

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Double Tree Elementary School
4560 Double Tree Street
Memphis, Tennessee 38109

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BV PROJECT #:

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	4560 Double Tree Street, Memphis, Tennessee 38109
Site Developed	1977
Site Area	8.35 acres (estimated)
Parking Spaces	60 total spaces all in open lots; 5 of which are accessible
Building Area	52,800 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	Y-Care
Date(s) of Visit	August 15, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school was built in 1977 as a neighborhood school. It is a single-story brick building with a couple out of service modular classrooms. The inside has an open classroom design, with all grades in one room.

Architectural

The exterior walls need extensive re-pointing required on the west and north sides of the building. The brick is stained with cracking. The windows should be replaced in the future the glazing is clouded. The roof was replaced with an EPDM membrane roof without ballast. In the kitchen there is a door and frame that need to be replaced. IT is rusting out at the frame and the wood is delaminating. The facility is well maintained. Replacement of the hallway hard tile ceiling should be planned. The painting will need to be done.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The rooftop package units have been replaced and some of the first replacements will be due for replacement in a few years. The newer replacements are less than five years old. The electrical system is original to the building. The distribution panels and switchgear are all more than 45 years old and future replacement should be considered. As part of that would be the distribution wiring to reflect the changes in school needs. The light has not been upgraded to LED. The hot water is provided by a boiler and storage tank. This equipment appeared to be working well. The drinking fountains have been upgraded to the bottle filler style. The restroom fixtures could be upgraded to more efficient models. The ADA restrooms need to have insulation added to the piping. The building is equipped with a wet pipe sprinkler system and portable fire extinguishers. There is a complete fire alarm system, security alarm system and a close circuit TV system.

Site

Concrete walkways and stairs are spalling on the around the building. The parking lot is cracking with weeds and should be milled and overlaid in the future. The front side has areas needing resodding.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

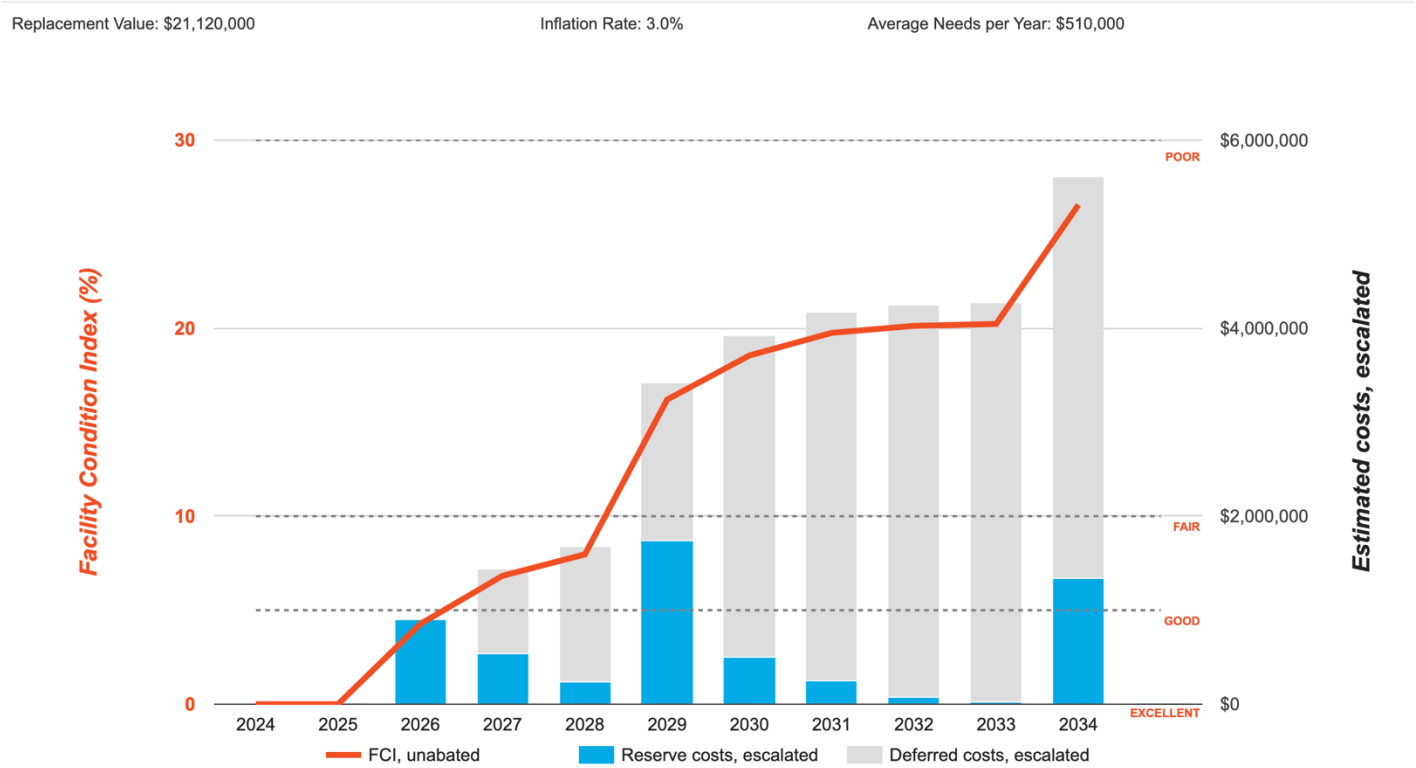
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis Double Tree Elementary School(1977)			
Replacement Value \$ 21,120,000	Total SF 52,800	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 1,000		0.0 %
3-Year	\$ 1,443,400		6.8 %
5-Year	\$ 3,421,400		16.2 %
10-Year	\$ 5,609,800		26.6 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Double Tree Elementary School



Immediate Needs

Facility/Building		Total Items		Total Cost	
Double Tree Elementary School		1		\$1,000	
Total		1		\$1,000	

Double Tree Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8137686	Double Tree Elementary School	Site	G2080	Landscaping, Eroded Areas, Sodding, Repair	Poor	Performance/Integrity	\$1,000
Total (1 items)							\$1,000



Key Findings



Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean and Seal
Double Tree Elementary School Building
Exterior

Uniformat Code: B2010
Recommendation: **Maintain in 2026**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,600

\$\$\$\$

Extensive cracking, salt staining - AssetCALC ID: 8137685



Exterior Walls in Poor condition.

