FACILITY CONDITION ASSESSMENT

prepared for

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

Dunbar Elementary School
2606 Select Avenue
Memphis, Tennessee 38114

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BV PROJECT #:
163745.23R000- 039.354

DATE OF REPORT:
April 19, 2024

ON SITE DATE:
December 8, 2023

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	2606 Select Avenue, Memphis Tennessee 38114
Site Developed	1956
Site Area	7.4 acres (estimated)
Parking Spaces	Approximately 65 marked spaces all in open lots; 4 of which are accessible
Building Area	56,155 SF
Number of Stories	Three above grade with one below-grade basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 8, 2023
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Mr. Reginald Wooten, Shelby County Board of Education 901.230.6235 taylorm15@scsk12.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The high school campus was originally constructed in 1956 and the football field is for the local high school that was located behind Dunbar Elementary but has since been relocated down the street. The buildings have undergone some renovations since originally constructed.

Architectural

Almost all facilities consist of steel frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. No structural settlement was observed at the time of the assessment. The exterior envelope systems and components were observed to be performing adequately. Issues with the building envelope, such as aged window systems, failed glazing seals, deteriorated weatherstripping, and other deficiencies, were primarily observed throughout facilities. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The gas-fired boilers appeared to be recently installed; the split system units along together with one Pad-mounted Package unit and heating water distribution pumps feed the terminal units which include baseboard heaters, and fan coil units. The fan coil units were observed to be dated and are forecast to require replacements in the next 2 years. The plumbing fixtures including the toilets and sinks located in the restrooms and hallways sinks are becoming aged but show no deficiencies. The building's electrical system is reportedly sufficient for the school's needs and was recently bolstered by the installation of a small automatic transfer switch (ATS). There is no emergency power available at the school. The exterior lighting has been upgraded to LED fixtures and the interior lighting will need to be upgraded as well. The fire alarm and intrusion detection systems have been recently upgraded. The building only contains a sprinkler system for fire suppression in the mechanical room. The foodservice equipment located in the commercial kitchen remains in serviceable condition.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The west parking lot has developed numerous potholes and heavy surface wear and should be sealed and striped. The playgrounds and sport courts are generally in good condition.

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 | Dunbar Elementary School(1956)

Replacement Value	*Total SF*	*Cost/SF*
$ 22,462,000	*56,155*	*$ 400*

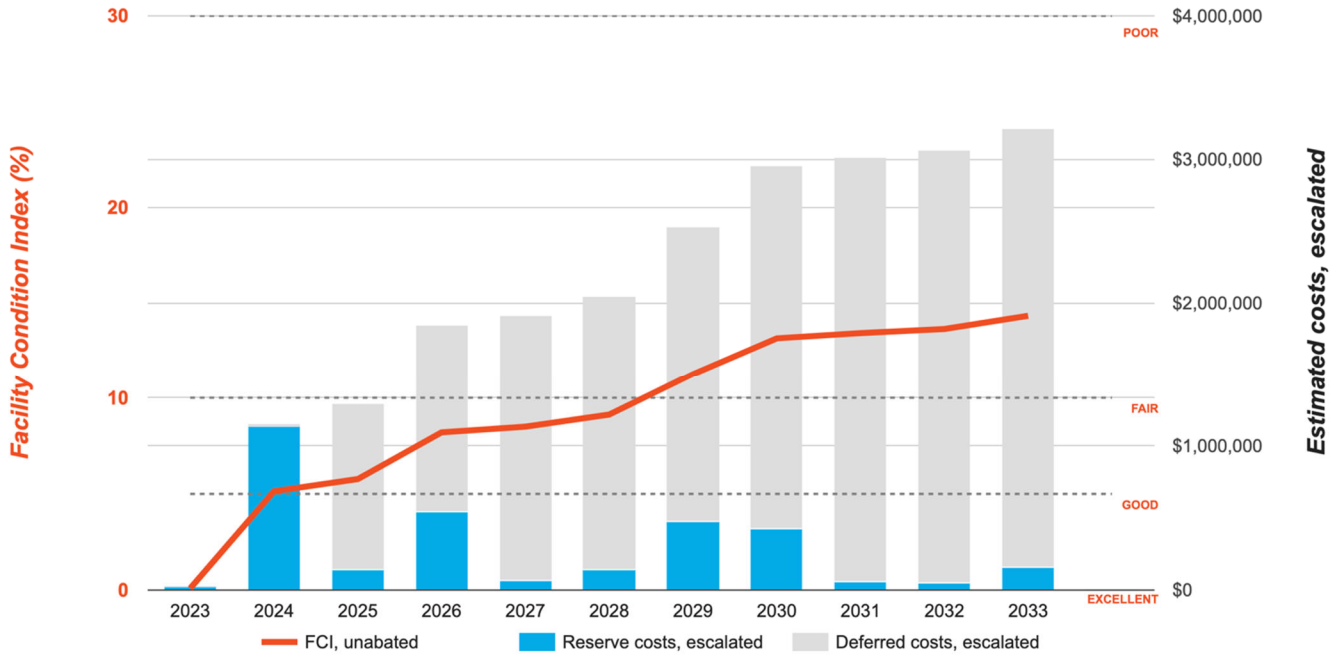
	Est Reserve Cost	FCI
Current	$ 21,500	**0.1 %**
3-Year	$ 1,842,200	8.2 %
5-Year	$ 2,049,500	9.1 %
10-Year	$ 3,217,500	14.3 %

