

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Douglass High School
3200 Mt. Olive Road
Memphis, Tennessee 38108

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March 22, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	3200 Mt. Olive Road, Memphis, Tennessee 38108
Site Developed	2008
Site Area	8.3 acres (estimated)
Parking Spaces	205 total spaces all in open lots; seven of which are accessible
Building Area	146,568 SF
Number of Stories	Two above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	March 22, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Johnny Luckett, Plant Manager
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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

Douglass High School was originally developed in 1946 and remained active until 1981 when the school closed due to low enrollment. The school district used the property for storage until the building was demolished in the mid-2000s due to disrepair of the structure. Due to population growth, a new high school was needed, so the subject building was constructed in 2008 in its place.

Architectural

The two-story CMU facility sits on a concrete foundation with a concrete deck. The structure is wrapped in brick veneer with sections of CMU block and topped with a modified bitumen roofing field. The roof sits upon a metal deck supported by open-web steel joists. Interior finishes are primarily painted and glazed CMU block walls and vinyl floor tiles with ACT ceiling finishes throughout. Other support areas include carpet or ceramic tile flooring, gypsum wall construction, and open/exposed ceilings. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the building is by multiple 4-ton rooftop packaged units supplemented by a couple 25-ton units. All of the units were found to be original to construction (2008) and are in fair condition as they near the end of their useful life. Heated water to the plumbing fixture is possible by two commercial water heaters. Hot water to the kitchen area is through a water boiler and external storage tank system. One 2500-lb capacity passenger elevator provides service to both floors of the building. Electrical service is delivered to the property through overhead transmission lines to a main 3000-amp switchboard. Electricity is then spread throughout the building to smaller 600-amp subpanels and is backed up by an emergency generator. Fire suppression to the building is possible through a facility-wide sprinkler system in conjunction with a full fire alarm system.

Site

A large asphalt parking lot is present on the north and east sides of the building for staff and student parking, with a smaller lot at the left elevation. The parking lots lead to concrete walkways which surround the building. A concrete courtyard in the middle of the property supplies an area for recreation and other outdoor activities. Non-irrigated landscape is limited to few lawns and trees along the south side of the property.

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.

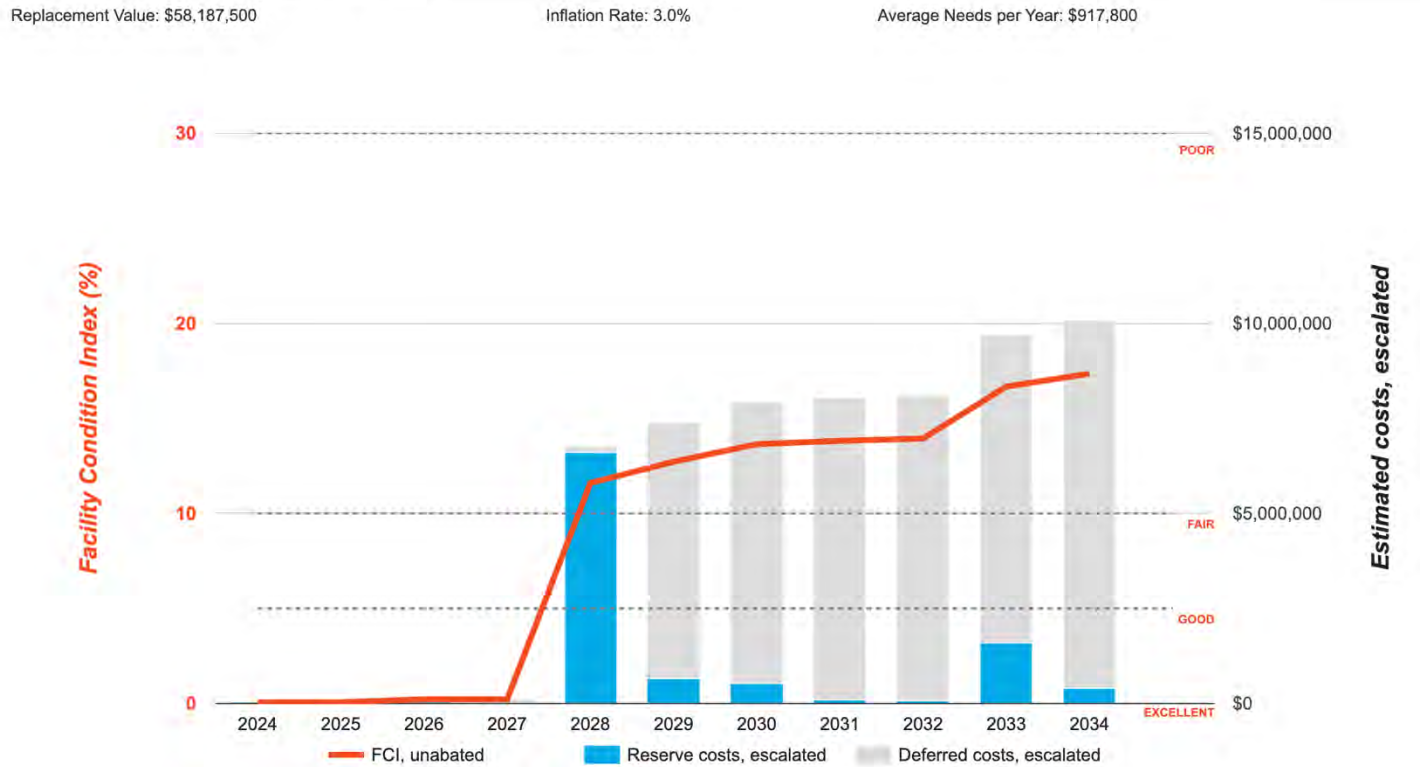
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Douglass High School(2008)			
Replacement Value	Total SF	Cost/SF	
\$ 58,187,500	146,568	\$ 397	
	Est Reserve Cost		FCI
Current	\$ 40,600		0.1 %
3-Year	\$ 131,400		0.2 %
5-Year	\$ 7,402,100		12.7 %
10-Year	\$ 10,095,200		17.3 %