Brick
Double Tree Elementary School Building
Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2026**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$356,400

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Main areas of mortar joints falling out - AssetCALC ID: 8111439



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Double Tree Elementary School Building
Exterior

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

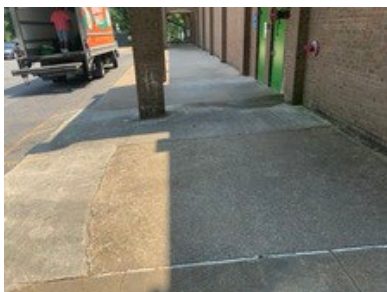
Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,000

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Windows discolored, can't see out - AssetCALC ID: 8111398



Sidewalk in Poor condition.

Concrete, Large Areas
Double Tree Elementary School Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$162,900

\$\$\$\$

Spalling behind kitchen - AssetCALC ID: 8111409



Interior Door in Failed condition.

Wood, Solid-Core
Double Tree Elementary School Commercial Kitchen

Uniformat Code: C1030
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Wood delaminating Frame rusting out - AssetCALC ID: 8111435



Playfield Surfaces in Poor condition.

Rubber, Poured-in-Place
Double Tree Elementary School Site

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

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$52,000

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Wear surface breaking up, needs patches - AssetCALC ID: 8111453



Landscaping in Poor condition.

Eroded Areas, Sodding
Double Tree Elementary School Site

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Washed out - AssetCALC ID: 8137686



Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable
Double Tree Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2026**

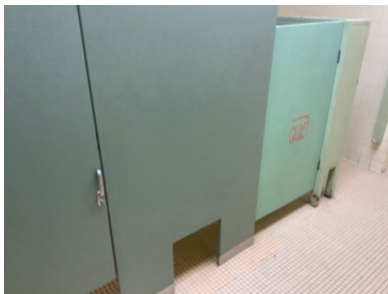
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$180,000

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Not in use - AssetCALC ID: 8111379



Toilet Partitions in Poor condition.

Metal
Double Tree Elementary School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,900

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Rusting out - AssetCALC ID: 8111444

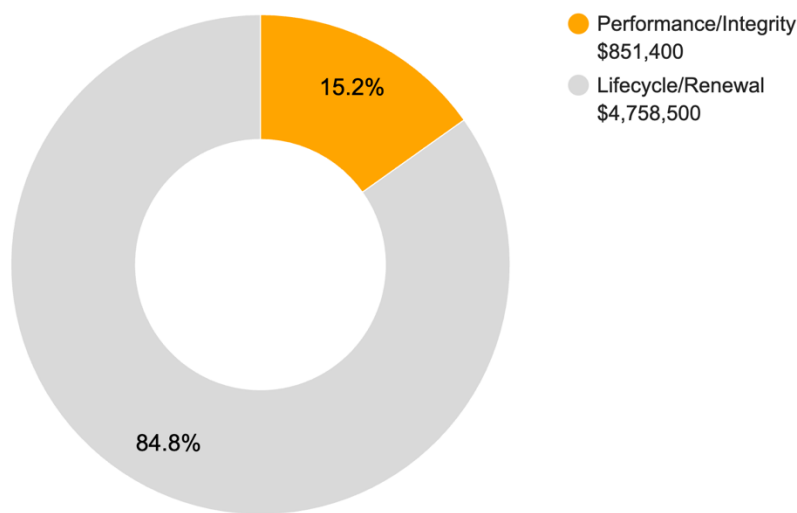
Plan Types

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: \$5,609,900

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with EPDM membrane	Good
Interiors	Walls: Painted CMU, carpet, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: ACT and hard tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Rooftop Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Systems Summary		
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; open dumpster enclosures Playgrounds with fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Timber retaining walls Severe site slopes along east and west boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	Sunshades, Prefabricated modular classroom buildings	Poor
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Cleaning and sealing of brick walls, extensive repointing of the walls, Portable Classroom Buildings, discolored windows, wood door delaminated, spalling concrete sidewalk and stairs, rusting out toilet partitions, rubber play surface breaking up.	

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	-	-	\$163,900	\$73,900	\$220,300	\$458,100
Facade	-	\$418,000	\$1,400	\$19,400	-	\$438,700
Roofing	-	-	-	-	\$953,200	\$953,200
Interiors	-	\$13,400	\$247,500	\$676,300	\$377,500	\$1,314,600
Conveying	-	-	-	-	\$23,500	\$23,500
Plumbing	-	-	\$761,300	-	\$57,200	\$818,500
HVAC	-	\$42,200	\$173,900	\$274,400	\$66,100	\$556,700
Fire Protection	-	-	\$7,500	\$354,800	\$2,800	\$365,100
Electrical	-	-	\$155,400	\$153,200	\$528,500	\$837,100
Fire Alarm & Electronic Systems	-	-	\$609,000	\$16,200	\$758,000	\$1,383,200
Equipment & Furnishings	-	\$8,800	\$139,400	\$90,300	\$107,800	\$346,300
Special Construction & Demo	-	\$191,000	-	-	-	\$191,000
Site Development	\$1,000	\$55,200	\$9,800	\$529,800	\$103,200	\$699,000
Site Pavement	-	\$172,800	\$219,400	-	-	\$392,200
Site Utilities	-	-	\$30,600	-	-	\$30,600
TOTALS (3% inflation)	\$1,000	\$901,300	\$2,519,100	\$2,188,400	\$3,198,200	\$8,808,000

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

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

- Portable Classroom Buildings; down unit or area

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 1977. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Double Tree Elementary School, 4560 Double Tree Street, Memphis, Tennessee 38109, 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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Project Manager

Reviewed by:



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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



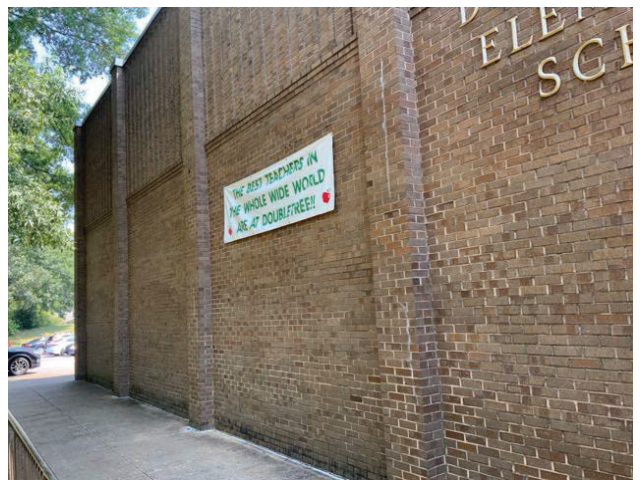
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - FACADE

