

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Douglass K-8
1650 Ash Street
Memphis, Tennessee 38108

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

March 21, 2024

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1. Executive Summary

Property Overview and Assessment Details

| General Information | |
|--|---|
| Property Type | Elementary School |
| Main Address | 1650 Ash Street, Memphis, Tennessee 38108 |
| Site Developed | 1965, Phase I Renovated 2009 |
| Site Area | 2.3 acres (estimated) |
| Parking Spaces | 49 total spaces all in open lots; two of which are accessible |
| Building Area | 93,447 SF |
| Number of Stories | Two above grade with partial basement |
| Outside Occupants/Leased Spaces | None |
| Date(s) of Visit | March 21, 2024 |
| Management Point of Contact | Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org |
| On-site Point of Contact (POC) | Kenneth Artison, 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

The Douglass K-8 School was constructed in 1969 to help supplement Douglass High School to the south. A large renovation reportedly took place in 2009 involving some mechanical and interior finishes. Ownership and maintenance of the facility changed from the city of Memphis to Shelby County in 2011.

Architectural

The two-story masonry structure sits upon a concrete slab and footing foundation. A portion of the foundation is a partial basement which stores the main mechanical and electrical equipment for the facility. A brick veneer over CMU block surrounds the building which is capped with a single-ply EDPM roofing system. The building appears to go from a TPO membrane to a EDPM system in 2020 according to aerial photography. Bureau Veritas observed many damaged downspouts which should be repaired to assure correct drainage. It was reported by the site escort that moisture intrusion from the window system occurs in Room 117 during heavy rains. Repair of the window should occur immediately to prevent further damage or mold growth. Previous mold issues occurred in Room 115 as a result of moisture intrusion but have since been rectified. Interior finishes consist of CMU block walls with sections of gypsum construction, vinyl or ceramic floor tiles, and ACT ceilings throughout. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the building is via a boiler and chiller system along with air handlers which feed fan coil units located in the hallway plenums. Smaller hydronic cabinet radiators supplement the climate control in the entryway areas. It was reported by staff that HVAC cooling and ventilation in the kitchen is poor. Bureau Veritas (BV) observed large free standing fans and open doorways present to try to combat the higher temperatures in the kitchen areas. Heated water to the plumbing fixtures is possible by a water boiler and 200-gallon external storage tank setup. BV observed a leaking sanitary line in the basement mechanical room actively leaking on storage supplies which should be repaired immediately.

Electrical service is brought to the facility by overhead transmission lines to a main 1200-amp switchboard. Service is then spread to smaller subpanels throughout the building. The electrical components found onsite appeared to be aged but functional. Early replacement of the switchboard, panels, and motor control center has been included and budgeted. One passenger elevator is present which transports staff and students to the ground and second floor. Fire suppression onsite is limited to fire extinguishers only and is backed up by a building wide fire alarm system. It was noted on the most recent inspection that multiple pull boxes were not functioning properly, as well as several smoke detectors hanging from the ceiling which was verified during the site walk.

Site

One asphalt parking lot is present on the north side of the property and connects to sidewalks which lead to the front and rear building elevations. Maintenance on the pavement appears to be past due with raveling and faded striping observed. One small playground is available on the SE corner of the building and is ADA accessible. Non irrigated lawns are present on each elevation with mature trees dotting the landscape.

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 K-8(1965) | | | |
|-----------------------------------|-------------------------|---------|--------------|
| Replacement Value | Total SF | Cost/SF | |
| \$ 37,378,800 | 93,447 | \$ 400 | |
| | Est Reserve Cost | | FCI |
| Current | \$ 12,100 | | 0.0 % |
| 3-Year | \$ 366,000 | | 1.0 % |
| 5-Year | \$ 907,800 | | 2.4 % |
| 10-Year | \$ 2,458,600 | | 6.6 % |

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

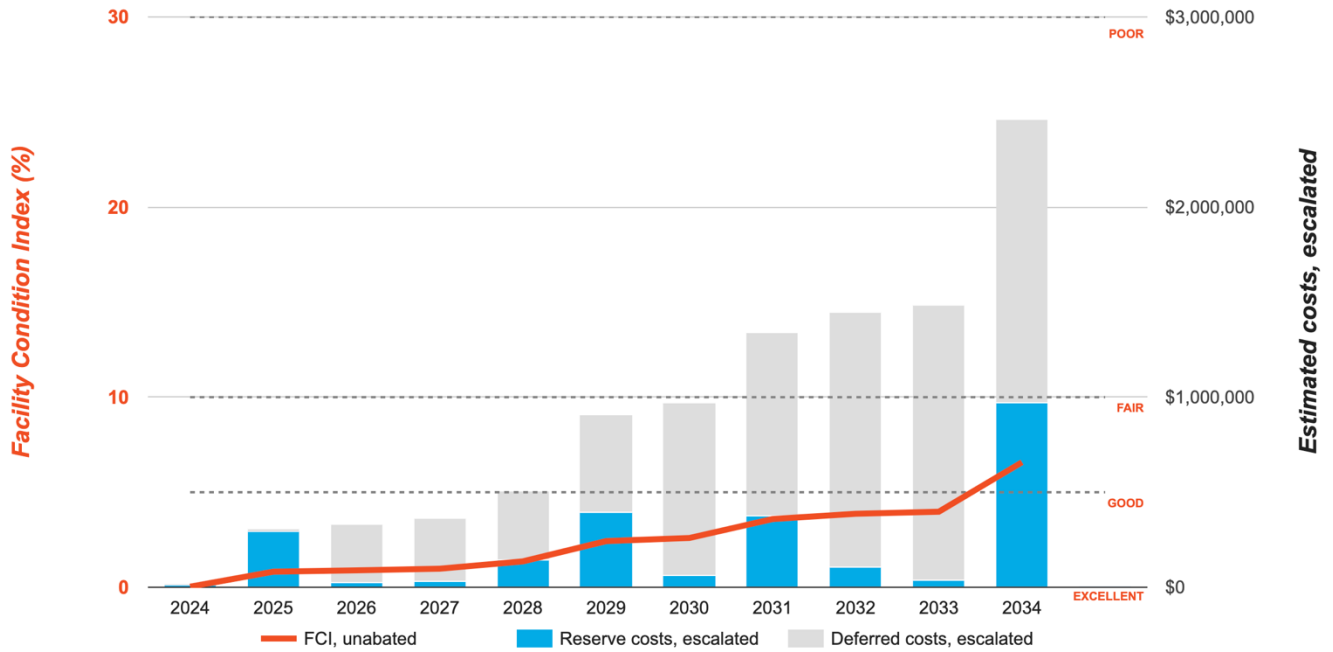
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Douglass K-8

Replacement Value: \$37,378,800

Inflation Rate: 3.0%

Average Needs per Year: \$223,600



Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|-----------------|
| Douglass K-8 | 4 | \$12,200 |
| Total | 4 | \$12,200 |