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: Douglass High School



Immediate Needs

Facility/Building	Total Items	Total Cost
Douglass High School	7	\$40,500
Total	7	\$40,500

Douglass High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7509069	Douglass High School	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	\$1,100
7509147	Douglass High School	Cafeteria	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
7508997	Douglass High School	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	\$9,000
7509036	Douglass High School	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	\$9,000
7509020	Douglass High School	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	\$9,000
7509112	Douglass High School	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	\$9,000
7509045	Douglass High School	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Failed	Performance/Integrity	\$1,200
Total (7 items)							\$40,500

Key Findings

**Roofing in Failed condition.**

any type, Repairs per Man-Day
Douglass High School Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Reattach loose cap stone - AssetCALC ID: 7509069

**Roofing in Poor condition.**

any type, Repairs per Man-Day
Douglass High School Cafeteria

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Repair roof leaks above cafeteria - AssetCALC ID: 7509147

**Packaged Unit in Failed condition.**

RTU, Pad or Roof-Mounted
Douglass High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Reportedly not functional - AssetCALC ID: 7509112

**Packaged Unit in Failed condition.**

RTU, Pad or Roof-Mounted
Douglass High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Reportedly not functional - AssetCALC ID: 7509020

**Packaged Unit in Failed condition.**

RTU, Pad or Roof-Mounted
Douglass High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Reportedly not functional - AssetCALC ID: 7509036

**Packaged Unit in Failed condition.**

RTU, Pad or Roof-Mounted
Douglass High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Reportedly not functional - AssetCALC ID: 7508997

**Landscaping in Failed condition.**

Mature Trees, Removal/Trimming
Douglass High School Site

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Dead tree - AssetCALC ID: 7509045

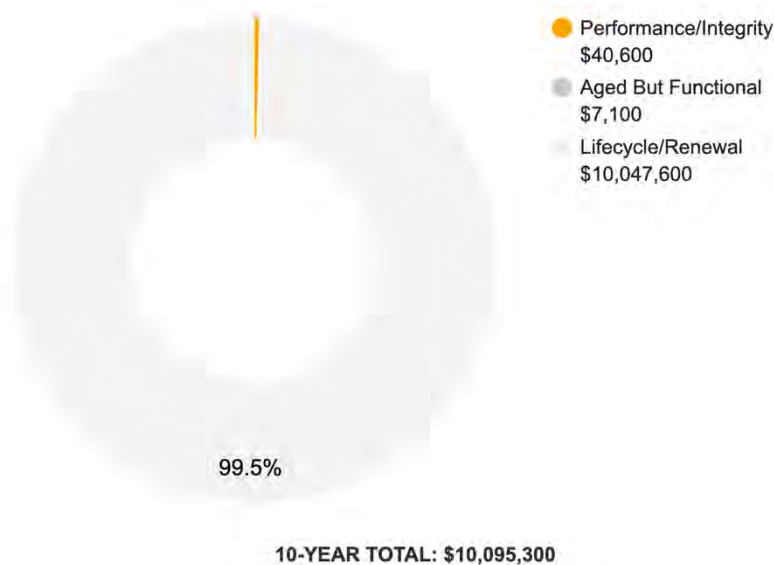
Plan Types

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)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick veneer Secondary Wall Finish: CMU Windows: Vinyl	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted/glazed CMU, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and sealed concrete Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks (kitchen) Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system,	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Systems Summary

Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU wall dumpster enclosures Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, and trees Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Roof leaks, non-functional HVAC, dead tree requires removal	

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	-	-	\$2,900	-	\$283,100	\$286,000
Roofing	\$3,300	-	\$1,372,000	-	\$9,800	\$1,385,100
Interiors	-	-	\$1,121,800	\$1,251,900	\$1,787,800	\$4,161,500
Conveying	-	-	\$5,600	\$11,100	\$83,200	\$99,900
Plumbing	-	-	\$46,800	\$46,100	\$312,000	\$404,900
HVAC	\$36,000	-	\$789,900	-	\$981,700	\$1,807,500
Fire Protection	-	-	\$4,500	\$204,600	-	\$209,100
Electrical	-	-	\$742,300	\$93,900	\$255,100	\$1,091,300
Fire Alarm & Electronic Systems	-	-	\$767,100	\$413,000	-	\$1,180,000
Equipment & Furnishings	-	\$42,600	\$2,303,500	\$60,900	\$164,400	\$2,571,500
Site Development	\$1,200	-	\$26,400	\$115,000	\$5,600	\$148,200
Site Pavement	-	\$46,300	-	\$496,700	\$134,400	\$677,300
Site Utilities	-	-	\$89,800	-	-	\$89,800
TOTALS (3% inflation)	\$40,500	\$89,000	\$7,272,500	\$2,693,100	\$4,017,000	\$14,112,100

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2008, and the facility has not since been substantially renovated since that time.

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 Douglass High School at 3200 Mt Olive Road in Memphis, Tennessee 38108, 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.

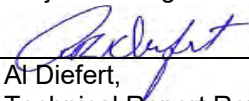
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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.