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: Dunbar Elementary School

Replacement Value: $22,462,000 Inflation Rate: 3.0% Average Needs per Year: $292,500



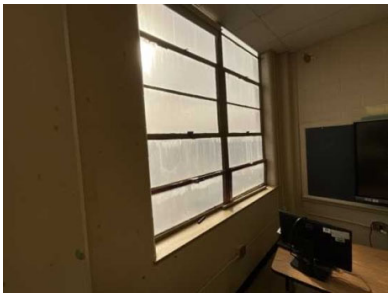
Immediate Needs

Facility/Building	Total Items	Total Cost
Dunbar Elementary School	1	$21,500
Total	**1**	**$21,500**

Dunbar Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7158143	Dunbar Elementary School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
Total (1 items)							**$21,500**

Key Findings



Glazing in Poor condition.

any type by SF
Dunbar Elementary School Throughout building

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100,000

$$$$

The building windows were observed to have deteriorated seals, cracking and leaking windows. - AssetCALC ID: 7158163

Exhaust Fan in Poor condition.

Propeller, 0.75 HP Motor
Dunbar Elementary School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

$$$$

Exhaust fan were observed to have rusting, corrosion and broken parts - AssetCALC ID: 7158158

Exhaust Fan in Poor condition.

Propeller, 0.75 HP Motor
Dunbar Elementary School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

$$$$

Exhaust fan were observed to have rusting, corrosion and broken parts . - AssetCALC ID: 7158181

Exhaust Fan in Poor condition.

Propeller, 0.75 HP Motor
Dunbar Elementary School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

$$$$

Exhaust fan were observed to have rusting, corrosion and broken parts - AssetCALC ID: 7158195

Foodservice Equipment in Failed condition.

Dishwasher Commercial
Dunbar Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

**$$$**$

Equipment was not in operable conditions. - AssetCALC ID: 7158143

Fan Coil Unit in Poor condition.

Hydronic Terminal
Dunbar Elementary School Throughout building

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,100

**$$**$$

Units were observed to be very old units. - AssetCALC ID: 7158189

Fences and Gates in Poor condition.

Fence, Chain Link 8'
Dunbar Elementary School Parking lot

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,300

**$$**$$

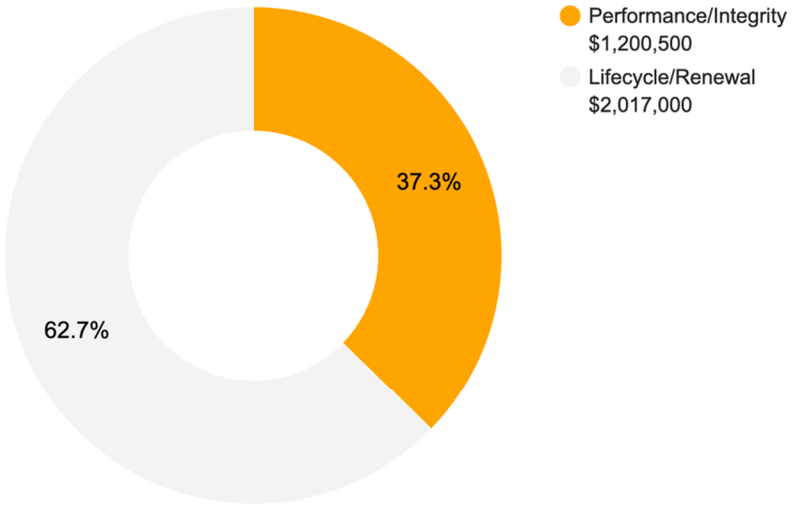
The chain link fencing was observed to be in poor condition. - AssetCALC ID: 7158177