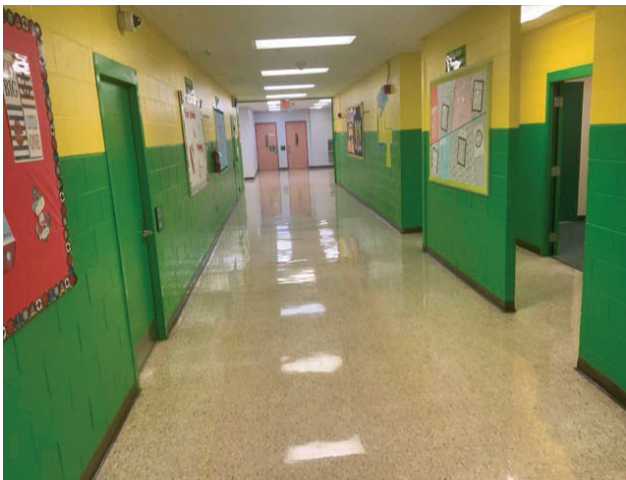
Photographic Overview



7 - ROOF OVERVIEW



8 - EPDM ROOFING



9 - TYPICAL HALLWAY



10 - LUNCHROOM



11 - CLASSROOM



12 - COMPUTER LAB



Photographic Overview



13 - DOMESTIC BOILER AND STORAGE TANK



14 - PACKAGED UNIT



15 - EXHAUST FAN



16 - FIRE SUPPRESSION SYSTEM

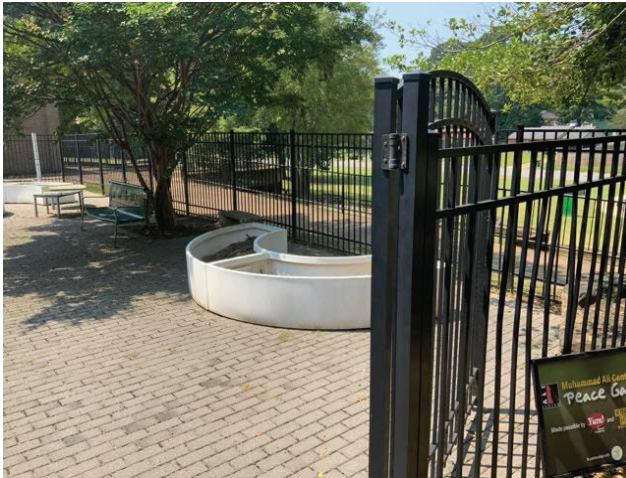


17 - DISTRIBUTION PANEL



18 - FIRE ALARM PANEL

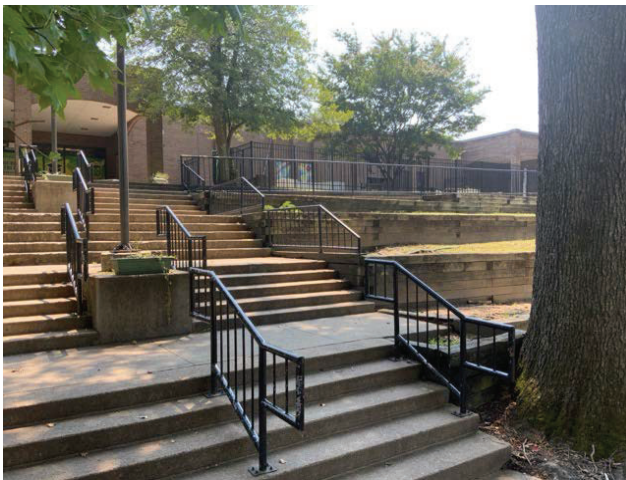
Photographic Overview



19 - FENCES AND GATES



20 - PLAYGROUND SURFACES



21 - STAIR/RAMP RAILS



22 - ANCILLARY BUILDING



23 - PARKING LOT

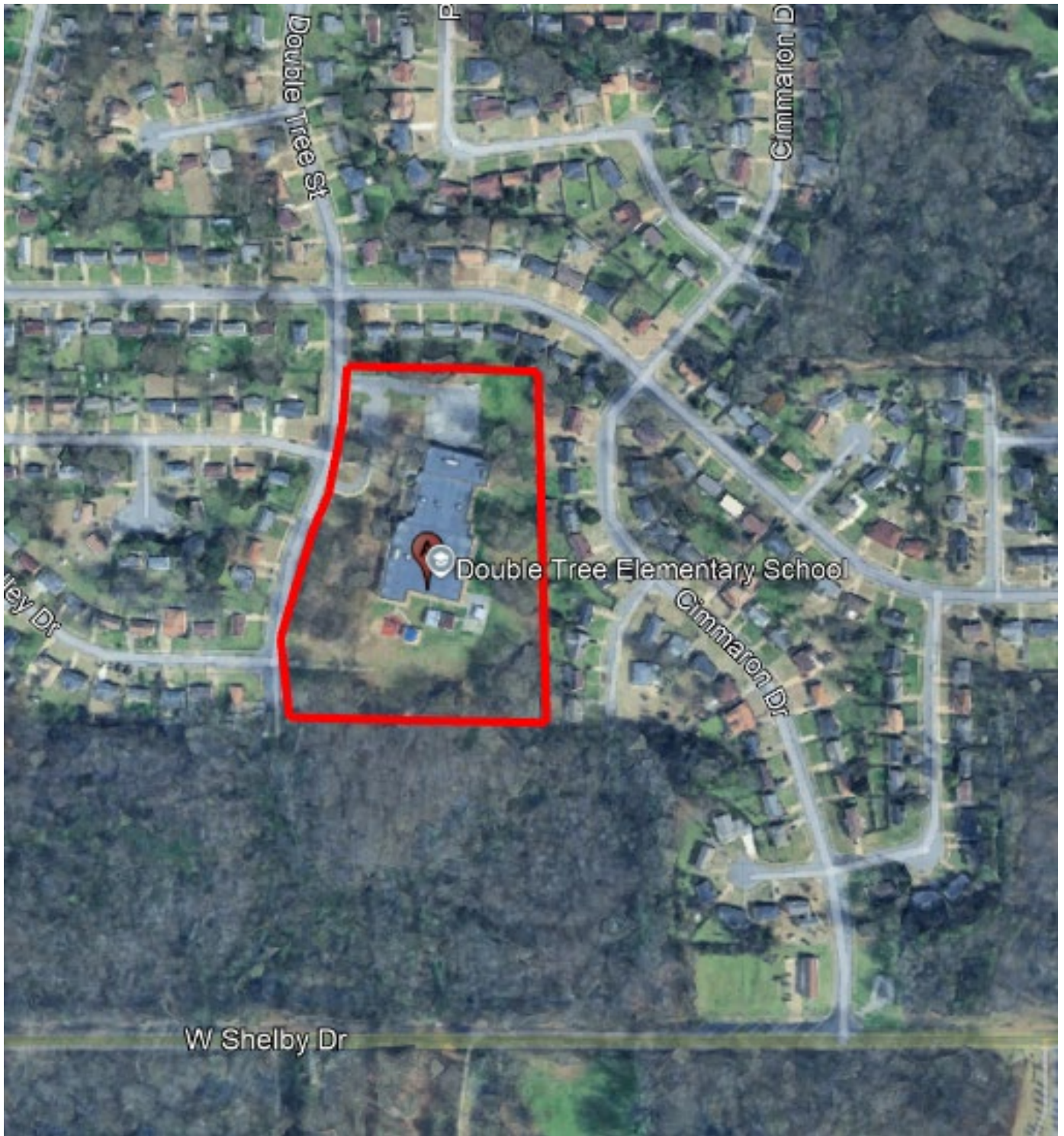


24 - SIGNAGE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-037.354

Source

Google

Project Name

Double Tree Elementary School

On-Site Date

August 15, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Double Tree Elementary School

Name of person completing form: Marcus Phillips

Title / Association w/ property: Principal

Length of time associated w/ property: 1

Date Completed: August 7, 2024

Phone Number: 501.428.2374

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1977	Renovated	
2	Building size in SF	52,800	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2020	Replaced roof
		Interiors		
		HVAC	2021	Partial replacement
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Double Tree Elementary School

BV Project Number: 163745.23R000-037.354

Abbreviated Accessibility Checklist

Facility History and Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

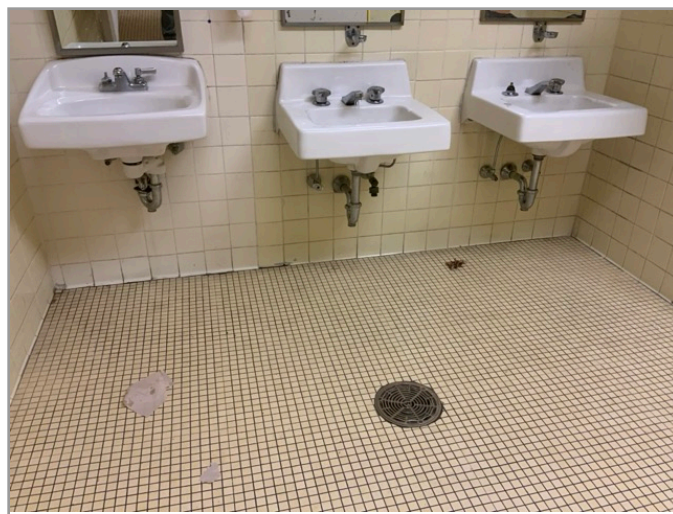
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	99,999 LF	3	8111402
B1080	Site	Fair	Stairs, Concrete, Exterior	1,000 SF	10	8111407
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	17,000 SF	22	8111380
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	10,800 SF	2	8111439
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	10,000 SF	2	8137685
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	8111426
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	20	2	8111398
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	10	8111441
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	54,000 SF	16	8111431
Interiors						
C1010	Classrooms General	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	100 SF	5	8111417
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	16	15	8111397
C1030	Throughout Building	Fair	Door Hardware, School, per Door	60	11	8109276
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	35	19	8109261
C1030	Building Exterior	Fair	Interior Door, Wire Mesh Metal	5	10	8111434
C1030	Commercial Kitchen	Failed	Interior Door, Wood, Solid-Core	1	2	8111435
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	49,000 SF	6	8109234
C1070	Hallways & Common Areas	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,500 SF	3	8111420
C1090	Restrooms	Poor	Toilet Partitions, Metal	14	2	8111444
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	20 LF	4	8111418
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	10	8111404