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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

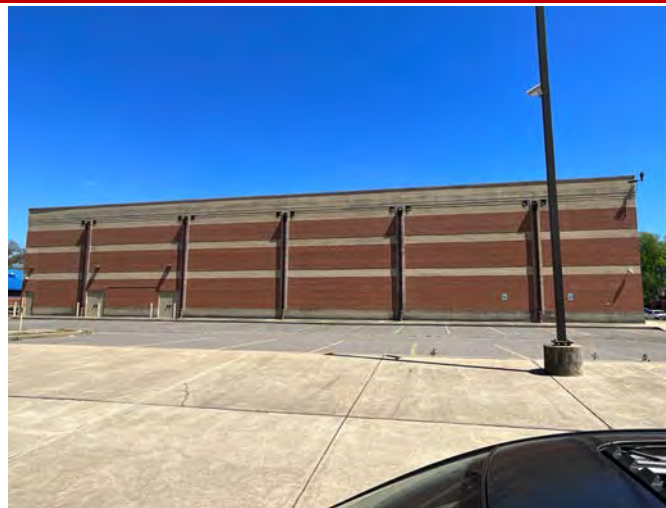
Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR WALL FINISHES



6 - ROOF

Photographic Overview



7 - HALLWAY FINISHES



8 - AUDITORIUM



9 - GYMNASIUM



10 - COMMERCIAL KITCHEN



11 - ELEVATOR CAB



12 - BOILER

Photographic Overview



13 - WATER HEATER



14 - ROOFTOP PACKAGED UNIT



15 - MAIN ELECTRICAL SWITCHBOARD



16 - EMERGENCY GENERATOR



17 - FIRE ALARM PANEL



18 - ASPHALT PAVEMENT

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	163745.23R000-011.354	Douglass High School	
	Source	On-Site Date	
	Google	March 22, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Douglass High School

Name of person completing form: Johnny Lockett

Title / Association w/ property: Facility Manager

Length of time associated w/ property: 1 week

Date Completed: February 26, 2024

Phone Number: 901-650-8003

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 2008	Renovated	
2	Building size in SF	146,568 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New furniture in classrooms		
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?	×				D110
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?					



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Douglass High School

BV Project Number: 163745.23R000-011.354

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?		✗		

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

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

Douglass High School: Photographic Overview



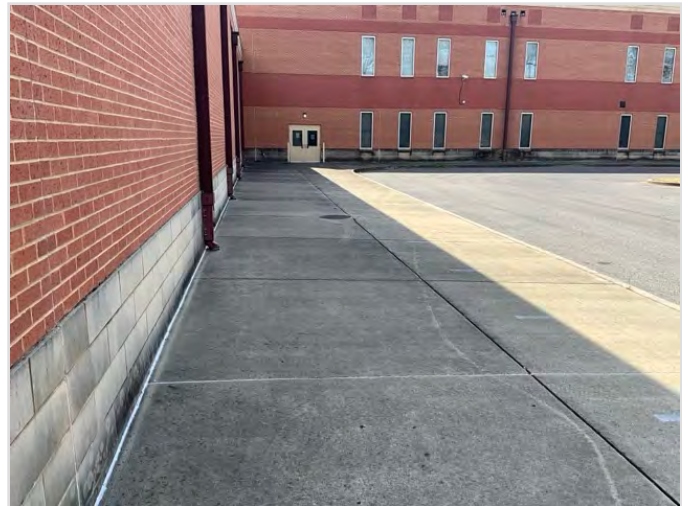
OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



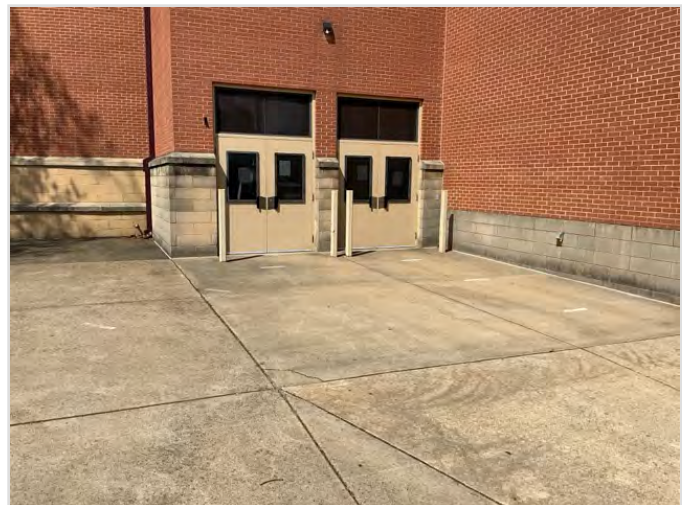
ACCESSIBLE RAMP



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Douglass High School: Photographic Overview



ACCESSIBLE INTERIOR LIFT



ACCESSIBLE INTERIOR RAMP



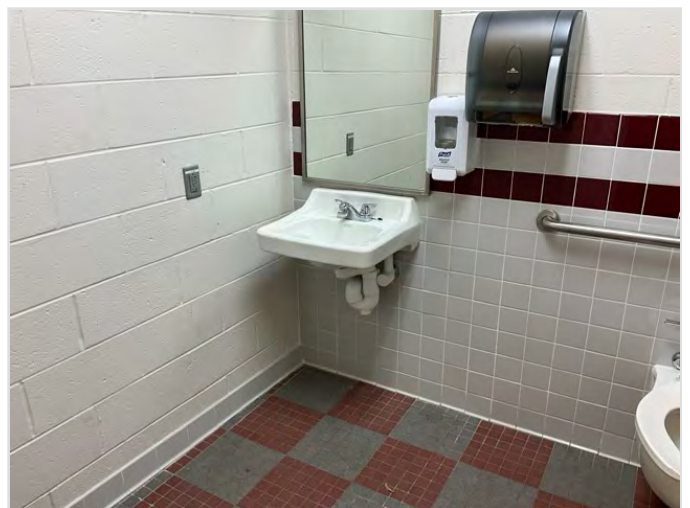
LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Douglass High School: Photographic Overview