Plan Types

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

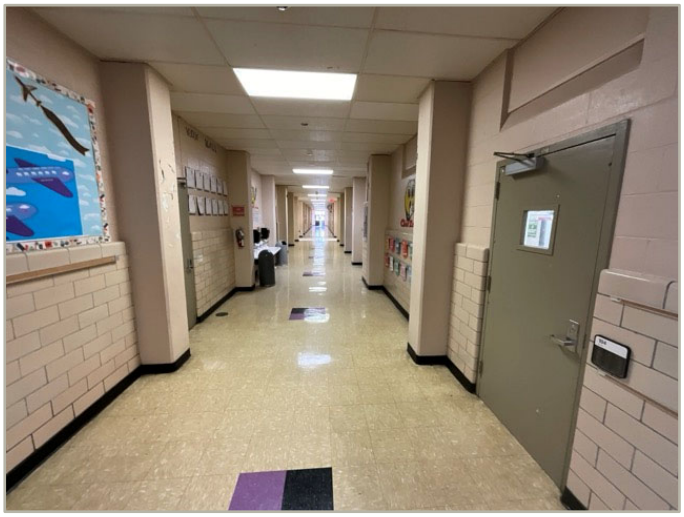
Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended,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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,217,500

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Wall Finish: Brick siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, faux wood plank, ceramic tile Ceilings: Suspended ACT, painted gypsum board, hard tile	Fair
Elevators	Passenger: One hydraulic car serving three floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boiler, split systems, and Pad-mounted package unit, feeding hydronic baseboard radiators and cabinet terminal units, and suspended unit heaters.	Fair
Fire Suppression	Wet-pipe sprinkler system in limited mechanical spaces and fire extinguishers	Fair

Systems Summary

Electrical	Source & Distribution: Main distribution panel, switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt and improved lots with limited areas of concrete sidewalks	Fair
Site Development	Pole-mounted signage Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights	Fair
Landscaping and Topography	Significant landscaping features include lawns, trees, and bushes. Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	None	
Key Issues and Findings	Aged aluminum windows, and poor exhaust fans, old fan coil units.	

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
Structure	-	-	$100	-	$200	$300
Facade	-	$1,133,000	-	-	-	$1,133,000
Roofing	-	-	$408,700	-	-	$408,700
Interiors	-	-	$47,300	$580,000	$115,400	$742,700
Conveying	-	$83,800	-	-	$14,900	$98,700
Plumbing	-	-	$17,100	$70,000	$159,600	$246,600
HVAC	-	$20,400	$3,400	$60,700	$121,800	$206,300
Fire Protection	-	-	$1,400	-	$1,800	$3,200
Electrical	-	$25,500	$132,500	$37,300	$300	$195,700
Fire Alarm & Electronic Systems	-	-	$130,200	$219,100	$202,800	$552,100
Equipment & Furnishings	$21,500	-	$11,000	$102,100	$522,700	$657,300
Site Development	-	$6,600	-	$88,400	$195,900	$290,900
Site Utilities	-	-	$2,300	$4,900	-	$7,200
Site Pavement	-	$4,800	-	$5,500	$13,900	$24,200
TOTALS (3% inflation)	**$21,500**	**$1,274,100**	**$753,900**	**$1,168,000**	**$1,349,300**	**$4,566,800**

***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 1956. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 2606 Select Avenue, Memphis Tennessee 38114, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

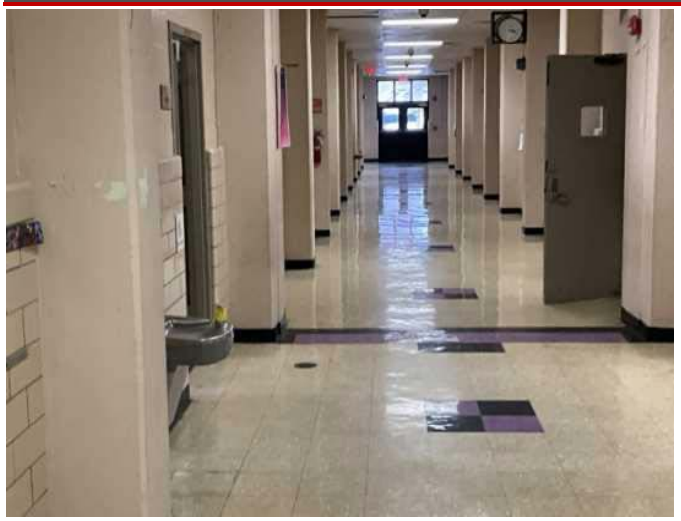
3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOFING

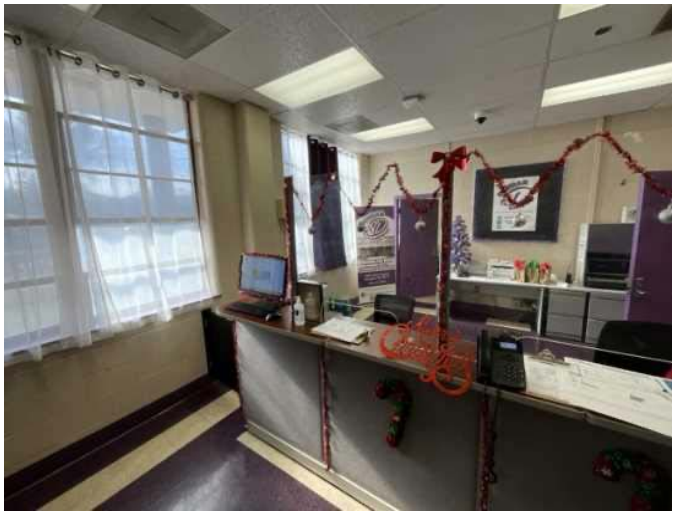
6 - PLAY STRUCTURE

Photographic Overview



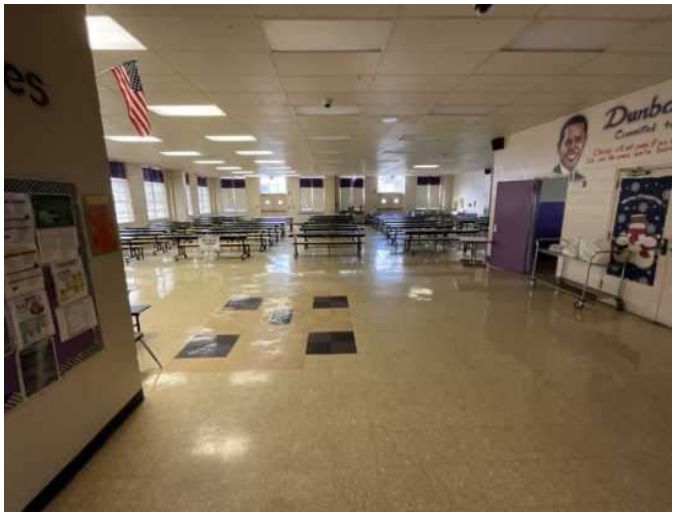
7 – INTERIOR

8 - LOUNGE



9 – MAIN OFFICE

10 – KITCHEN



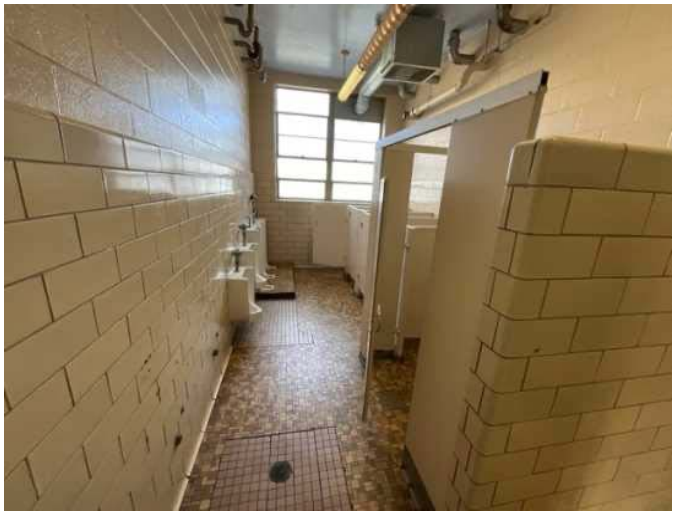
11 – CAFETERIA

12 - CLASSROOM

Photographic Overview

13 – HYDRAULIC ELEVATOR

14 - DRINKING FOUNTAIN



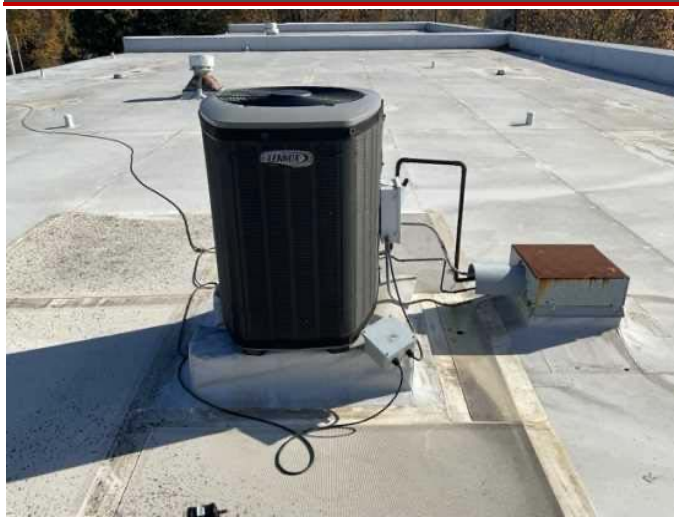
15 - RESTROOM

16 - SPLIT SYSTEM

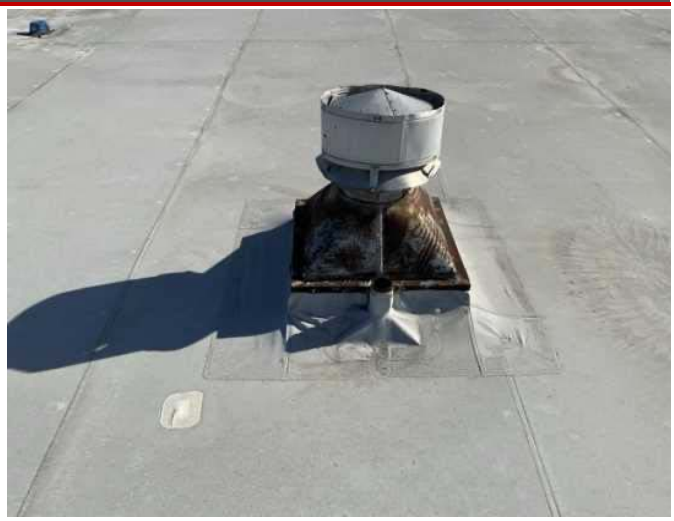
17 - RADIATOR

18 - BOILER

Photographic Overview



19 - SPLIT SYSTEM



20 - EXHAUST FAN

21 - DISTRIBUTION PANEL

22 – BOILER ROOM

23 – PARKING LOT

24 - ATHLETIC SURFACES AND COURTS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-039.354	Dunbar Elementary School
Source	**On-Site Date**
Google	December 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Dunbar Elementary School

Name of person completing form: Reginald Wooten

Title / Association w/ property: Plant Managers

Length of time associated w/ property: 6 months

Date Completed: 12/4/2023

Phone Number: 901-230-6325

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	Renovated	
2	Building size in SF	56,155 **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).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Air Conditioning not cooling properly and leaking.		