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	115,000 SF	4	8109262
C2010	Classrooms Music	Fair	Wall Finishes, Acoustical Carpeting	900 SF	10	8111392
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	4	8111442
C2030	Cafeteria	Fair	Flooring, Quarry Tile	2,000 SF	10	8109245
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,500 SF	10	8111432
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT)	46,000 SF	6	8109282
Conveying						
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	11	8111388
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	6	5	8111396
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	52,800 SF	5	8111386
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	2	11	8109271
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	5	8111423
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	13	13	8111452
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	5	8111443
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	5	8137684
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	19	5	8111382
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	18	5	8111387
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	5	8111390
D2010	Roof	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	12	8109270
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	8109237
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	5	8109236
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	52,800 SF	10	8111425
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	5	8109277

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	8109248
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	8109281
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	5	8109275
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	7	8109256
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	8109239
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	5	8109267
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	2	8109259
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM	1	9	8109274
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	2	8109278
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	7	8109242
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	7	8109253
Fire Protection						
D4010	Building Exterior	Fair	Piping & Valves, Gate Valve, Fire Suppression	1	5	8111445
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	5	8111433
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	52,800 SF	10	8111377
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8111422
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	8111440
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 200 AMP	1	7	8109266
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	7	8109269
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 800 AMP	1	7	8109251
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	7	8109265
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 200 AMP	4	7	8109244
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	7	8109254
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	7	8109241