KITCHEN PATH OF TRAVEL



OVEN WITH CONTROLS

Appendix E: Component Condition Report

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	18,000 SF	34	7506270
B2010	Building Exterior	Good	Exterior Walls, Brick	65,400 SF	34	7506295
B2020	Building Exterior	Fair	Glazing, any type by SF	3,400 SF	14	7506283
B2020	Hallways	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	4	7509118
B2020	Hallways	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	1	5	7509095
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	56	24	7506276
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	121,000 SF	4	7506279
B3010	Roof	Failed	Roofing, any type, Repairs per Man-Day, Repair	1	0	7509069
B3010	Cafeteria	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7509147
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	4	7509057
B3060	Roof	Fair	Roof Hatch, Metal	5	14	7509035
Interiors						
C1030	Hallways	Fair	Interior Door, Wood, Solid-Core	172	24	7506288
C1070	Hallways and Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	133,400 SF	9	7506299
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	62	4	7509018
C1090	Hallways	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600	4	7506284
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	14,000 SF	24	7506277
C2010	Hallways and Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	279,100 SF	6	7506306
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	6,000 SF	9	7509082
C2030	Kitchen	Good	Flooring, Quarry Tile	4,800 SF	34	7506275
C2030	Mechanical Room and Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,000 SF	4	7506289
C2030	Stairwells	Fair	Flooring, Rubber Tile	3,000 SF	7	7506265

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Hallways	Fair	Flooring, Vinyl Tile (VCT)	106,800 SF	5	7506303
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	13,000 SF	4	7506298
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	7506281
C2030	Restrooms	Fair	Flooring, Ceramic Tile	8,000 SF	24	7506269
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	7509137
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	4	7509098
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	14	7509063
Plumbing						
D2010	Locker rooms	Fair	Shower, Valve & Showerhead	8	14	7509055
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	3	19	7509067
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	14	7509065
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	8	7509138
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	146,568 SF	24	7509119
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	4	14	7509015
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	4	14	7509047
D2010	Restrooms	Fair	Urinal, Standard	22	14	7509032
D2010	Utility closet	Fair	Storage Tank, Domestic Water	1	16	7509041
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	8	7509016
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	4	7509029
D2010	Kitchen	Fair	Water Heater, Electric, Commercial (36 kW)	1	4	7508993
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7506310
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (36 kW)	1	4	7508999
D2010	Utility closet	Fair	Boiler, Gas, Domestic	1	9	7509058
D2010	Restrooms	Fair	Toilet, Residential Water Closet	58	14	7509085

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	14	7509000
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	46	14	7509130
HVAC						
D3020	Mechanical room	Fair	Unit Heater, Electric	3	4	7509021
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7509093
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7509123
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7509028
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-01]	1	4	7506308
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	7509120
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-18]	1	4	7506268
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-66]	1	4	7506264
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509038
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-08]	1	4	7506297
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-64]	1	4	7506278
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509143
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509040
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-30]	1	4	7506292
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509003
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-62]	1	4	7506267
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509017
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-50]	1	4	7506293
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-41]	1	4	7506301
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7508997
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509114
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509136

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509117
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-38]	1	4	7506291
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-07]	1	4	7506302
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509027
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509026
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509110
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509099
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7509036
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7509020
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7508996
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509127
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-37]	1	4	7506300
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509005
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-29]	1	4	7506307
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-05]	1	4	7506286
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-19]	1	4	7506282
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509024
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509012
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509108
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509091
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509129
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509133
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-31]	1	4	7506274
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509007
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509075

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509002
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509107
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509070
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-46]	1	4	7506285
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509144
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509008
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509142
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509054
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509121
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509071
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	146,568 SF	14	7509077
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-45]	1	4	7506266
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509004
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-03]	1	4	7506311
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509145
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509135
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509109
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7508998
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509139
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-53]	1	4	7506271
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509080
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509097
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509124
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7509044
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-35]	1	4	7506305

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7509112
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7509074
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	2	13	7509033
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	146,568 SF	9	7509115
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	4	7509006
Electrical						
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	9	7509111
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1	9	7509105
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	7509116
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509046
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509042
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	24	7509094
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509081
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509068
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509146
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509072
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509052
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509126
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509013
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509066
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509011
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509025
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509049
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509086

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509092
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	7509140
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	7509009
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509096
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	14	7509101
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	146,568 SF	24	7509089
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	146,568 SF	4	7509141
D5040	Hallways	Fair	Emergency & Exit Lighting, Exit Sign, LED	57	6	7509051
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	146,568 SF	4	7509056
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	146,568 SF	10	7509023
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	146,568 SF	4	7509100
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	8	7509104
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7509113
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	7509060
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	7509102
E1030	Concessions	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7509010
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	7509088
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	7509061
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	7509106
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7508994
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	7509073
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7509019
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7509103

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7506273
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7506272
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7506294
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7509079
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	7509031
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7509039
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7509083
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7509087
E1030	Therapy	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7509034
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7509084
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7509050
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7509053
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	8	7509076
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	18	14	7509014
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	200 LF	6	7506287
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	2,200	4	7506304
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	968	4	7509022
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	97,000 SF	9	7509131
G2020	Site	Good	Parking Lots, Pavement, Concrete	26,000 SF	34	7509078
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	97,000 SF	2	7508995
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	9	7506309
G2050	Weight room	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	300 SF	6	7509132
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	9	7506280