Douglass K-8

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|--------------|----------------------|---------|--|-----------|-----------------------|-----------------|
| 7491762 | Douglass K-8 | Hallways | D2010 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | Failed | Performance/Integrity | \$4,800 |
| 7491797 | Douglass K-8 | Boiler room | D2010 | Plumbing System, any type, Repairs per Man-Day, Repair | Failed | Performance/Integrity | \$1,300 |
| 7491721 | Douglass K-8 | Site | G2030 | Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair | Poor | Performance/Integrity | \$5,000 |
| 7491783 | Douglass K-8 | Site | G2060 | Fences & Gates, Fence, Chain Link 6', Replace | Failed | Performance/Integrity | \$1,100 |
| Total (4 items) | | | | | | | \$12,200 |

Key Findings



Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
Douglass K-8 Throughout building

Uniformat Code: D7050
Recommendation: **Upgrade/Install in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$280,300

\$\$\$\$

Various pull stations not working properly - AssetCALC ID: 7491772



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
Man-Day)
Douglass K-8 Site

Uniformat Code: G2030
Recommendation: **Repair in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Damaged walkways causing water erosion @ SE building corner - AssetCALC ID: 7491721



Plumbing System in Failed condition.

any type, Repairs per Man-Day
Douglass K-8 Boiler room

Uniformat Code: D2010
Recommendation: **Repair in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Active sewer leak - AssetCALC ID: 7491797



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Douglass K-8 Hallways

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Not working - AssetCALC ID: 7491762





Fences and Gates in Failed condition.

Fence, Chain Link 6'
Douglass K-8 Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Damaged fencing around gas meters - AssetCALC ID: 7491783



Foodservice Equipment in Poor condition.

Refrigerator, 1-Door Reach-In
Douglass K-8 Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Has trouble keeping correct temp. Work order placed for new door gaskets that are missing - AssetCALC ID: 7491792



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Douglass K-8 Roof

Uniformat Code: B3020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Multiple smashed downspouts - AssetCALC ID: 7491787



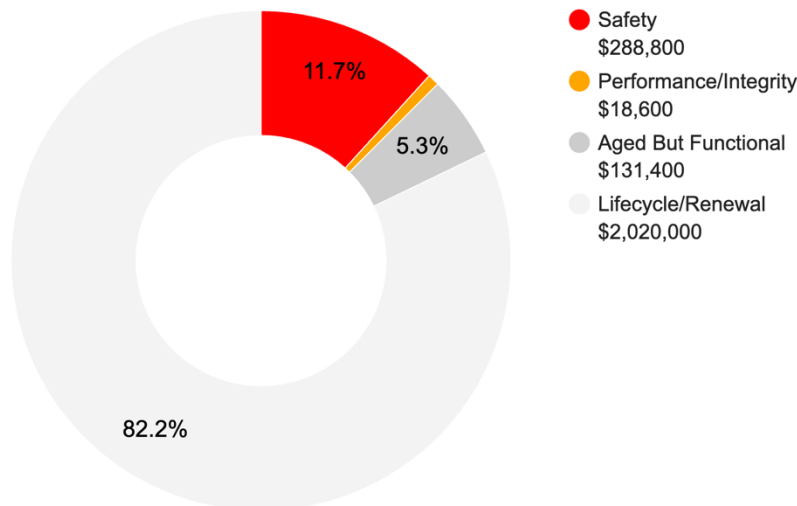
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,458,800

2. Building and Site Information



Systems Summary

| <i>System</i> | <i>Description</i> | <i>Condition</i> |
|--------------------------|---|------------------|
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and over concrete slab and footing foundation | Fair |
| Façade | Wall Finish: Brick veneer Windows: Steel | Fair |
| Roof | Flat construction with single-ply EPDM membrane | Fair |
| Interiors | Walls: Painted gypsum board, painted and glazed CMU, and ceramic tile Floors: 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 and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Central System: Boiler, chiller, and air handlers feeding fan coil and hydronic cabinet terminal units Supplemental components: Ductless split-systems, Suspended unit heaters | Fair |
| Fire Suppression | Fire extinguishers only | Fair |
| Electrical | Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None | Fair |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Poor |
| Equipment/Special | Commercial kitchen equipment | Fair |
| Site Pavement | Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs | Fair |

Systems Summary

| | | |
|-----------------------------------|--|------|
| Site Development | Building-mounted and property signage; chain link fencing Playground with fencing | Fair |
| Landscaping and Topography | Limited landscaping features including lawns, bushes, and trees Irrigation not present Low to moderate site slopes throughout | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Fair |
| Site Lighting | Building-mounted: HPS | Fair |
| Ancillary Structures | None | -- |
| Accessibility | Presently it does not appear an accessibility study is needed for this property. See Appendix D. | |
| Key Issues and Findings | Leaking sanitary piping, inadequate ventilation, building lacks fire suppression, aged electrical infrastructure, broken fire alarm components | |

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 | - | - | \$18,700 | - | \$20,700 | \$39,400 |
| Roofing | - | \$3,700 | - | - | \$829,500 | \$833,200 |
| Interiors | - | - | \$371,400 | \$924,000 | \$1,295,700 | \$2,591,200 |
| Conveying | - | - | \$5,800 | \$10,700 | \$116,400 | \$132,900 |
| Plumbing | \$6,100 | - | \$26,400 | \$49,800 | \$2,140,700 | \$2,222,900 |
| HVAC | - | \$3,200 | \$13,300 | \$39,600 | \$1,938,600 | \$1,994,800 |
| Fire Protection | - | - | - | - | \$11,400 | \$11,400 |
| Electrical | - | - | \$97,400 | \$9,200 | \$527,200 | \$633,700 |
| Fire Alarm & Electronic Systems | - | \$304,700 | - | \$251,200 | \$24,800 | \$580,600 |
| Equipment & Furnishings | - | \$2,800 | \$29,000 | \$167,600 | \$101,500 | \$300,900 |
| Site Development | \$1,100 | - | \$10,900 | \$4,800 | \$34,100 | \$50,900 |
| Site Pavement | \$5,000 | \$8,300 | - | \$91,500 | \$24,100 | \$128,900 |
| Site Utilities | - | - | - | \$2,400 | - | \$2,400 |
| TOTALS (3% inflation) | \$12,100 | \$322,700 | \$573,000 | \$1,550,800 | \$7,064,600 | \$9,523,200 |

*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 roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1965. The facility was renovated in 2009 and some accessibility improvements appear to have been implemented at that time such as access ramps, and signage.

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 K-8 at 1950 Ash Street 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.

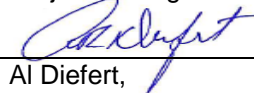
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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

Prepared by: Matthew Van Camp,
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Reviewed by:



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Program Manager
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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 WALLS