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				Windows leaks often due to old age.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?	X				Frequent service calls.
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				Throughout building.
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				Ramp installed per ADA requirements.
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: Dunbar Elementary School

BV Project Number: 163745.23R000-039.354

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			Ramp installed per ADA requirements.
3	Has building management reported any accessibility-based complaints or litigation?		X		

Dunbar Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
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*

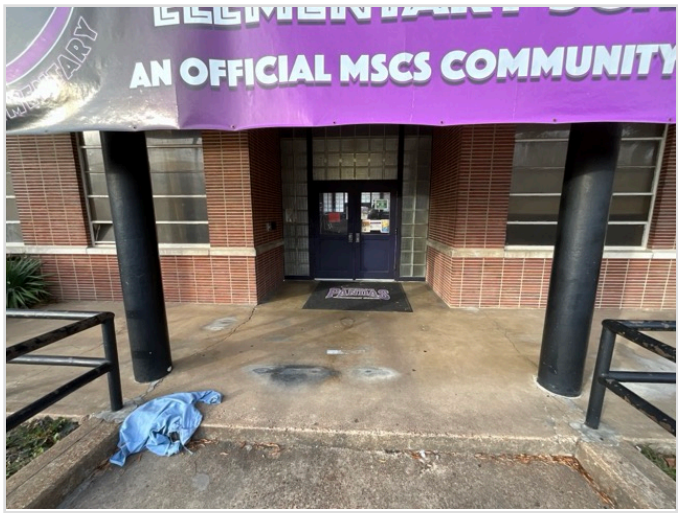
Dunbar Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

CURB CUT



MAIN ENTRANCE

ADDITIONAL ENTRANCE

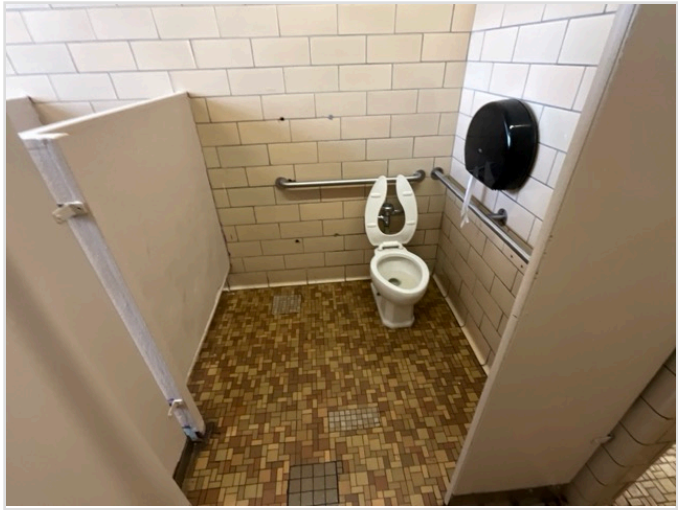
Dunbar Elementary School: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

LOBBY LOOKING AT CABS

IN-CAB CONTROLS



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Dunbar Elementary School: Photographic Overview