Component Condition Report | Douglass High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	2	5	7506290
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	9	7509134
G2060	Hallways	Good	Fences & Gates, Fence, Wrought Iron 6'	50 LF	34	7509128
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	4	7509059
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	24	7509043
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	4	7509064
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	7509048
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	9	7509090
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	9	7509001
G2060	Site	Fair	Flagpole, Metal	1	14	7509125
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	4	7509030
G2080	Site	Failed	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7509045
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	35	4	7509122
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	4	7509062

Appendix F:

Replacement Reserves

Replacement Reserves Report																																		
Douglass High School																																		
4/29/2024																																		
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											
Douglass High School		\$40,516	\$0	\$88,956	\$1,858	\$6,621,151	\$649,599	\$535,759	\$104,232	\$69,546	\$1,589,641	\$393,950	\$0	\$62,234	\$32,308	\$1,964,055	\$35,288	\$696,747	\$138,591	\$2,894	\$48,765	\$1,036,166	\$14,112,259											
Grand Total		\$40,516	\$0	\$88,956	\$1,858	\$6,621,151	\$649,599	\$535,759	\$104,232	\$69,546	\$1,589,641	\$393,950	\$0	\$62,234	\$32,308	\$1,964,055	\$35,288	\$696,747	\$138,591	\$2,894	\$48,765	\$1,036,166	\$14,112,259											
Unifor mat 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		
B2020	Building Exterior	7506283	Glazing, any type by SF, Replace	30	16	14	3400	SF	\$55.00	\$187,000																						\$187,000		
B2020	Hallways	7509118	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	2	EA	\$1,200.00	\$2,400					\$2,400																	\$2,400		
B2020	Hallways	7509095	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	5	5	1	EA	\$150.00	\$150					\$150																	\$300		
B3010	Roof	7509069	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																					\$1,100		
B3010	Cafeteria	7509147	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,100.00	\$2,200	\$2,200																					\$2,200		
B3010	Roof	7506279	Roofing, Modified Bitumen, Replace	20	16	4	121000	SF	\$10.00	\$1,210,000					\$1,210,000																	\$1,210,000		
B3020	Roof	7509057	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	1000	LF	\$9.00	\$9,000					\$9,000																	\$9,000		
B3060	Roof	7509035	Roof Hatch, Metal, Replace	30	16	14	5	EA	\$1,300.00	\$6,500																						\$6,500		
C1070	Hallways and Classrooms	7506299	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	133400	SF	\$3.50	\$466,900															\$466,900							\$466,900		
C1090	Restrooms	7509018	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	62	EA	\$750.00	\$46,500					\$46,500																	\$46,500		
C1090	Hallways	7506284	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	600	EA	\$500.00	\$300,000					\$300,000																	\$300,000		
C2010	Hallways and Classrooms	7506306	Wall Finishes, any surface, Prep & Paint	10	4	6	279100	SF	\$1.50	\$418,650					\$418,650																	\$837,300		
C2010	Auditorium	7509082	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	16	9	6000	SF	\$14.00	\$84,000																						\$84,000		
C2030	Mechanical Room and Auditorium	7506289	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	8000	SF	\$1.50	\$12,000					\$12,000																	\$24,000		
C2030	Hallways	7506303	Flooring, Vinyl Tile (VCT), Replace	15	10	5	106800	SF	\$5.00	\$534,000						\$534,000																\$534,000		
C2030	Stairwells	7506265	Flooring, Rubber Tile, Replace	15	8	7	3000	SF	\$9.00	\$27,000																						\$27,000		
C2030	Auditorium	7506281	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3000	SF	\$7.50	\$22,500					\$22,500																	\$45,000		
C2030	Gymnasium	7506298	Flooring, Maple Sports Floor, Refinish	10	6	4	13000	SF	\$5.00	\$65,000					\$65,000																	\$130,000		
D1010	Elevator	7509098	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																	\$5,000		
D1010	Elevator	7509137	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,000.00	\$9,000																						\$9,000		
D1010	Elevator	7509063	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	16	14	1	EA	\$55,000.00	\$55,000																						\$55,000		
D2010	Utility closet	7509041	Storage Tank, Domestic Water, Replace	30	14	16	1	EA	\$3,000.00	\$3,000																						\$3,000		
D2010	Kitchen	7508993	Water Heater, Electric, Commercial (36 kW), Replace	20	16	4	1	EA	\$18,500.00	\$18,500					\$18,500																	\$18,500		
D2010	Utility closet	7508999	Water Heater, Electric, Commercial (36 kW), Replace	20	16	4	1	EA	\$18,500.00	\$18,500					\$18,500																	\$18,500		
D2010	Utility closet	7509058	Boiler, Gas, Domestic, Replace	25	16	9	1	EA	\$22,500.00	\$22,500																						\$22,500		
D2010	Mechanical room	7509015	Backflow Preventer, Domestic Water, Replace	30	16	14	4	EA	\$6,600.00	\$26,400																						\$26,400		
D2010	Classrooms	7509029	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	16	4	2	EA	\$2,300.00	\$4,600					\$4,600																	\$4,600		
D2010	Hallways	7509016	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	4	EA	\$1,500.00	\$6,000																						\$6,000		
D2010	Hallways	7509138	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	6	EA	\$1,200.00	\$7,200																						\$7,200		
D2010	Kitchen	7509047	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	4	EA	\$2,500.00	\$10,000																						\$10,000		
D2010	Restrooms	7509000	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	16	EA	\$1,100.00	\$17,600																						\$17,600		
D2010	Restrooms	7509085	Toilet, Residential Water Closet, Replace	30	16	14	58	EA	\$700.00	\$40,600																						\$40,600		
D2010	Restrooms	7509130	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	46	EA	\$1,500.00	\$69,000																						\$69,000		
D2010	Restrooms	7509032	Urinal, Standard, Replace	30	16	14	22	EA	\$1,100.00	\$24,200																						\$24,200		
D2010	Kitchen	7509065	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	3	EA	\$1,200.00	\$3,600																						\$3,600		
D2010	Locker rooms	7509055	Shower, Valve & Showerhead, Replace	30	16	14	8	EA	\$800.00	\$6,400																								