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	17	8109240
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	52,800 SF	3	8111421
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	52,800 SF	18	8111416
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	3	8111403
Fire Alarm & Electronic Systems						
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium/Church	8,300 SF	9	8111447
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	52,800 SF	5	8111415
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	52,800 SF	5	8111401
D7030	Hallways & Common Areas	Fair	Security Panel, Annunciator	3	5	8111381
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8111400
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	52,800 SF	5	8111414
D7050	Hallways & Common Areas	Fair	Fire Alarm Panel, Annunciator	1	5	8111424
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	52,800 SF	3	8111410
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	10	8111394
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	10	8109249
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	7	8109280
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	21	8109263
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8109252
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8109247
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	8109257
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8111399
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	8111455
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8109250
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	8111413

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	8109260
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	8109264
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	8109268
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8109279
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	8111438
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8109255
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	11	8109273
E1040	Cafeteria	Fair	Detention Equipment, Security Doors & Hardware, Rolling	1	19	8109246
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	5	8111437
E2010	Throughout Building	Fair	Casework, Countertop, Solid Surface	100 LF	10	8111378
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	140 LF	5	8111383
Special Construction & Demo						
F1020	Site	Good	Covered Play Structure, Metal-Framed	1,150 SF	23	8111395
F1020	Site	Excellent	Covered Play Structure, Wood-Framed	800 SF	30	8111393
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,800 SF	2	8111379
Pedestrian Plazas & Walkways						
G2020	Site	Excellent	Parking Lots, Pavement, Concrete	800 SF	50	8111450
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,450 SF	5	8111436
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	18,100 SF	2	8111409
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	2,400 SF	5	8111429
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	7	8111391
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	8111408
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,650 SF	12	8111451
G2050	Site	Poor	Playfield Surfaces, Rubber, Poured-in-Place	2,000 SF	2	8111453

Component Condition Report | Double Tree Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	2,000 SF	10	8111446
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	350 LF	32	8111454
G2060	Site	Good	Park Bench, Metal Powder-Coated	2	16	8111430
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	8111449
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	26	8	8111384
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	100 LF	5	8111427
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	5	16	8111448
G2060	Site	Excellent	Park Bench, Wood/Composite/Fiberglass	6	20	8111405
G2060	Site	Good	Park Bench, Precast Concrete	4	21	8111419
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	8111428
G2060	Site	Fair	Flagpole, Metal	1	3	8111389
G2060	Site	Fair	Retaining Wall, Treated Timber	5,400 SF	10	8111406
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	8	8111412
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	60 LF	21	8111411
G2080	Site	Poor	Landscaping, Eroded Areas, Sodding, Repair	1,000 SF	0	8137686
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	3	8111385

Appendix F:

Replacement Reserves

Replacement Reserves Report

Double Tree Elementary School

9/30/2024



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Double Tree Elementary School	\$998	\$0	\$901,319	\$541,062	\$240,049	\$1,737,989	\$495,293	\$254,953	\$78,540	\$21,464	\$1,338,138	\$68,243	\$133,565	\$243,187	\$307,479	\$15,268	\$964,268	\$190,077	\$632,113	\$49,975	\$593,994	\$8,807,974
Grand Total	\$998	\$0	\$901,319	\$541,062	\$240,049	\$1,737,989	\$495,293	\$254,953	\$78,540	\$21,464	\$1,338,138	\$68,243	\$133,565	\$243,187	\$307,479	\$15,268	\$964,268	\$190,077	\$632,113	\$49,975	\$593,994	\$8,807,974