6 - EDPM ROOFING SYSTEM

Photographic Overview



7 - HALLWAY AND INTERIOR FINISHES



8 - COMMERCIAL KITCHEN EQUIPMENT



9 - RESTROOM SETUP



10 - DOMESTIC WATER BOILER



11 - BOILER



12 - CHILLER

Photographic Overview



13 - FAN COIL UNIT



14 - AIR HANDLER



15 - SWITCHBOARD



16 - FIRE ALARM PANEL



17 - PAVEMENT CONDITION

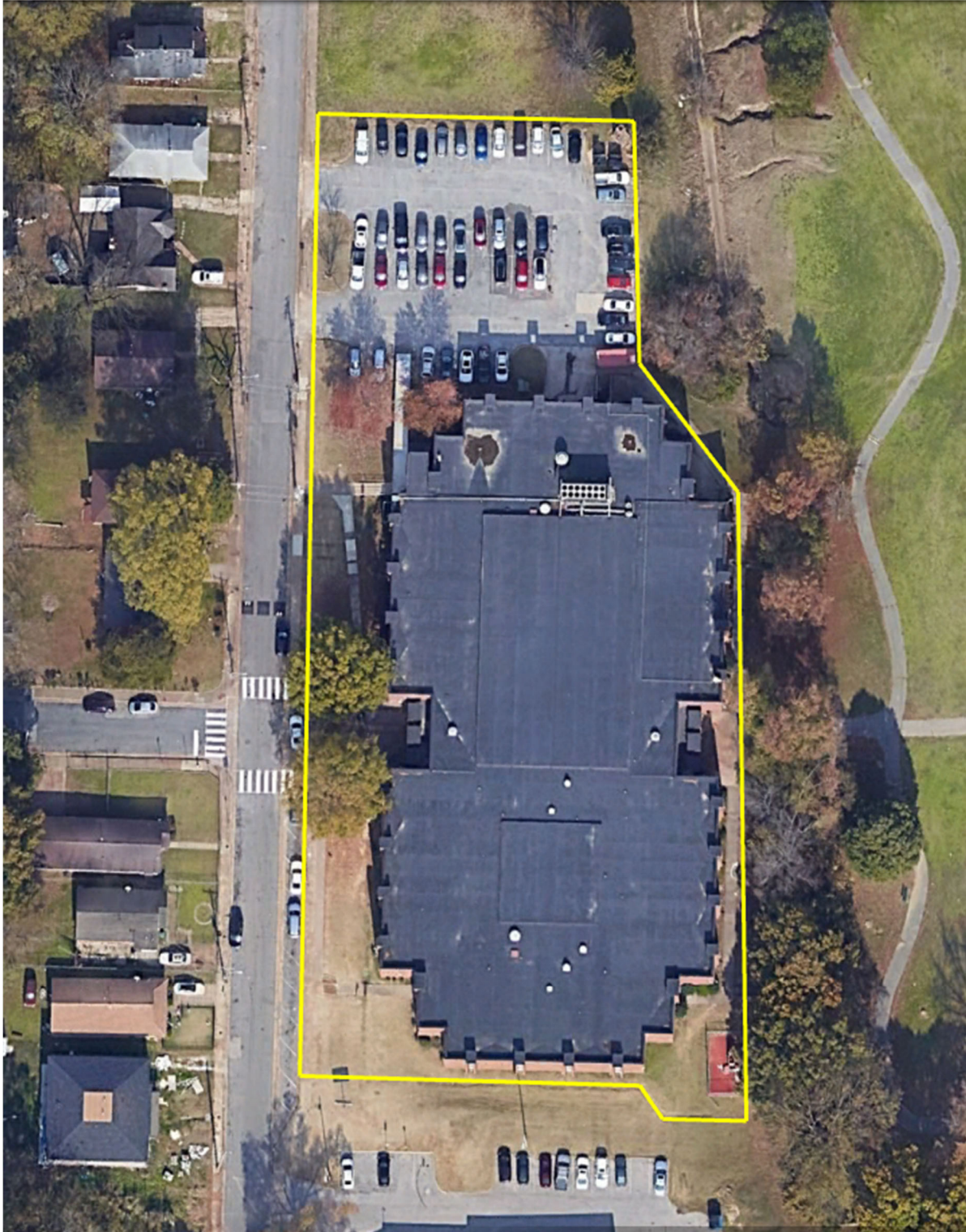


18 - PLAY STRUCTURE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-012.354

Source

Google

Project Name

Douglass K-8

On-Site Date

March 20, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Douglass K-8

Name of person completing form: Kenneth Artison

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 6 years

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 1965 | Renovated 2009 | |
| 2 | Building size in SF | 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? | | | |
| 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? | | X | | | |
| 8 | Are there any wall, window, basement or roof leaks? | X | | | | Room 117 |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints? | X | | | | Room 115 |
| 10 | Are your elevators unreliable, with frequent service calls? | | X | | | |
| 11 | Are there any plumbing leaks, water pressure, or clogging/backup issues? | | X | | | |
| 12 | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service? | | X | | | |
| 13 | Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas? | X | | | | Kitchen has poor ventilation, no AC. |
| 14 | Is the electrical service outdated, undersized, or problematic? | | X | | | |
| 15 | Are there any problems or inadequacies with exterior lighting? | | X | | | |
| 16 | Is site/parking drainage inadequate, with excessive ponding or other problems? | | X | | | |
| 17 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | X | | | |
| 18 | ADA: Has an accessibility study been previously performed? If so, when? | | | X | | |
| 19 | ADA: Have any ADA improvements been made to the property since original construction? Describe. | | | X | | |
| 20 | ADA: Has building management reported any accessibility-based complaints or litigation? | | X | | | |
| 21 | Are any areas of the property leased to outside occupants? | | X | | | |



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Douglass K-8

BV Project Number: 163745.23R000-012.354

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

| Douglass K-8: Accessibility Issues | | | | |
|---|---|--|---|-------|
| Category | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor Issues | None* |
| Parking | | | Access aisle being used as marked parking | |
| Exterior Accessible Route | | | | X |
| Building Entrances | | | | X |
| Interior Accessible Route | | | | X |
| Elevators | | | | X |
| Public Restrooms | | | | X |
| Kitchens/Kitchenettes | | | | X |
| Playgrounds & Swimming Pools | | | | X |
| Other | NA | | | |