Replacement Reserves Report

Douglass High School

4/29/2024



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
D3050	Roof	7508997	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$9,000	\$9,000																				\$9,000	\$18,000
D3050	Roof	7509112	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$9,000	\$9,000																				\$9,000	\$18,000
D3050	Roof	7509135	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509145	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7508998	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509080	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509007	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7508996	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509097	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509133	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509129	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509044	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509144	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509127	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509002	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509110	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509003	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000
D3050	Roof	7509099	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509109	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509024	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509012	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509142	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509040	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509136	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509114	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509124	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509026	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509071	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509038	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509075	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$45,000.00	\$45,000					\$45,000																	\$45,000
D3050	Roof	7509005	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509139	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509054	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509143	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509004	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509107	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509017	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509108	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509070	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509027	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509121	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7509117	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506305	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$45,000.00	\$45,000					\$45,000																	\$45,000
D3050	Roof	7506271	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506292	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506278	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506301	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506293	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506302	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000
D3050	Roof	7506291	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000

Replacement Reserves Report																																				
Douglass High School																																				
4/29/2024																																				
Unifor mat 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		
D3050	Roof		7506311		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000		
D3050	Roof		7506266		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506267		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506264		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506268		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506285		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506274		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506282		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506286		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506307		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7506300		Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof		7509008		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$45,000.00	\$45,000					\$45,000																		\$45,000	
D3050	Roof		7506297		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Throughout building		7509077		HVAC System, Ductwork, Medium Density, Replace	30	16	14	146568	SF	\$4.00	\$586,272															\$586,272								\$586,272	
D3060	Roof		7509074		Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																		\$2,400	
D3060	Roof		7509033		Exhaust Fan, Centrifugal, 24" Damper, Replace	25	12	13	2	EA	\$3,000.00	\$6,000													\$6,000										\$6,000	
D4010	Throughout building		7509115		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	146568	SF	\$1.07	\$156,828										\$156,828													\$156,828	
D4010	Kitchen		7509006		Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	10	LF	\$400.00	\$4,000					\$4,000																		\$4,000	
D5010	Building exterior		7509111		Generator, Gas or Gasoline, Replace	25	16	9	1	EA	\$52,000.00	\$52,000										\$52,000													\$52,000	
D5010	Mechanical room		7509105		Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	\$8,500.00	\$8,500										\$8,500													\$8,500	
D5020	Electrical room		7509009		Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,000.00	\$10,000														\$10,000									\$10,000	
D5020	Electrical room		7509116		Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000														\$6,000									\$6,000	
D5020	Electrical room		7509140		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600																\$7,600								\$7,600
D5020	Electrical room		7509011		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600																\$7,600								\$7,600
D5020	Electrical room		7509086		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,000.00	\$10,000																\$10,000								\$10,000
D5020	Electrical room		7509092		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,000.00	\$10,000																\$10,000								\$10,000
D5020	Electrical room		7509126		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$7,600.00	\$7,600																\$7,600								\$7,600
D5020	Electrical room		7509146		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,000.00	\$10,000																\$10,000								\$10,000
D5020	Electrical room		7509081		Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,000.00	\$10,000																\$10,000								\$10,000
D5020	Electrical room		7509101		Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	\$7,000.00	\$7,000																\$7,000								\$7,000
D5020	Electrical room		7509096		Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	\$7,000.00	\$7,000																\$7,000								\$7,000
D5020	Electrical room		7509013		Distribution Panel, 277/480 V, Replace																															