Unit	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		
B1080		Site		8111407		Stairs, Concrete, Exterior, Replace	50	40	10	1000	SF	\$55.00	\$55,000											\$55,000											\$55,000		
B1080		Site		8111402		Stair/Ramp Rails, Metal, Refinish	10	7	3	99999	LF	\$1.50	\$149,999				\$149,999										\$149,999									\$299,997	
B2010		Building Exterior		8111439		Exterior Walls, Brick, Repair/Repoint	0	-2	2	10800	SF	\$33.00	\$356,400			\$356,400																				\$356,400	
B2010		Building Exterior		8137685		Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	18	2	10000	SF	\$1.86	\$18,600			\$18,600																				\$18,600	
B2020		Building Exterior		8111398		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	20	EA	\$950.00	\$19,000			\$19,000																				\$19,000	
B2020		Hallways & Common Areas		8111426		Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																	\$1,200	
B2050		Building Exterior		8111441		Exterior Door, Steel, Standard, Replace	30	20	10	24	EA	\$600.00	\$14,400											\$14,400												\$14,400	
B3010		Roof		8111431		Roofing, Single-Ply Membrane, EPDM, Replace	20	4	16	54000	SF	\$11.00	\$594,000																	\$594,000						\$594,000	
C1010		Classrooms General		8111417		Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	20	5	100	SF	\$29.40	\$2,940						\$2,940																	\$2,940	
C1020		Throughout Building		8111397		Interior Window, Fixed, 12 SF, Replace	40	25	15	16	EA	\$500.00	\$8,000																	\$8,000						\$8,000	
C1030		Commercial Kitchen		8111435		Interior Door, Wood, Solid-Core, Replace	40	38	2	1	EA	\$700.00	\$700			\$700																				\$700	
C1030		Building Exterior		8111434		Interior Door, Wire Mesh Metal, Replace	40	30	10	5	EA	\$900.00	\$4,500											\$4,500												\$4,500	
C1030		Throughout Building		8109261		Interior Door, Steel, Standard, Replace	40	21	19	35	EA	\$600.00	\$21,000																				\$21,000			\$21,000	
C1030		Throughout Building		8109276		Door Hardware, School, per Door, Replace	30	19	11	60	EA	\$400.00	\$24,000											\$24,000												\$24,000	
C1070		Hallways & Common Areas		8111420		Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	3500	SF	\$3.50	\$12,250				\$12,250																			\$12,250	
C1070		Gymnasium		8109234		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	49000	SF	\$3.50	\$171,500							\$171,500																\$171,500	
C1090		Restrooms		8111444		Toilet Partitions, Metal, Replace	20	18	2	14	EA	\$850.00	\$11,900			\$11,900																				\$11,900	
C1090		Hallways & Common Areas		8111418		Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	20	LF	\$500.00	\$10,000					\$10,000																		\$10,000	
C2010		Restrooms		8111404		Wall Finishes, Ceramic Tile, Replace	40	30	10	3000	SF	\$18.00	\$54,000											\$54,000												\$54,000	
C2010		Gymnasium		8109262		Wall Finishes, any surface, Prep & Paint	10	6	4	115000	SF	\$1.50	\$172,500					\$172,500									\$172,500									\$345,000	
C2010		Classrooms Music		8111392		Wall Finishes, Acoustical Carpeting, Replace	25	15	10	900	SF	\$10.00	\$9,000											\$9,000												\$9,000	
C2030		Restrooms		8111432		Flooring, Ceramic Tile, Replace	40	30	10	1500	SF	\$18.00	\$27,000											\$27,000												\$27,000	
C2030		Cafeteria		8109245		Flooring, Quarry Tile, Replace	50	40	10	2000	SF	\$26.00	\$52,000											\$52,000												\$52,000	
C2030		Gymnasium		8109282		Flooring, Vinyl Tile (VCT), Replace	15	9	6	46000	SF	\$5.00	\$230,000						\$230,000																	\$230,000	
C2030		Office Areas		8111442		Flooring, Carpet, Commercial Standard, Replace	10	6	4	3000	SF	\$7.50	\$22,500					\$22,500										\$22,500								\$45,000	
D1010		Cafeteria		8111388		Vertical Lift, Wheelchair, 5' Rise, Renovate	25	14	11	1	EA	\$17,000.00	\$17,000											\$17,000												\$17,000	
D2010		Boiler Room		8137684		Storage Tank, Domestic Water, Replace	30	25	5	1	EA	\$5,000.00	\$5,000						\$5,000																	\$5,000	
D2010		Roof		8109270		Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	13	12	1	EA	\$22,500.00	\$22,500													\$22,500										\$22,500	
D2010		Throughout Building		8111386		Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	52800	SF	\$11.00	\$580,800						\$580,800																	\$580,800	
D2010		Restrooms		8111396		Urinal, Standard, Replace	30	25	5	6	EA	\$1,100.00	\$6,600																							\$6,600	
D2010		Restrooms		8111423		Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	1	EA	\$1,100.00	\$1,100						\$1,100																	\$1,100	
D2010		Classrooms General		8111443		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	9	EA	\$1,200.00	\$10,800						\$10,800																	\$10,800	
D2010		Restrooms		8111382		Toilet, Commercial Water Closet, Replace	30	25	5	19	EA	\$1,300.00	\$24,700						\$24,700																	\$24,700	
D2010		Restrooms		8111387		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	18	EA	\$1,500.00	\$27,000						\$27,000																	\$27,000	
D2010		Restrooms		8111390		Toilet, Residential Water Closet, Replace	30	25	5	1	EA	\$700.00	\$700						\$700																	\$700	
D2010		Utility Rooms/Areas		8109271		Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	2	EA	\$800.00	\$1,600											\$1,600												\$1,600	
D2010		Throughout Building		8111452		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	13	EA	\$1,200.00	\$15,600														\$15,600									\$15,600	
D3050		Roof		8109259		Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	18	2	1	EA	\$35,000.00	\$35,000			\$35,000																				\$35,000	
D3050		Roof		8109236		Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	15	5	1	EA	\$45,000.00	\$45,000						\$45,000																	\$45,000	
D3050		Roof		8109277		Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000	
D3050		Roof		8109267		Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	15	5	1	EA	\$45,000.00	\$45,000						\$45,000																	\$45,000	
D3050		Roof		8109275		Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	15	5	1	EA	\$45,000.00	\$45,000						\$45,000																	\$45,000	
D3050		Roof		8109256		Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	13	7	1	EA	\$45,000.00	\$45,000							\$45,000																\$45,000	
D3050		Roof		8109248		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$20,000.00	\$20,000																								\$20,000
D3050		Roof		8109239		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$30,000.00	\$30,000																								\$30,000
D3050		Throughout Building		8111425		HVAC System, Ductwork, Low Density, Replace	30	20	10	52800	SF	\$2.00	\$105,600											\$105,600													\$105,600
D3050		Roof		8109281		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$20,000.00	\$20,000																			\$20,000				\$20,000	
D3050		Roof		8109237		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$20,000.00	\$20,000																			\$20,000				\$20,000	
D3060		Roof		8109278		Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	2	EA	\$2,400.00	\$4,800			\$4,800																				\$4,800	
D3060		Roof		8109253		Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	3	EA	\$1,400.00	\$4,200								\$4,200															\$4,200	
D3060		Roof		8109242		Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	2	EA	\$1,400.00	\$2,800								\$2,800															\$2,800	
D3060		Roof		8109274		Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM, Replace	25	16	9	1	EA	\$4,000.00	\$4,000										\$4,000												\$4,000		