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

Douglass K-8: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE RAMP



ACCESSIBLE PATH



MAIN ENTRANCE



SIGNAGE

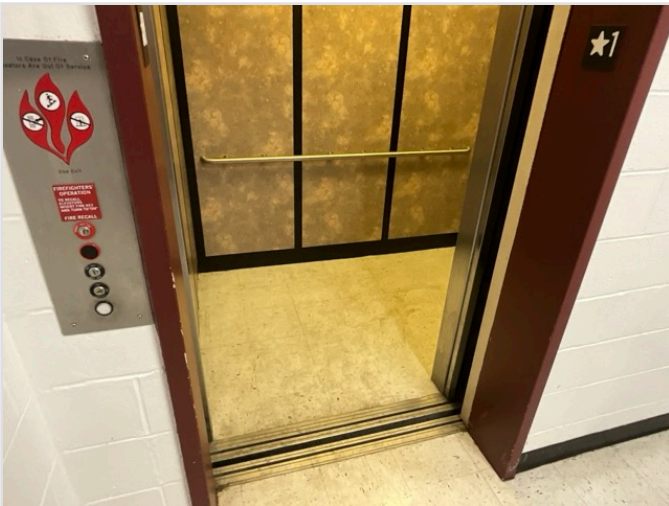
Douglass K-8: Photographic Overview



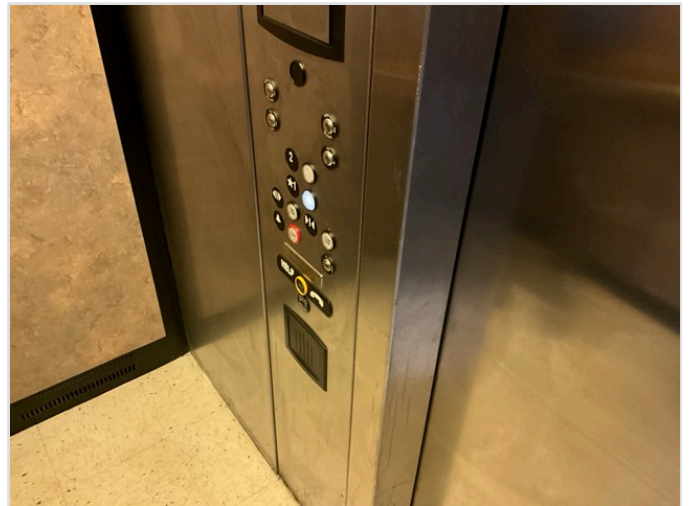
ACCESSIBLE INTERIOR PATH



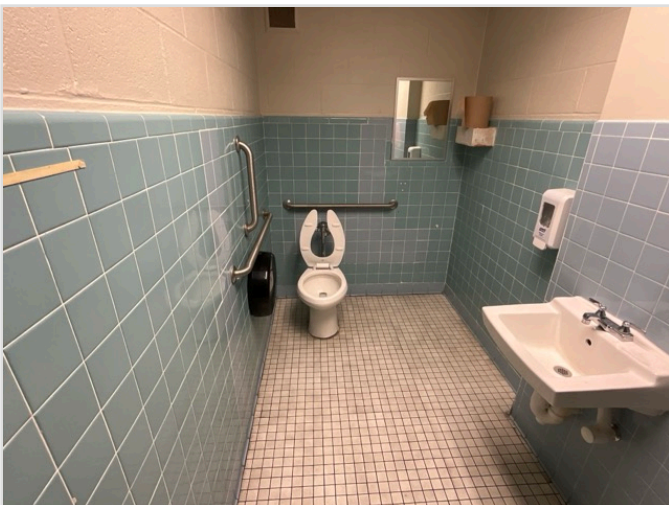
DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Douglass K-8: Photographic Overview



KITCHEN PATH OF TRAVEL



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|--|------------|-----|---------|
| Facade | | | | | | |
| B2020 | Building exterior | Fair | Glazing, any type by SF | 300 SF | 4 | 7492718 |
| B2020 | Boiler room | Fair | Screens & Shutters, Aluminum Window Screen, up to 15 SF | 1 | 5 | 7491775 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 20 | 18 | 7491591 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, EPDM | 48,400 SF | 15 | 7491611 |
| B3020 | Roof | Poor | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 400 LF | 1 | 7491787 |
| Interiors | | | | | | |
| C1030 | Throughout building | Fair | Interior Door, Wood, Solid-Core | 78 | 18 | 7491614 |
| C1030 | Throughout building | Fair | Interior Door, Steel, Standard | 62 | 18 | 7491606 |
| C1070 | Throughout building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 87,500 SF | 5 | 7491615 |
| C1090 | Restrooms | Fair | Toilet Partitions, Wood | 30 | 3 | 7491742 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 16 | 14 | 7491791 |
| C1090 | Throughout building | Fair | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 150 | 11 | 7491616 |
| C2010 | Throughout building | Good | Wall Finishes, any surface, Prep & Paint | 178,900 SF | 7 | 7491590 |
| C2010 | Restrooms | Fair | Wall Finishes, Ceramic Tile | 8,000 SF | 17 | 7491600 |
| C2030 | Throughout building | Good | Flooring, Vinyl Tile (VCT) | 82,400 SF | 10 | 7491605 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 6,000 SF | 20 | 7491621 |
| C2030 | Cafeteria | Fair | Flooring, Wood, Strip | 2,000 SF | 10 | 7491619 |
| C2030 | Kitchen | Fair | Flooring, Quarry Tile | 3,000 SF | 20 | 7491620 |
| Conveying | | | | | | |
| D1010 | Elevator | Fair | Elevator Cab Finishes, Standard | 1 | 6 | 7491738 |
| D1010 | Elevator | Fair | Elevator Controls, Automatic, 1 Car | 1 | 5 | 7491804 |
| D1010 | Cafeteria | Good | Vertical Lift, Wheelchair, 5' Rise, Renovate | 1 | 20 | 7491777 |

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-----------------|---------------------|-----------|--|-----------|-----|---------|
| D1010 | Elevator | Fair | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 1 | 15 | 7491715 |
| Plumbing | | | | | | |
| D2010 | Kitchen | Fair | Sink/Lavatory, Commercial Kitchen, 2-Bowl | 1 | 17 | 7491729 |
| D2010 | Hallways | Failed | Drinking Fountain, Wall-Mounted, Single-Level | 4 | 0 | 7491762 |
| D2010 | Hallways | Fair | Drinking Fountain, Wall-Mounted, Bi-Level | 4 | 9 | 7491735 |
| D2010 | Boiler Room | Fair | Boiler, Gas, Domestic, 260 to 500 MBH | 1 | 8 | 7491602 |
| D2010 | Breakroom | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 1 | 15 | 7491750 |
| D2010 | Boiler room | Fair | Pump, Circulation/Booster, Domestic Water | 1 | 15 | 7491716 |
| D2010 | Boiler room | Good | Pump, Circulation/Booster, Domestic Water | 1 | 19 | 7491725 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 45 | 17 | 7491766 |
| D2010 | Boiler room | Good | Pump, Circulation/Booster, Domestic Water | 1 | 19 | 7491751 |
| D2010 | Boiler room | Failed | Plumbing System, any type, Repairs per Man-Day, Repair | 1 | 0 | 7491797 |
| D2010 | Restrooms | Fair | Toilet, Residential Water Closet | 47 | 17 | 7491770 |
| D2010 | Boiler room | Fair | Storage Tank, Domestic Water | 1 | 10 | 7491601 |
| D2010 | Hallways | Fair | Drinking Fountain, Wall-Mounted, Single-Level | 6 | 9 | 7491746 |
| D2010 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 93,447 SF | 20 | 7491733 |
| D2010 | Utility closet | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 5 | 4 | 7491776 |
| D2010 | Boiler room | Fair | Pump, Circulation/Booster, Domestic Water | 1 | 15 | 7491740 |
| D2010 | Restrooms | Fair | Urinal, Standard | 17 | 17 | 7491718 |
| D2010 | Hallways | Fair | Sink/Lavatory, Trough Style, Solid Surface | 6 | 4 | 7491769 |
| HVAC | | | | | | |
| D3020 | Boiler room | Fair | Boiler Supplemental Components, Shot Feed Tank | 2 | 2 | 7491719 |
| D3020 | Boiler room | Good | Boiler Supplemental Components, Expansion Tank | 1 | 33 | 7491800 |
| D3020 | Boiler room | Good | Boiler Supplemental Components, Expansion Tank | 1 | 34 | 7491749 |
| D3020 | Mechanical room | Fair | Boiler Supplemental Components, Expansion Tank | 1 | 6 | 7491731 |

