate	2022
25	7191487	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door	Delano Elementary School / Main School Building	Kitchen	Delfield	SCFT - 60 -NU	1705150002444	2017
26	7191518	E1030	Foodservice Equipment	Steam Kettle	Delano Elementary School / Main School Building	Kitchen	No dataplate	No dataplate	No dataplate	2000