KITCHEN PATH OF TRAVEL

OVEN WITH CONTROLS

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | Dunbar Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stair/Ramp Rails, Metal, Refinish	50 LF	3	7158174
B1080	Throughout building	Fair	Stair/Ramp Rails, Wood, Refinish	30 LF	5	7158185
Facade						
B2020	Throughout building	Poor	Glazing, any type by SF	20,000 SF	1	7158163
B2050	Throughout building	Fair	Exterior Door, Steel, Standard	6	25	7158175
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	22,000 SF	3	7158155
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	50	14	7158148
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,155 SF	6	7158129
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	22,000 SF	24	7158157
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	28,000 SF	4	7158190
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	20	7158167
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	56,155 SF	7	7158147
Conveying						
D1010	Throughout building	Fair	Elevator Cab Finishes, Standard	1	2	7158173
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	2	7158166
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Floor	3	7	7158133
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	7158176
D2010	Boiler room	Fair	Pump Station, Duplex Mounted	1	7	7158135
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	14	13	7158197
D2010	Boiler room	Fair	Pump Station, Triplex Mounted	1	13	7158169

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Backflow Preventer, Domestic Water	1	11	7158164
D2010	Throughout building	Good	Drinking Fountain, Floor-Mounted, Interior Basic	6	15	7158196
D2010	Restrooms	Fair	Toilet, Residential Water Closet	12	19	7158188
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	3	14	7158205
D2010	Restrooms	Fair	Urinal, Standard	16	15	7158120
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water	1	7	7158160
D2010	Boiler room	Fair	Pump Station, Duplex Mounted	1	7	7158201
D2010	Boiler room	Fair	Pump, Circulation/Booster, Domestic Water, 3 HP	1	4	7158178
D2010	Boiler room	Fair	Water Heater, Electric, Residential	1	4	7158149
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	4	7158187
D2030	Building exterior	Fair	Supplemental Components, Drains, Roof	6	10	7158179
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC, 501 to 750 MBH	1	26	7158136
D3020	Classrooms	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	50	11	7158124
D3020	Boiler room	Excellent	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	26	7158151
D3030	Electrical room	Good	Split System, Fan Coil Unit, DX, 3 TON	2	9	7158192
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX, 3 TON	2	11	7158198
D3030	Building exterior	Fair	Chiller, Air-Cooled, 10 to 20 TON	1	16	7158208
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX, 3 TON	2	11	7158200
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	7158134
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	9	7158168
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7158144
D3050	Kitchen	Fair	Fan Coil Unit, Hydronic Terminal	2	2	7158142
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	1	2	7158152
D3050	Throughout building	Poor	Fan Coil Unit, Hydronic Terminal	2	2	7158189

Component Condition Report | Dunbar Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Poor	Exhaust Fan, Propeller, 0.75 HP Motor	1	2	7158195
D3060	Roof	Poor	Exhaust Fan, Propeller, 0.75 HP Motor	1	2	7158181
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	7158202
D3060	Roof	Poor	Exhaust Fan, Propeller, 0.75 HP Motor	1	2	7158158
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	4	7158186
Electrical						
D5010	Boiler room	Fair	Generator, Gas or Gasoline	1	2	7158184
D5010	Boiler room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	10	7158121
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	9	7158137
D5040	Concession Stand	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,500 SF	3	7158126
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	4	7158203
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	56,155 SF	3	7158171
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	56,155 SF	5	7158139
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, upgrade	56,155 SF	6	7199672
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7158159
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7158122
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7158132
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7158143
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	7158125
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	6	7158153
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	3	8	7158141
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7158154

Component Condition Report | Dunbar Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7158145
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	7158194
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7158131
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7158199
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	7158123
E2010	Site	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	500	14	7158193
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7158183
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	200 SF	16	7158140
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	14	7158204
G2050	Site	Good	Sports Apparatus, Football, Goal Post	2	25	7158206
G2050	Site	Good	Sports Field and Court Lighting, Light Fixture w/ Lamps	6	13	7158138
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	4,200 SF	10	7158127
G2050	Site	Good	Sports Apparatus, Scoreboard, Electronic Basic	1	25	7158207
Sitework						
G2060	Parking lot	Poor	Fences & Gates, Fence, Chain Link 8'	250 LF	2	7158177
G2060	Site	Good	Park Bench, Metal Powder-Coated	6	20	7158165
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	7	7158191
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,000 LF	25	7158170
G4050	Parking lot	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	9	7158180
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	5	4	7158119
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	8	7158150
G4050	Building exterior	Fair	Floodlights, Floodlights, 55 W, Replace/Install	1	8	7158128