Replacement Reserves Report																																			
Douglass High School																																			
4/29/2024																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
E1030	Building exterior	7509073	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600				\$9,200			
E1030	Therapy	7509034	Foodservice Equipment, Ice maker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700				\$13,400			
E1030	Kitchen	7506272	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	7509061	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000			
E1030	Kitchen	7509060	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000																	\$15,000			
E1030	Kitchen	7509019	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500															\$4,500		\$9,000			
E1030	Kitchen	7509088	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700															\$1,700		\$3,400			
E1030	Kitchen	7506294	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600		\$7,200			
E1030	Kitchen	7506273	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600		\$7,200			
E1030	Kitchen	7508994	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700															\$2,700	\$5,400			
E1030	Kitchen	7509050	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	7509039	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	7509053	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	7509076	Commercial Kitchen, Service Line, Replace	15	7	8	1	LS	\$25,000.00	\$25,000									\$25,000													\$25,000			
E1030	Kitchen	7509103	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700			
E1030	Kitchen	7509079	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1030	Kitchen	7509113	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1030	Kitchen	7509087	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1030	Kitchen	7509083	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700			
E1040	Classrooms	7509014	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	16	14	18	EA	\$2,450.00	\$44,100															\$44,100							\$44,100			
E2010	Classrooms	7506287	Casework, Countertop, Plastic Laminate, Replace	15	9	6	200	LF	\$50.00	\$10,000							\$10,000															\$10,000			
E2010	Auditorium	7509022	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	968	EA	\$350.00	\$338,800					\$338,800																	\$338,800			
E2010	Gymnasium	7506304	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	16	4	2200	EA	\$750.00	\$1,650,000				\$1,650,000																		\$1,650,000			
G2020	Site	7508995	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	97000	SF	\$0.45	\$43,650			\$43,650					\$43,650					\$43,650				\$43,650					\$174,600			
G2020	Site	7509131	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	97000	SF	\$3.50	\$339,500										\$339,500												\$339,500			
G2050	Gymnasium	7506309	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	16	9	2	EA	\$8,000.00	\$16,000										\$16,000												\$16,000			
G2050	Gymnasium	7506280	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	6	EA	\$9,500.00	\$57,000										\$57,000												\$57,000			
G2050	Weight room	7509132	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	9	6	300	SF	\$25.00	\$7,500							\$7,500															\$7,500			
G2060	Site	7509030	Park Bench, Metal Powder-Coated, Replace	20	16	4	8	EA	\$700.00	\$5,600					\$5,600																	\$5,600			
G2060	Site	7509059	Picnic Table, Metal Powder-Coated, Replace	20	16	4	10	EA	\$700.00	\$7,000					\$7,000																	\$7,000			
G2060	Site	7506290	Bike Rack, Portable 6-10 Bikes, Replace	15	10	5	2	EA	\$500.00	\$1,000						\$1,000														\$1,000		\$2,000			
G2060	Site	7509090	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	16	9	2	EA	\$750.00	\$1,500										\$1,500												\$1,500			
G2060	Site	7509134	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	16	9	2	EA	\$1,700.00	\$3,400										\$3,400												\$3,400			
G2060	Site	7509001	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	16	9	2	EA	\$1,700.00	\$3,400										\$3,400												\$3,400			
G2060	Site	7509048	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000			
G2060	Site	7509125	Flagpole, Metal, Replace	30	16	14	1	EA	\$2,500.00	\$2,500														\$2,500								\$2,500			
G2060	Site	7509064	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	16	4	4	EA	\$1,700.00	\$6,800					\$6,800																	\$6,800			
G2080	Site	7509045	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	\$1,216.00	\$1,216	\$1,216																					\$1,216			
G4050	Site	7509062	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	14	EA	\$4,200.00	\$58,800					\$58,800																	\$58,800			
G4050	Building exterior	7509122	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	35	EA	\$600.00	\$21,000					\$21,000																	\$21,000			
Totals, Unescalated											\$40,516	\$0	\$83,850	\$1,700	\$5,882,807	\$560,350	\$448,690	\$84,750	\$54,900	\$1,218,328	\$293,136	\$0	\$43,650	\$22,000	\$1,298,472	\$22,650	\$434,190	\$83,850	\$1,700	\$27,810	\$573,700	\$11,177,049			
Totals, Escalated (3.0% inflation, compounded annually)											\$40,516	\$0	\$88,956	\$1,858	\$6,621,151	\$649,599	\$535,759	\$104,232	\$69,546	\$1,589,641	\$393,950	\$0	\$62,234	\$32,308	\$1,964,055	\$35,288	\$696,747	\$138,591	\$2,894	\$48,765	\$1,036,166	\$14,112,259			

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	7509098	D1010	Elevator Controls	Automatic, 1 Car		Douglass High School	Elevator				2008		
2	7509063	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Douglass High School	Elevator	Schindler Elevator Corporation	EOB1871	No dataplate	2008		
D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7509041	D2010	Storage Tank	Domestic Water	200 GAL	Douglass High School	Utility closet	Niles	J32-200	EB 10192924	2010		
2	7509058	D2010	Boiler	Gas, Domestic	399 MBH	Douglass High School	Utility closet	RBI Water Heaters	SW400	050849701	2008		
3	7508993	D2010	Water Heater	Electric, Commercial (36 kW)	120 GAL	Douglass High School	Kitchen	Rheem	E120-9-G	DO408RRO408E00742	2008		
4	7508999	D2010	Water Heater	Electric, Commercial (36 kW)	120 GAL	Douglass High School	Utility closet	Rheem	E120-9-G	D0408RRO408E00603	2008		
5	7509015	D2010	Backflow Preventer	Domestic Water	4 IN	Douglass High School	Mechanical room				2008		4
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7509021	D3020	Unit Heater	Electric	5 KW	Douglass High School	Mechanical room	No dataplate	No dataplate	No dataplate	2008		3
2	7509093	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008		
3	7509123	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008		
4	7509028	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008		
5	7509120	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008		
6	7506308	D3030	Split System [CU-01]	Condensing Unit/Heat Pump	1 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008		
7	7509038	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808650599	2008		
8	7509143	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808650572	2008		
9	7509040	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50588	2008		

10	7509003	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Douglass High School	Roof	Daikin Industries	DCG 1502104VXXX	No dataplate	2008
11	7509017	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE0040-64HHS	0808G50576	2008
12	7508997	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24- LJ6- - HR	1408G10048	2008
13	7509114	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJ2067CHJ65HCA	0908G30511	2008
14	7509136	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE0046--64HHS	6808G50598	2008
15	7509117	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24- LJ6 - - HR	1408G10049	2008
16	7509027	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE084G-- 64HHS	0808G50579	2008
17	7509026	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50589	2008
18	7509110	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE-HLGEHGA	0988640759	2008
19	7509099	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE012G--67HHS	0808G21448	2008
20	7509036	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE012CHL67HCA	0908640764	2008
21	7509020	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24-LJ6	1408610051	2008
22	7508996	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G-648JS	9808050528	2008
23	7509127	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008
24	7509005	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50593	2008
25	7509024	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC16- JJ60-HR	1408G10040	2008
26	7509012	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC 16- JJ60-HR	1408G10041	2008
27	7509108	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50580	2008
28	7509091	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50591	2008
29	7509129	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	Illegible	0908G3-512	2008
30	7509133	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48UJD0856-95H A	2408620378	2008
31	7509007	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G --64HHS	0808650595	2008