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|---|-----------|-----|---------|
| D3020 | Boiler room | Fair | Duct Heater, Electric | 1 | 4 | 7491758 |
| D3020 | Boiler room | Fair | Unit Heater, Hydronic | 1 | 7 | 7491798 |
| D3020 | Boiler room | Fair | Boiler, Gas, HVAC | 1 | 11 | 7491805 |
| D3020 | Stairwells | Fair | Radiator, Hydronic, Column/Cabinet Style (per EA) | 4 | 13 | 7491764 |
| D3020 | Boiler room | Fair | Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL | 1 | 3 | 7491741 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone | 1 | 5 | 7491790 |
| D3030 | Roof | Good | Chiller, Air-Cooled | 1 | 17 | 7491714 |
| D3050 | Throughout building | Fair | HVAC System, Ductwork, Medium Density | 93,447 SF | 13 | 7491789 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491794 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM | 1 | 22 | 7491595 |
| D3050 | Hallways | Fair | Fan Coil Unit, Hydronic Terminal | 18 | 12 | 7491786 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491604 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 17 | 7491597 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491782 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491785 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491739 |
| D3050 | Throughout building | Fair | HVAC System, Hydronic Piping, 2-Pipe | 93,447 SF | 17 | 7491730 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491722 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 17 | 7491609 |
| D3050 | Mechanical room | Good | Air Handler, Interior AHU, Easy/Moderate Access | 1 | 22 | 7491752 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 16" Damper | 10 | 10 | 7491727 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper | 1 | 5 | 7491767 |
| Fire Protection | | | | | | |
| D4010 | Kitchen | Fair | Fire Suppression System, Commercial Kitchen, per LF of Hood | 20 LF | 12 | 7491773 |
| Electrical | | | | | | |

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID | |
|--|---------------------|-----------|---|----------|-----|---------|---------|
| D5020 | Boiler room | Fair | Motor Control Center, w/ Main Breaker | 1 | 4 | 7491754 | |
| D5020 | Building exterior | Good | Supplemental Components, Circuit Breaker/Disconnect | 1 | 22 | 7491781 | |
| D5020 | Boiler room | Fair | Distribution Panel, 120/240 V | 1 | 4 | 7491748 | |
| D5020 | Boiler room | Fair | Switchboard, 120/208 V | 1 | 4 | 7491724 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491795 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491801 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, 10 HP | 1 | 16 | 7491599 | |
| D5030 | Boiler room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491744 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491796 | |
| D5030 | Throughout building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 93,447 | SF | 16 | 7491765 |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, 10 HP | 1 | 16 | 7491613 | |
| D5030 | Boiler room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491802 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491761 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, 10 HP | 1 | 16 | 7491618 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491779 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491793 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP | 1 | 16 | 7491598 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491784 | |
| D5030 | Mechanical room | Good | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 16 | 7491753 | |
| D5040 | Hallways | Fair | Emergency & Exit Lighting, Exit Sign, LED | 35 | 6 | 7491774 | |
| Fire Alarm & Electronic Systems | | | | | | | |
| D7030 | Throughout building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 93,447 | SF | 10 | 7491778 |
| D7050 | Office | Fair | Fire Alarm Panel, Fully Addressable | 1 | 2 | 7491734 | |
| D7050 | Throughout building | Poor | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 93,447 | SF | 1 | 7491772 |
| Equipment & Furnishings | | | | | | | |

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|----------|-----------|--|----------|-----|---------|
| E1030 | Kitchen | Fair | Commercial Kitchen, Service Line | 2 LS | 8 | 7491759 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 7 | 7491768 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 8 | 7491755 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Range/Oven, 6-Burner | 1 | 7 | 7491723 |
| E1030 | Kitchen | Fair | Commercial Kitchen, Dishwashing Line | 1 LS | 5 | 7491803 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 3-Door Reach-In | 1 | 6 | 7491743 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 2-Door Reach-In | 1 | 8 | 7491596 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 8 | 7491771 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 9 | 7491726 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 7491720 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 6 | 7491756 |
| E1030 | Kitchen | Good | Foodservice Equipment, Freezer, 3-Door Reach-In | 1 | 10 | 7491592 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 8 | 7491617 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 7 | 7491593 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 2 | 7 | 7491747 |
| E1030 | Kitchen | Poor | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 1 | 7491792 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 9 | 7491612 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 9 | 7491610 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 6 | 7491607 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 9 | 7491732 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 7 | 7491717 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 6 | 7491760 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 9 | 7491745 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 9 | 7491736 |
| E1030 | Kitchen | Good | Foodservice Equipment, Icemaker, Freestanding | 1 | 11 | 7491737 |

Component Condition Report | Douglass K-8

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|-------------------|-----------|--|-----------|-----|---------|
| E1030 | Kitchen | Fair | Foodservice Equipment, Steam Kettle | 1 | 12 | 7491780 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 17,400 SF | 2 | 7491728 |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 17,400 SF | 10 | 7491799 |
| G2030 | Site | Poor | Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair | 5 | 0 | 7491721 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site | Fair | Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface | 550 SF | 6 | 7491713 |
| G2050 | Site | Fair | Play Structure, Multipurpose, Small | 1 | 12 | 7491763 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Flagpole, Metal | 1 | 15 | 7491594 |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 6' | 100 LF | 20 | 7491757 |
| G2060 | Site | Failed | Fences & Gates, Fence, Chain Link 6' | 50 LF | 0 | 7491783 |
| G2060 | Site | Fair | Dumpster Pad, Concrete, Replace/Install | 350 SF | 15 | 7491603 |
| G2060 | Site | Fair | Signage, Property, Building or Pole-Mounted, Replace/Install | 1 | 7 | 7491608 |
| G2080 | Site | Fair | Planter Boxes, Basic or Wood Built-In Place | 100 LF | 3 | 7491788 |
| G4050 | Building exterior | Fair | Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W | 5 | 6 | 7492723 |

Appendix F: Replacement Reserves

| D10 Conveying | | | | | | | | | | | | | |
|----------------------|---------|--------|---------------------------------------|---|----------|--------------|-----------------|-------------------------|--------------|---------------|--------------|---------|-----|
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491804 | D1010 | Elevator Controls | Automatic, 1 Car | | Douglass K-8 | Elevator | No dataplate | No dataplate | No dataplate | 2009 | | |
| 2 | 7491715 | D1010 | Passenger Elevator | Hydraulic, 2 Floors | 2500 LB | Douglass K-8 | Elevator | ThyssenKrupp | EP09525 | EY9517 | 2009 | | |
| 3 | 7491777 | D1010 | Vertical Lift | Wheelchair, 5' Rise | | Douglass K-8 | Cafeteria | GARVENTA | No dataplate | No dataplate | | | |
| D20 Plumbing | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491601 | D2010 | Storage Tank | Domestic Water | 200 GAL | Douglass K-8 | Boiler room | A. O. Smith | TJV-200A 100 | 1920114921590 | | | |
| 2 | 7491602 | D2010 | Boiler | Gas, Domestic, 260 to 500 MBH | 400 MBH | Douglass K-8 | Boiler Room | RBI Water Heaters | SW400 | 010745008 | 2007 | | |
| 3 | 7491716 | D2010 | Pump | Circulation/Booster, Domestic Water | 20 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK51 | No dataplate | | | |
| 4 | 7491725 | D2010 | Pump | Circulation/Booster, Domestic Water | 7.5 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK43 | No dataplate | | | |
| 5 | 7491751 | D2010 | Pump | Circulation/Booster, Domestic Water | 7.5 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK43 | No dataplate | | | |
| 6 | 7491740 | D2010 | Pump | Circulation/Booster, Domestic Water | 20 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK51 | No dataplate | | | |
| D30 HVAC | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491805 | D3020 | Boiler | Gas, HVAC | 2867 MBH | Douglass K-8 | Boiler room | H.B. Smith | 28A-S/W-13 | 28-13-050841 | 2005 | | |
| 2 | 7491758 | D3020 | Duct Heater | Electric | | Douglass K-8 | Boiler room | | | | 1996 | | |
| 3 | 7491764 | D3020 | Radiator | Hydronic, Column/Cabinet Style (per EA) | | Douglass K-8 | Stairwells | | | | | | 4 |
| 4 | 7491798 | D3020 | Unit Heater | Hydronic | 15 MBH | Douglass K-8 | Boiler room | Trane | No dataplate | No dataplate | | | |
| 5 | 7491800 | D3020 | Boiler Supplemental Components | Expansion Tank | 60 GAL | Douglass K-8 | Boiler room | Bell & Gossett | HFT-60V | BA1710 | | | |
| 6 | 7491749 | D3020 | Boiler Supplemental Components | Expansion Tank | 90 GAL | Douglass K-8 | Boiler room | Bell & Gossett | HFT-90V | BA1706 | | | |