Appendix F:
Replacement Reserves

Replacement Reserves Report

Dunbar Elementary School

1/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Dunbar Elementary School	$21,500	$1,133,000	$141,057	$546,637	$65,977	$141,263	$479,779	$423,784	$61,818	$48,146	$154,526	$80,839	$6,416	$118,180	$606,427	$50,704	$60,915	$22,313	$8,682	$25,250	$369,548	**$4,566,765**
Grand Total	**$21,500**	**$1,133,000**	**$141,057**	**$546,637**	**$65,977**	**$141,263**	**$479,779**	**$423,784**	**$61,818**	**$48,146**	**$154,526**	**$80,839**	**$6,416**	**$118,180**	**$606,427**	**$50,704**	**$60,915**	**$22,313**	**$8,682**	**$25,250**	**$369,548**	**$4,566,765**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	Building exterior	7158174	Stair/Ramp Rails, Metal, Refinish	10	7	3	50	LF	$1.50		$75				$75										$75								**$150**
B1080	Throughout building	7158185	Stair/Ramp Rails, Wood, Refinish	10	5	5	30	LF	$1.50		$45						$45										$45						**$90**
B2020	Throughout building	7158163	Glazing, any type by SF, Replace	30	29	1	20000	SF	$55.00		$1,100,000		$1,100,000																				**$1,100,000**
B3010	Roof	7158155	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	22000	SF	$17.00		$374,000				$374,000																		**$374,000**
C1030	Throughout building	7158148	Interior Door, Steel, Standard, Replace	40	26	14	50	EA	$600.00		$30,000														$30,000								**$30,000**
C1070	Throughout building	7158129	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	56155	SF	$3.50		$196,543							$196,543															**$196,543**
C2010	Throughout building	7158190	Wall Finishes, any surface, Prep & Paint	10	6	4	28000	SF	$1.50		$42,000					$42,000									$42,000								**$84,000**
C2030	Restrooms	7158167	Flooring, Ceramic Tile, Replace	40	20	20	200	SF	$18.00		$3,600																					$3,600	**$3,600**
C2030	Throughout building	7158147	Flooring, Vinyl Tile (VCT), Replace	15	8	7	56155	SF	$5.00		$280,775								$280,775														**$280,775**
D1010	Mechanical room	7158166	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	28	2	1	EA	$70,000.00		$70,000			$70,000																			**$70,000**
D1010	Throughout building	7158173	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	$9,000.00		$9,000			$9,000																	$9,000			**$18,000**
D2010	Boiler room	7158176	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	$5,100.00		$5,100				$5,100																$5,100		**$10,200**
D2010	Boiler room	7158149	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	$900.00		$900					$900															$900		**$1,800**
D2010	Boiler room	7158178	Pump, Circulation/Booster, Domestic Water, 3 HP, Replace	15	11	4	1	EA	$5,100.00		$5,100					$5,100															$5,100		**$10,200**
D2010	Boiler room	7158160	Pump, Circulation, Domestic Water, Replace	15	8	7	1	EA	$3,300.00		$3,300								$3,300														**$3,300**
D2010	Boiler room	7158135	Pump Station, Duplex Mounted, Replace	25	18	7	1	EA	$26,600.00		$26,600								$26,600														**$26,600**
D2010	Boiler room	7158201	Pump Station, Duplex Mounted, Replace	25	18	7	1	EA	$19,400.00		$19,400								$19,400														**$19,400**
D2010	Boiler room	7158169	Pump Station, Triplex Mounted, Replace	25	12	13	1	EA	$26,600.00		$26,600														$26,600								**$26,600**
D2010	Throughout building	7158164	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00		$3,200													$3,200									**$3,200**
D2010	Kitchen	7158187	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	3	EA	$1,400.00		$4,200					$4,200																	**$4,200**
D2010	Restrooms	7158133	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	3	EA	$800.00		$2,400								$2,400														**$2,400**
D2010	Restrooms	7158197	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	17	13	14	EA	$1,700.00		$23,800														$23,800								**$23,800**
D2010	Kitchen	7158205	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	3	EA	$2,500.00		$7,500															$7,500							**$7,500**
D2010	Throughout building	7158196	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	0	15	6	EA	$900.00		$5,400																$5,400						**$5,400**
D2010	Restrooms	7158120	Urinal, Standard, Replace	30	15	15	16	EA	$1,100.00		$17,600																$17,600						**$17,600**
D2010	Restrooms	7158188	Toilet, Residential Water Closet, Replace	30	11	19	12	EA	$700.00		$8,400																				$8,400		**$8,400**
D2030	Building exterior	7158179	Supplemental Components, Drains, Roof, Replace	40	30	10	6	EA	$797.00		$4,782															$4,782							**$4,782**
D3020	Classrooms	7158124	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	19	11	50	EA	$800.00		$40,000																$40,000						**$40,000**
D3030	Building exterior	7158208	Chiller, Air-Cooled, 10 to 20 TON, Replace	25	9	16	1	EA	$28,300.00		$28,300																	$28,300					**$28,300**
D3030	Roof	7158134	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$5,200.00		$5,200											$5,200											**$5,200**
D3030	Building exterior	7158144	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$17,200.00		$17,200											$17,200											**$17,200**
D3030	Building exterior	7158168	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$17,200.00		$17,200												$17,200										**$17,200**
D3030	Electrical room	7158192	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	6	9	2	EA	$3,800.00		$7,600												$7,600										**$7,600**
D3030	Electrical room	7158198	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	4	11	2	EA	$3,800.00		$7,600													$7,600									**$7,600**
D3030	Electrical room	7158200	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	4	11	2	EA	$3,800.00		$7,600													$7,600									**$7,600**
D3050	Kitchen	7158142	Fan Coil Unit, Hydronic Terminal, Replace	20	18	2	2	EA	$3,840.00		$7,680			$7,680																			**$7,680**
D3050	Throughout building	7158152	Fan Coil Unit, Hydronic Terminal, Replace	20	18	2	1	EA	$1,670.00		$1,670			$1,670																			**$1,670**
D3050	Throughout building	7158189	Fan Coil Unit, Hydronic Terminal, Replace	20	18	2	2	EA	$2,530.00		$5,060			$5,060																			**$5,060**
D3060	Roof	7158181	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	18	2	1	EA	$1,600.00		$1,600			$1,600																			**$1,600**
D3060	Roof	7158158	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	18	2	1	EA	$1,600.00		$1,600			$1,600																			**$1,600**
D3060	Roof	7158195	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	18	2	1	EA	$1,600.00		$1,600			$1,600																			**$1,600**
D3060	Roof	7158202	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	$3,000.00		$3,000					$3,000																	**$3,000**
D4030	Throughout building	7158186	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	8	EA	$150.00		$1,200					$1,200										$1,200							**$2,400**
D5010	Boiler room	7158184	Generator, Gas or Gasoline, Replace	25	23	2	1	EA	$24,000.00		$24,000			$24,000																			**$24,000**
D5010	Boiler room	7158121	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	15	10	1	EA	$20,000.00		$20,000															$20,000							**$20,000**
D5020	Boiler room	7158137	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	$8,000.00		$8,000																$8,000						**$8,000**
D5040	Concession Stand	7158126	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	1500	SF	$2.10		$3,150				$3,150																		**$3,150**
D5040	Throughout building	7158171	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	17	3	56155	SF	$2.10		$117,926				$117,926																		**$117,926**