32	7509075	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Douglass High School	Roof	AAON, Inc.	RM-025-3-0-AA02-379	200803- AMGR40194	2008
33	7509002	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE0646--64HHS	0808G50607	2008
34	7509107	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	8808G50575	2008
35	7509070	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50581	2008
36	7509144	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	Illegible	Illegible	2008
37	7509008	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Douglass High School	Roof	AAON, Inc.	Illegible	Illegible	2008
38	7509142	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HEE003G--30HHS	0708G50605	2008
39	7509054	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0808G50583	2008
40	7509121	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE084G-- 64HHS	0808G20609	2008
41	7509071	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE884G-- 64HHS	0808050578	2008
42	7509004	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE004G--64HHS	0868650571	2008
43	7509145	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24 - LJ60- HR	140861850	2008
44	7509135	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJD014G--66HHS	0808G21444	2008
45	7509109	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC16-JJ60-HR	1408G10039	2008
46	7508998	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24 - LJ60- HR	1408G10047	2008
47	7509139	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE084G--64HHS	0808G50587	2008
48	7509080	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE012CHL6 HCA	0908G46765	2008
49	7509097	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE4G64HHS	0808G50596	2008
50	7509124	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	Illegible	0988636513	2008
51	7509044	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48HJE0046--64HHS	0808656601	2008
52	7509112	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Douglass High School	Roof	Carrier	48PGDC24 - LJ60 - HR	1408G10053	2008
53	7506311	D3050	Packaged Unit [RTU-03]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Douglass High School	Roof	Carrier	48PGDC24 LJ60-HR	1408G10052	2008

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7509006	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Douglass High School	Kitchen				2008		10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7509111	D5010	Generator	Gas or Gasoline	67 KW	Douglass High School	Building exterior	Cummins	GGHH - 7075950	D080170971	2008		
2	7509105	D5010	Automatic Transfer Switch	ATS	104 AMP	Douglass High School	Mechanical room	ASCO	D03ATSB30104NGXC	1775473	2008		
3	7509116	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Douglass High School	Electrical room	Square D	EE15T3H	No dataplate	2007		
4	7509081	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Douglass High School	Electrical room	Square D	EE75T3H	No dataplate	2008		
5	7509146	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Douglass High School	Electrical room	Square D	EE75T3H	No dataplate	2008		
6	7509126	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Douglass High School	Electrical room	Square D	EE45T3H	No dataplate	2008		
7	7509011	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Douglass High School	Electrical room	Square D	EE45T3H	No dataplate	2008		
8	7509086	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Douglass High School	Electrical room	Square D	EE75T3H	No dataplate	2008		
9	7509092	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Douglass High School	Electrical room	Square D	EE75T3H	No dataplate	2008		
10	7509140	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Douglass High School	Electrical room	Square D	EE45T3H	No dataplate	2008		
11	7509009	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Douglass High School	Electrical room	Square D	EE75T3H	No dataplate	2007		
12	7509094	D5020	Switchboard	277/480 V	3000 AMP	Douglass High School	Electrical room	Square D	QED	No dataplate	2008		
13	7509046	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
14	7509042	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	Inaccessible	Inaccessible	2008		
15	7509068	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
16	7509072	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
17	7509052	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	E1	No dataplate	2008		
18	7509013	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	E1	No dataplate	2008		

19	7509066	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
20	7509025	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
21	7509049	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
22	7509096	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
23	7509101	D5020	Distribution Panel	277/480 V	600 AMP	Douglass High School	Electrical room	Square D	NF	No dataplate	2008		
24	7509051	D5040	Emergency & Exit Lighting	Exit Sign, LED		Douglass High School	Hallways						57
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7509104	D7050	Fire Alarm Panel	Fully Addressable		Douglass High School	Throughout building				2017		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7506273	E1030	Foodservice Equipment	Dairy Cooler/Wells	4.2 AMP	Douglass High School	Kitchen	Beverage-Air Corporation	SMF49Y	Inaccessible			
2	7506294	E1030	Foodservice Equipment	Dairy Cooler/Wells	4.2 AMP	Douglass High School	Kitchen	Beverage-Air Corporation	SMF49Y	Inaccessible			
3	7509019	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Douglass High School	Kitchen	CaptiveAire Systems	No dataplate	No dataplate			
4	7509113	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Blodgett	BDO-100-G-ES	100419C/154Z			
5	7509103	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Groen	No dataplate	No dataplate			
6	7506272	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	10.8 AMP	Douglass High School	Kitchen	FWE	UHS-12	123465604	2012		
7	7509079	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Blodgett	BDO-100-G-ES	012020C11647.			
8	7509039	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	ACCUTEMP	Inaccessible	Inaccessible			
9	7509083	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Blodgett	BDO-100-G-ES	013119C/032B			
10	7509087	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Blodgett	BDO-100-G-ES	013119C1031T			
11	7509050	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	Vulcan	VBP131-16	52-1600504	2016		
12	7509053	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Douglass High School	Kitchen	ACCUTEMP	Inaccessible	Inaccessible			