Replacement Reserves Report

Double Tree Elementary School

9/30/2024



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D4010	Building Exterior	8111445	Piping & Valves, Gate Valve, Fire Suppression, Replace	30	25	5	1	EA	\$3,570.00	\$3,570						\$3,570																\$3,570	
D4010	Building Exterior	8111433	Supplemental Components, Fire Department Connection, Double, Replace	30	25	5	1	EA	\$1,140.00	\$1,140						\$1,140																\$1,140	
D4010	Throughout Building	8111377	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	30	10	52800	SF	\$5.00	\$264,000											\$264,000											\$264,000	
D4030	Throughout Building	8111440	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	\$150.00	\$1,500						\$1,500									\$1,500							\$3,000	
D4030	Commercial Kitchen	8111422	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300									\$300							\$600	
D5020	Electrical Room	8109269	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$90,000.00	\$90,000							\$90,000																\$90,000
D5020	Electrical Room	8109240	Switchboard, 277/480 V, 1600 AMP, Replace	40	23	17	1	EA	\$75,000.00	\$75,000																		\$75,000					\$75,000
D5020	Electrical Room	8109241	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$5,300.00	\$5,300								\$5,300															\$5,300
D5020	Electrical Room	8109266	Distribution Panel, 277/480 V, 200 AMP, Replace	30	23	7	1	EA	\$3,000.00	\$3,000								\$3,000															\$3,000
D5020	Electrical Room	8109251	Distribution Panel, 277/480 V, 800 AMP, Replace	30	23	7	1	EA	\$10,000.00	\$10,000								\$10,000															\$10,000
D5020	Electrical Room	8109265	Distribution Panel, 277/480 V, 400 AMP, Replace	30	23	7	1	EA	\$5,300.00	\$5,300								\$5,300															\$5,300
D5020	Electrical Room	8109254	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$3,000.00	\$3,000								\$3,000															\$3,000
D5020	Electrical Room	8109244	Distribution Panel, 120/208 V, 200 AMP, Replace	30	23	7	4	EA	\$2,000.00	\$8,000								\$8,000															\$8,000
D5030	Throughout Building	8111421	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	52800	SF	\$2.50	\$132,000				\$132,000																			\$132,000
D5040	Building Exterior	8111403	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	17	EA	\$600.00	\$10,200				\$10,200																			\$10,200
D5040	Throughout Building	8111416	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	52800	SF	\$4.50	\$237,600																			\$237,600				\$237,600
D6030	Multi-Purpose Room	8111447	Sound System, Theater/Auditorium/Church, Replace	20	11	9	8300	SF	\$1.50	\$12,450									\$12,450														\$12,450
D7010	Throughout Building	8111415	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	52800	SF	\$3.25	\$171,600						\$171,600															\$171,600		\$343,200
D7030	Throughout Building	8111401	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	52800	SF	\$2.00	\$105,600						\$105,600															\$105,600		\$211,200
D7030	Hallways & Common Areas	8111381	Security Panel, Annunciator, Replace	15	10	5	3	EA	\$500.00	\$1,500						\$1,500															\$1,500		\$3,000
D7050	Office Areas	8111400	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000		\$30,000
D7050	Throughout Building	8111414	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	52800	SF	\$2.00	\$105,600						\$105,600																	\$105,600
D7050	Hallways & Common Areas	8111424	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	\$1,580.00	\$1,580						\$1,580															\$1,580		\$3,160
D8010	Throughout Building	8111410	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	52800	SF	\$2.50	\$132,000				\$132,000															\$132,000				\$264,000
E1030	Kitchen	8109279	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280										\$8,280									\$16,560	
E1030	Kitchen	8111413	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																			\$25,000
E1030	Kitchen	8109255	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700				\$3,400
E1030	Kitchen	8109247	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280										\$8,280								\$16,560
E1030	Kitchen	8111399	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
E1030	Kitchen	8109252	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600																\$3,600
E1030	Kitchen	8109257	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100																\$5,100
E1030	Kitchen	8109264	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$4,600.00	\$4,600							\$4,600																\$4,600
E1030	Kitchen	8109250	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700								\$1,700															\$1,700
E1030	Kitchen	8109280	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	2	EA	\$4,500.00	\$9,000								\$9,000															\$9,000
E1030	Kitchen	8109260	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	7	8	1	EA	\$3,600.00	\$3,600									\$3,600														\$3,600
E1030	Kitchen	8111394	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	2	EA	\$4,600.00	\$9,200												\$9,200											\$9,200
E1030	Kitchen	8111455	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	5	10	1	EA	\$6,300.00	\$6,300												\$6,300											\$6,300
E1030	Kitchen	8111438	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	5	10	1	EA	\$6,300.00	\$6,300												\$6,300											\$6,300
E1030	Kitchen	8109249	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	2	EA	\$4,700.00	\$9,400												\$9,400											\$9,400
E1030	Kitchen	8109273	Foodservice Equipment, Ice maker, Freestanding, Replace	15	4	11	1	EA	\$6,700.00	\$6,700												\$6,700											\$6,700
E1030	Kitchen	8109268	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500						\$2,500
E1040	Cafeteria	8109246	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	21	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500
E1070	Multi-Purpose Room	8111437	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	2000	SF	\$15.00	\$30,000						\$30,000															\$30,000		\$60,000
E2010	Throughout Building	8111383	Casework, Cabinetry, Standard, Replace	20	15	5	140	LF	\$300.00	\$42,000						\$42,000																	\$42,000
E2010	Throughout Building	8111378	Casework, Countertop, Solid Surface, Replace	40	30	10	100	LF	\$110.00	\$11,000												\$11,000											\$11,000
F1020	Site	8111379	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	1800	SF	\$100.00	\$180,000			\$180,000																				\$180,000
G2020	Site	8111436	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	31450	SF	\$3.50	\$110,075						\$110,075																	\$110,075
G2030	Site	8111409	Sidewalk, Concrete, Large Areas, Replace	50	48	2	18100	SF	\$9.00	\$162,900			\$162,900																				\$162,900
G2030	Site	8111429	Sidewalk, Brick/Masonry Pavers, Replace	30	25	5	2400	SF	\$33.00	\$79,200						\$79,200																	\$79,200
G2050	Site	8111453	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	2000	SF	\$26.00	\$52,000			\$52,000																				\$52,000
G2050	Site	8111391	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	\$20,000.00	\$20,000								\$20,000															\$20,000
G2050	Site	8111451	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	8	12	1650	SF	\$26.00	\$42,900													\$42,900										\$42,900
G2050	Site	8111408	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$20,000.00	\$20,000													\$20,000										\$20,000
G2060	Site	8111427	Fences & Gates, Fence, Metal Tube 6", Replace	40	35	5	100	LF	\$40.00	\$4,000						\$4,000																	\$4,000
G2060	Site	8111428	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	\$700.00	\$700						\$700																	\$700
G2060	Site	8111430	Park Bench, Metal Powder-Coated, Replace	20	4	16	2	EA	\$700.00	\$1,400																	\$1,400						\$1,400

Replacement Reserves Report																																			
Double Tree Elementary School																																			
9/30/2024																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
G2060	Site	8111448	Park Bench, Wood/Composite/Fiberglass, Replace	20	4	16	5	EA	\$600.00	\$3,000																	\$3,000					\$3,000			
G2060	Site	8111405	Park Bench, Wood/Composite/Fiberglass, Replace	20	0	20	6	EA	\$600.00	\$3,600																				\$3,600		\$3,600			
G2060	Site	8111449	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500			
G2060	Site	8111389	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500			
G2060	Site	8111384	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	26	EA	\$150.00	\$3,900									\$3,900													\$3,900			
G2060	Site	8111446	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	2000	SF	\$130.00	\$260,000											\$260,000											\$260,000			
G2060	Site	8111406	Retaining Wall, Treated Timber, Replace	25	15	10	5400	SF	\$20.00	\$108,000											\$108,000											\$108,000			
G2060	Site	8111412	Dumpster Pad, Concrete, Replace/Install	50	42	8	300	SF	\$15.00	\$4,500									\$4,500													\$4,500			
G2080	Site	8137686	Landscaping, Eroded Areas, Sodding, Repair	0	1	0	1000	SF	\$1.00	\$998	\$998																					\$998			
G4050	Site	8111385	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	7	EA	\$4,000.00	\$28,000				\$28,000																		\$28,000			
Totals, Unescalated											\$998	\$0	\$849,580	\$495,149	\$213,280	\$1,499,205	\$414,800	\$207,300	\$62,000	\$16,450	\$995,700	\$49,300	\$93,680	\$165,599	\$203,280	\$9,800	\$600,900	\$115,000	\$371,300	\$28,500	\$328,880	\$6,720,700			
Totals, Escalated (3.0% inflation, compounded annually)											\$998	\$0	\$901,319	\$541,062	\$240,049	\$1,737,989	\$495,293	\$254,953	\$78,540	\$21,464	\$1,338,138	\$68,243	\$133,565	\$243,187	\$307,479	\$15,268	\$964,268	\$190,077	\$632,113	\$49,975	\$593,994	\$8,807,974			