| | | | | | | | | | | | | | |
|----|---------|-------|---------------------------------------|--|-----------|--------------|-----------------|---|--------------|--|---------------|-----------|----|
| 7 | 7491731 | D3020 | Boiler Supplemental Components | Expansion Tank | 115 GAL | Douglass K-8 | Mechanical room | Inaccessible | Inaccessible | | Inaccessible | | |
| 8 | 7491741 | D3020 | Boiler Supplemental Components | Expansion Tank, 61 to 100 GAL | 60 GAL | Douglass K-8 | Boiler room | Bell & Gossett | No dataplate | | 300508 | 1965 | |
| 9 | 7491714 | D3030 | Chiller | Air-Cooled | 200 TON | Douglass K-8 | Roof | Daikin Industries AWW014AJJNAC ER10 | | | STNU161100073 | 2016 | |
| 10 | 7491790 | D3030 | Split System Ductless | Single Zone | 1 TON | Douglass K-8 | Roof | Friedrich | MR12C1P | | LHBC04551 | | |
| 11 | 7491794 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries No dataplate | | | No dataplate | 2016 | |
| 12 | 7491604 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6800 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH017GDAM | | | FB0U161101558 | 2016 | |
| 13 | 7491597 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 2800 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH007GDAM | | | FB0U161101551 | 2016 | |
| 14 | 7491782 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 10000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH010GDAM | | | FB0U161103555 | 2016 | |
| 15 | 7491785 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 7000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH007GDAM | | | FB0U161101559 | 2016 | |
| 16 | 7491739 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 16000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH016GDAM | | | FB0U161101553 | 2016 | |
| 17 | 7491722 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 5000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAHO05GDAM | | | FB0U161101560 | 2016 | |
| 18 | 7491609 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 2000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH005GDAM | | | FB0U161101557 | 2016 | |
| 19 | 7491752 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries Inaccessible | | | Inaccessible | 2016 | |
| 20 | 7491595 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries Inaccessible | | | FB0U161101554 | 2016 | |
| 21 | 7491786 | D3050 | Fan Coil Unit | Hydronic Terminal | 800 CFM | Douglass K-8 | Hallways | Daikin Industries FC.HH.2.12.A.A.G.M.Y.06.C.3.12.L.F.S.W2.12.L.F.S.04.YY.00. Y. Y. Y.000.Y.S.VSP.H.3.0.CC.2R.YYY.D.L.M.B.Y.Y.YY.ABR.Y.YVMF.YY | | | No dataplate | 2016 | 18 |
| 22 | 7491727 | D3060 | Exhaust Fan | Centrifugal, 16" Damper | 1200 CFM | Douglass K-8 | Roof | Aire-Flo | Illegible | | | Illegible | 10 |

| 23 | 7491767 | D3060 | Exhaust Fan | Centrifugal, 24" Damper | 4800 CFM | Douglass K-8 | Roof | CentriMaster | P48N-2S | | EM7962 | | | |
|----------------------------|---------|--------|---------------------------------|------------------------------------|----------|--------------|-----------------|----------------|------------------|--|--------------|--------------|---------|-----|
| D40 Fire Protection | | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491773 | D4010 | Fire Suppression System | Commercial Kitchen, per LF of Hood | | Douglass K-8 | Kitchen | | | | | | | 20 |
| D50 Electrical | | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491724 | D5020 | Switchboard | 120/208 V | 1200 AMP | Douglass K-8 | Boiler room | Square D | Illegible | | Illegible | | | |
| 2 | 7491748 | D5020 | Distribution Panel | 120/240 V | 400 AMP | Douglass K-8 | Boiler room | Square D | QMB | | No dataplate | | | |
| 3 | 7491754 | D5020 | Motor Control Center | w/ Main Breaker | 800 AMP | Douglass K-8 | Boiler room | Barber Coleman | No dataplate | | No dataplate | | | |
| 4 | 7491795 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |
| 5 | 7491801 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 6 | 7491744 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 10 HP | Douglass K-8 | Boiler room | Emerson | H300-052 00300 A | | No dataplate | | | |
| 7 | 7491796 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 8 | 7491802 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 10 HP | Douglass K-8 | Boiler room | Emerson | H300-052 00300 A | | No dataplate | | | |
| 9 | 7491761 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 10 | 7491779 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 11 | 7491793 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 3 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |
| 12 | 7491784 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |

| | | | | | | | | | | |
|----|---------|-------|--------------------------------------|----------------------|--------|--------------|-----------------|---------|------------------|--------------|
| 13 | 7491753 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | No dataplate |
| 14 | 7491599 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-062-00580A | No dataplate |
| 15 | 7491613 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-052 00300 A | No dataplate |
| 16 | 7491618 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-062-00580A | No dataplate |
| 17 | 7491598 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | No dataplate |
| 18 | 7491774 | D5040 | Emergency & Exit Lighting | Exit Sign, LED | | Douglass K-8 | Hallways | | | 35 |

D70 Electronic Safety & Security

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------|-------------------|----------|--------------|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1 | 7491734 | D7050 | Fire Alarm Panel | Fully Addressable | | Douglass K-8 | Office | | | | 2009 | | |