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8111388	D1010	Vertical Lift	Wheelchair, 5' Rise		Double Tree Elementary School	Cafeteria	Garaventa	LS-US-0P-42	48287	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8137684	D2010	Storage Tank	Domestic Water	500 GAL	Double Tree Elementary School	Boiler Room	A.O. Smith	No dataplate	No dataplate			
2	8109270	D2010	Boiler	Gas, Domestic, 260 to 500 MBH	500 mbh	Double Tree Elementary School	Roof	Raypak	H3-0514A	1411389488	2011		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109259	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Double Tree Elementary School	Roof	Cambridge	M118EH B	9.103-18	2006		
2	8109237	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Double Tree Elementary School	Roof	Lennox	ELGH120H4MM4G	5621A05042	2021		
3	8109248	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Double Tree Elementary School	Roof	Trane	YSC120F4ELA03000000000000	122511759L	2012		
4	8109281	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Double Tree Elementary School	Roof	Lennox	LGH120H4MM4G	5621A05039	2021		
5	8109239	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Double Tree Elementary School	Roof	Trane	YCD180F4L0BA	121510186D	2012		
6	8109236	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Double Tree Elementary School	Roof	Trane	SFHFC304HY58C6BD10010000000K000T000000	C01E51025	2001		
7	8109275	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Double Tree Elementary School	Roof	Trane	SFHFC304HY58C6BD10010000000K000000000	C01E51026	2001		
8	8109256	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Double Tree Elementary School	Roof	Trane	YCD300E4H0BC	111010055D	2011		

9	8109267	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Double Tree Elementary School	Roof	Trane	SFHFC304HY58C6CD100100000 G0000RT000000	C01E51027	2001		
10	8109277	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Double Tree Elementary School	Roof	Trane	Illegible	Illegible	2001		
11	8109242	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Double Tree Elementary School	Roof	Cook	Illegible	Illegible	2006		2
12	8109253	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Double Tree Elementary School	Roof	No dataplate	No dataplate	No dataplate	2001		3
13	8109278	D3060	Exhaust Fan	Centrifugal, 16" Damper	8000 CFM	Double Tree Elementary School	Roof	No dataplate	No dataplate	No dataplate	2001		2
14	8109274	D3060	Exhaust Fan	Centrifugal, 28" Damper, 5001 to 8500 CFM	8000 CFM	Double Tree Elementary School	Roof	No dataplate	No dataplate	No dataplate	2001		
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8111440	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Double Tree Elementary School	Throughout Building						10
2	8111422	D4030	Fire Extinguisher	Wet Chemical/CO2		Double Tree Elementary School	Commercial Kitchen						
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109269	D5020	Switchboard	277/480 V	2000 AMP	Double Tree Elementary School	Electrical Room	Square D	Power-Style	No dataplate	1977		
2	8109240	D5020	Switchboard	277/480 V, 1600 AMP	1600 AMP	Double Tree Elementary School	Electrical Room	Square D	Power-Style	No dataplate	1977		
3	8109244	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Double Tree Elementary School	Electrical Room	Square D	NOB	No dataplate	1977		4
4	8109254	D5020	Distribution Panel	277/480 V	200 AMP	Double Tree Elementary School	Electrical Room	Square D	NH1B	No dataplate	1977		
5	8109241	D5020	Distribution Panel	277/480 V	400 AMP	Double Tree Elementary School	Electrical Room	Square D	NH1B	No dataplate	1977		

6	8109266	D5020	Distribution Panel	277/480 V, 200 AMP	200 AMP	Double Tree Elementary School	Electrical Room Square D	NH1B		No dataplate	2001			
7	8109265	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Double Tree Elementary School	Electrical Room Square D	QMB		No dataplate	1977			
8	8109251	D5020	Distribution Panel	277/480 V, 800 AMP	800 AMP	Double Tree Elementary School	Electrical Room Square D	QMB		No dataplate	1977			
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8111400	D7050	Fire Alarm Panel	Fully Addressable		Double Tree Elementary School	Office Areas	Edwards	Inaccessible		Inaccessible			
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8109247	E1030	Foodservice Equipment	Convection Oven, Double		Double Tree Elementary School	Kitchen	Blodgett	NA		NA	2010		
2	8109279	E1030	Foodservice Equipment	Convection Oven, Double		Double Tree Elementary School	Kitchen	Blodgett	NA		NA	2010		
3	8109252	E1030	Foodservice Equipment	Dairy Cooler/Wells		Double Tree Elementary School	Kitchen	MasterBuilt	D0MC-124-A		15070478	2007		
4	8109260	E1030	Foodservice Equipment	Dairy Cooler/Wells		Double Tree Elementary School	Kitchen	MasterBuilt	D0MC-084-A		15070477	2008		
5	8109280	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Double Tree Elementary School	Kitchen	Illegible	SCI /TPPI-I-8.0130		NA	2005		2
6	8109250	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Double Tree Elementary School	Kitchen	Kratos	NA		202305-00495	2005		
7	8109255	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Double Tree Elementary School	Kitchen	Food Warming Equipment	UHS-12		123466104	2012		
8	8109257	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Double Tree Elementary School	Kitchen	Supera	F2R-1		P-09171510115	2015		
9	8109273	E1030	Foodservice Equipment	Icemaker, Freestanding		Double Tree Elementary School	Kitchen	Manitowoc	KDT0420A-161		Illegible	2020		