E10 Equipment

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|------------------------------|---|----------|--------------|-----------------|--------------------------|--------------|--------------|--------------|---------|-----|
| 1 | 7491768 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | | Douglass K-8 | Kitchen | No dataplate | Illegible | Illegible | | | |
| 2 | 7491610 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | 8.2 AMP | Douglass K-8 | Kitchen | Beverage-Air Corporation | SMF58 | No dataplate | | | |
| 3 | 7491607 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | 3.5 AMP | Douglass K-8 | Kitchen | Beverage-Air Corporation | D0MC-164-A | 16120258 | | | |
| 4 | 7491717 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | | Douglass K-8 | Kitchen | STANDEX | AR164WVS/0-A | 1811286224 | | | |
| 5 | 7491747 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | | Douglass K-8 | Kitchen | No dataplate | No dataplate | No dataplate | | | 2 |
| 6 | 7491755 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Illegible | Illegible | Illegible | | | |
| 7 | 7491771 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Illegible | Illegible | 2 ABJA0064 | | | |
| 8 | 7491726 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Blodgett | BDO-100-G-ES | 071318C1047B | | | |

| | | | | | | | | | | | | |
|----|---------|-------|------------------------------|---|----------|--------------|---------|-----------------------|-----------------|--|-----------------------|------|
| 9 | 7491617 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | 10.8 AMP | Douglass K-8 | Kitchen | FWE | UHS-12 | | 123465401 | |
| 10 | 7491593 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | 14 AMP | Douglass K-8 | Kitchen | FWE | MTU-12 | | 092543904 | |
| 11 | 7491732 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | ACCUTEMP | N6120106000200 | | 56844 | 2018 |
| 12 | 7491745 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | ACCUTEMP | N61201E06000200 | | 59714 | 2018 |
| 13 | 7491736 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Blodgett | BDO-100-G-ES | | 071318CI042T | |
| 14 | 7491596 | E1030 | Foodservice Equipment | Freezer, 2-Door Reach-In | 6.5 AMP | Douglass K-8 | Kitchen | True Manufacturing Co | T-49F-HC | | 10728316 | |
| 15 | 7491743 | E1030 | Foodservice Equipment | Freezer, 3-Door Reach-In | | Douglass K-8 | Kitchen | Migali | C-3F | | C-3F15061392007 | 2015 |
| 16 | 7491592 | E1030 | Foodservice Equipment | Freezer, 3-Door Reach-In | 9 AMP | Douglass K-8 | Kitchen | Arctic Air | F72-S | | 11120020 | |
| 17 | 7491737 | E1030 | Foodservice Equipment | Icemaker, Freestanding | | Douglass K-8 | Kitchen | Manitowoc | KY0420A-161 | | 1120232323 | |
| 18 | 7491723 | E1030 | Foodservice Equipment | Range/Oven, 6-Burner | | Douglass K-8 | Kitchen | No dataplate | No dataplate | | No dataplate | |
| 19 | 7491720 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | AR23E | | H8047376 | |
| 20 | 7491792 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | AR23E | | 435070 | |
| 21 | 7491756 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | R72-S | | 11020007 | |
| 22 | 7491612 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | 5.5 AMP | Douglass K-8 | Kitchen | Migali | C-3F | | C-3F00318082100920012 | 2018 |
| 23 | 7491760 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | R72-S | | 14010003 | |
| 24 | 7491780 | E1030 | Foodservice Equipment | Steam Kettle | | Douglass K-8 | Kitchen | Illegible | Illegible | | Illegible | |

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 | 7491804 | D1010 | Elevator Controls | Automatic, 1 Car | | Douglass K-8 | Elevator | No dataplate | No dataplate | No dataplate | 2009 | | |
| 2 | 7491715 | D1010 | Passenger Elevator | Hydraulic, 2 Floors | 2500 LB | Douglass K-8 | Elevator | ThyssenKrupp | EP09525 | EY9517 | 2009 | | |
| 3 | 7491777 | D1010 | Vertical Lift | Wheelchair, 5' Rise | | Douglass K-8 | Cafeteria | GARVENTA | No dataplate | No dataplate | | | |
| D20 Plumbing | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491601 | D2010 | Storage Tank | Domestic Water | 200 GAL | Douglass K-8 | Boiler room | A. O. Smith | TJV-200A 100 | 1920114921590 | | | |
| 2 | 7491602 | D2010 | Boiler | Gas, Domestic, 260 to 500 MBH | 400 MBH | Douglass K-8 | Boiler Room | RBI Water Heaters | SW400 | 010745008 | 2007 | | |
| 3 | 7491716 | D2010 | Pump | Circulation/Booster, Domestic Water | 20 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK51 | No dataplate | | | |
| 4 | 7491725 | D2010 | Pump | Circulation/Booster, Domestic Water | 7.5 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK43 | No dataplate | | | |
| 5 | 7491751 | D2010 | Pump | Circulation/Booster, Domestic Water | 7.5 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK43 | No dataplate | | | |
| 6 | 7491740 | D2010 | Pump | Circulation/Booster, Domestic Water | 20 HP | Douglass K-8 | Boiler room | Nidec Motor Corporation | FK51 | No dataplate | | | |
| D30 HVAC | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491805 | D3020 | Boiler | Gas, HVAC | 2867 MBH | Douglass K-8 | Boiler room | H.B. Smith | 28A-S/W-13 | 28-13-050841 | 2005 | | |
| 2 | 7491758 | D3020 | Duct Heater | Electric | | Douglass K-8 | Boiler room | | | | 1996 | | |
| 3 | 7491764 | D3020 | Radiator | Hydronic, Column/Cabinet Style (per EA) | | Douglass K-8 | Stairwells | | | | | | 4 |
| 4 | 7491798 | D3020 | Unit Heater | Hydronic | 15 MBH | Douglass K-8 | Boiler room | Trane | No dataplate | No dataplate | | | |
| 5 | 7491800 | D3020 | Boiler Supplemental Components | Expansion Tank | 60 GAL | Douglass K-8 | Boiler room | Bell & Gossett | HFT-60V | BA1710 | | | |
| 6 | 7491749 | D3020 | Boiler Supplemental Components | Expansion Tank | 90 GAL | Douglass K-8 | Boiler room | Bell & Gossett | HFT-90V | BA1706 | | | |

| | | | | | | | | | | | | | |
|----|---------|-------|---------------------------------------|--|-----------|--------------|-----------------|---|--------------|--|---------------|-----------|----|
| 7 | 7491731 | D3020 | Boiler Supplemental Components | Expansion Tank | 115 GAL | Douglass K-8 | Mechanical room | Inaccessible | Inaccessible | | Inaccessible | | |
| 8 | 7491741 | D3020 | Boiler Supplemental Components | Expansion Tank, 61 to 100 GAL | 60 GAL | Douglass K-8 | Boiler room | Bell & Gossett | No dataplate | | 300508 | 1965 | |
| 9 | 7491714 | D3030 | Chiller | Air-Cooled | 200 TON | Douglass K-8 | Roof | Daikin Industries AWW014AJJNAC ER10 | | | STNU161100073 | 2016 | |
| 10 | 7491790 | D3030 | Split System Ductless | Single Zone | 1 TON | Douglass K-8 | Roof | Friedrich | MR12C1P | | LHBC04551 | | |
| 11 | 7491794 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries No dataplate | | | No dataplate | 2016 | |
| 12 | 7491604 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6800 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH017GDAM | | | FB0U161101558 | 2016 | |
| 13 | 7491597 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 2800 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH007GDAM | | | FB0U161101551 | 2016 | |
| 14 | 7491782 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 10000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH010GDAM | | | FB0U161103555 | 2016 | |
| 15 | 7491785 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 7000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH007GDAM | | | FB0U161101559 | 2016 | |
| 16 | 7491739 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 16000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH016GDAM | | | FB0U161101553 | 2016 | |
| 17 | 7491722 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 5000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAHO05GDAM | | | FB0U161101560 | 2016 | |
| 18 | 7491609 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 2000 CFM | Douglass K-8 | Mechanical room | Daikin Industries CAH005GDAM | | | FB0U161101557 | 2016 | |
| 19 | 7491752 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries Inaccessible | | | Inaccessible | 2016 | |
| 20 | 7491595 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM | 6000 CFM | Douglass K-8 | Mechanical room | Daikin Industries Inaccessible | | | FB0U161101554 | 2016 | |
| 21 | 7491786 | D3050 | Fan Coil Unit | Hydronic Terminal | 800 CFM | Douglass K-8 | Hallways | Daikin Industries FC.HH.2.12.A.A.G.M.Y.06.C.3.12.L.F.S.W2.12.L.F.S.04.YY.00. Y. Y. Y.000.Y.S.VSP.H.3.0.CC.2R.YYY.D.L.M.B.Y.Y.YY.ABR.Y.YVMF.YY | | | No dataplate | 2016 | 18 |
| 22 | 7491727 | D3060 | Exhaust Fan | Centrifugal, 16" Damper | 1200 CFM | Douglass K-8 | Roof | Aire-Flo | Illegible | | | Illegible | 10 |

| 23 | 7491767 | D3060 | Exhaust Fan | Centrifugal, 24" Damper | 4800 CFM | Douglass K-8 | Roof | CentriMaster | P48N-2S | | EM7962 | | | |
|----------------------------|---------|--------|---------------------------------|------------------------------------|----------|--------------|-----------------|----------------|------------------|--|--------------|--------------|---------|-----|
| D40 Fire Protection | | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491773 | D4010 | Fire Suppression System | Commercial Kitchen, per LF of Hood | | Douglass K-8 | Kitchen | | | | | | | 20 |
| D50 Electrical | | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7491724 | D5020 | Switchboard | 120/208 V | 1200 AMP | Douglass K-8 | Boiler room | Square D | Illegible | | Illegible | | | |
| 2 | 7491748 | D5020 | Distribution Panel | 120/240 V | 400 AMP | Douglass K-8 | Boiler room | Square D | QMB | | No dataplate | | | |
| 3 | 7491754 | D5020 | Motor Control Center | w/ Main Breaker | 800 AMP | Douglass K-8 | Boiler room | Barber Coleman | No dataplate | | No dataplate | | | |
| 4 | 7491795 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |
| 5 | 7491801 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 6 | 7491744 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 10 HP | Douglass K-8 | Boiler room | Emerson | H300-052 00300 A | | No dataplate | | | |
| 7 | 7491796 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 8 | 7491802 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 10 HP | Douglass K-8 | Boiler room | Emerson | H300-052 00300 A | | No dataplate | | | |
| 9 | 7491761 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 10 | 7491779 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | | No dataplate | | | |
| 11 | 7491793 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 3 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |
| 12 | 7491784 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | | No dataplate | | | |

| | | | | | | | | | | |
|----|---------|-------|--------------------------------------|----------------------|--------|--------------|-----------------|---------|------------------|--------------|
| 13 | 7491753 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Douglass K-8 | Mechanical room | Emerson | H300-032 00110 A | No dataplate |
| 14 | 7491599 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-062-00580A | No dataplate |
| 15 | 7491613 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-052 00300 A | No dataplate |
| 16 | 7491618 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 10 HP | Douglass K-8 | Mechanical room | Emerson | H300-062-00580A | No dataplate |
| 17 | 7491598 | D5030 | Variable Frequency Drive | VFD, by HP of Motor, | 7.5 HP | Douglass K-8 | Mechanical room | Emerson | H300-042 00250 A | No dataplate |
| 18 | 7491774 | D5040 | Emergency & Exit Lighting | Exit Sign, LED | | Douglass K-8 | Hallways | | | 35 |

D70 Electronic Safety & Security

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-------------------------|-------------------|----------|--------------|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1 | 7491734 | D7050 | Fire Alarm Panel | Fully Addressable | | Douglass K-8 | Office | | | | 2009 | | |

E10 Equipment

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|------------------------------|---|----------|--------------|-----------------|--------------------------|--------------|--------------|--------------|---------|-----|
| 1 | 7491768 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | | Douglass K-8 | Kitchen | No dataplate | Illegible | Illegible | | | |
| 2 | 7491610 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | 8.2 AMP | Douglass K-8 | Kitchen | Beverage-Air Corporation | SMF58 | No dataplate | | | |
| 3 | 7491607 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | 3.5 AMP | Douglass K-8 | Kitchen | Beverage-Air Corporation | D0MC-164-A | 16120258 | | | |
| 4 | 7491717 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | | Douglass K-8 | Kitchen | STANDEX | AR164WVS/0-A | 1811286224 | | | |
| 5 | 7491747 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | | Douglass K-8 | Kitchen | No dataplate | No dataplate | No dataplate | | | 2 |
| 6 | 7491755 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Illegible | Illegible | Illegible | | | |
| 7 | 7491771 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Illegible | Illegible | 2 ABJA0064 | | | |
| 8 | 7491726 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Blodgett | BDO-100-G-ES | 071318C1047B | | | |

| | | | | | | | | | | | | |
|----|---------|-------|------------------------------|---|----------|--------------|---------|-----------------------|-----------------|--|-----------------------|------|
| 9 | 7491617 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | 10.8 AMP | Douglass K-8 | Kitchen | FWE | UHS-12 | | 123465401 | |
| 10 | 7491593 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | 14 AMP | Douglass K-8 | Kitchen | FWE | MTU-12 | | 092543904 | |
| 11 | 7491732 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | ACCUTEMP | N6120106000200 | | 56844 | 2018 |
| 12 | 7491745 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | ACCUTEMP | N61201E06000200 | | 59714 | 2018 |
| 13 | 7491736 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Douglass K-8 | Kitchen | Blodgett | BDO-100-G-ES | | 071318CI042T | |
| 14 | 7491596 | E1030 | Foodservice Equipment | Freezer, 2-Door Reach-In | 6.5 AMP | Douglass K-8 | Kitchen | True Manufacturing Co | T-49F-HC | | 10728316 | |
| 15 | 7491743 | E1030 | Foodservice Equipment | Freezer, 3-Door Reach-In | | Douglass K-8 | Kitchen | Migali | C-3F | | C-3F15061392007 | 2015 |
| 16 | 7491592 | E1030 | Foodservice Equipment | Freezer, 3-Door Reach-In | 9 AMP | Douglass K-8 | Kitchen | Arctic Air | F72-S | | 11120020 | |
| 17 | 7491737 | E1030 | Foodservice Equipment | Icemaker, Freestanding | | Douglass K-8 | Kitchen | Manitowoc | KY0420A-161 | | 1120232323 | |
| 18 | 7491723 | E1030 | Foodservice Equipment | Range/Oven, 6-Burner | | Douglass K-8 | Kitchen | No dataplate | No dataplate | | No dataplate | |
| 19 | 7491720 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | AR23E | | H8047376 | |
| 20 | 7491792 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | AR23E | | 435070 | |
| 21 | 7491756 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | R72-S | | 11020007 | |
| 22 | 7491612 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | 5.5 AMP | Douglass K-8 | Kitchen | Migali | C-3F | | C-3F00318082100920012 | 2018 |
| 23 | 7491760 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | | Douglass K-8 | Kitchen | Arctic Air | R72-S | | 14010003 | |
| 24 | 7491780 | E1030 | Foodservice Equipment | Steam Kettle | | Douglass K-8 | Kitchen | Illegible | Illegible | | Illegible | |