Replacement Reserves Report

Dunbar Elementary School

1/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	Throughout building	7158203	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	1	EA	$220.00	$220					$220										$220							**$440**
D7030	Throughout building	7158139	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	56155	SF	$2.00	$112,310						$112,310															$112,310	**$224,620**
D7050	Main Office	7158159	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Throughout	7199672	Fire Alarm System, Full System Upgrade, Standard Addressable, upgrade	20	14	6	56155	SF	$3.00	$168,465							$168,465															**$168,465**
E1030	Kitchen	7158143	Foodservice Equipment, Dishwasher Commercial, Replace	10	13	0	1	EA	$21,500.00	$21,500	$21,500										$21,500										$21,500	**$64,500**
E1030	Kitchen	7158132	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Kitchen	7158122	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$9,500.00	$9,500							$9,500										$9,500					**$19,000**
E1030	Kitchen	7158153	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	2	EA	$3,600.00	$7,200							$7,200															**$7,200**
E1030	Kitchen	7158123	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	$5,100.00	$5,100							$5,100															**$5,100**
E1030	Kitchen	7158145	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	7158125	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Kitchen	7158141	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	3	EA	$2,700.00	$8,100									$8,100													**$8,100**
E1030	Kitchen	7158154	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$6,700									$6,700													**$6,700**
E1030	Kitchen	7158199	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$4,500									$4,500													**$4,500**
E1030	Kitchen	7158131	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	7158194	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	$5,700.00	$5,700											$5,700											**$5,700**
E2010	Site	7158193	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace	20	6	14	500	EA	$600.00	$300,000															$300,000							**$300,000**
G2020	Parking lot	7158183	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10000	SF	$0.45	$4,500			$4,500					$4,500					$4,500					$4,500				**$18,000**
G2050	Site	7158127	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	4200	SF	$15.00	$63,000											$63,000										$63,000	**$126,000**
G2050	Site	7158138	Sports Field and Court Lighting, Light Fixture w/ Lamps, Replace	25	12	13	6	EA	$5,000.00	$30,000														$30,000								**$30,000**
G2050	Site	7158204	Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
G2050	Site	7158140	Playfield Surfaces, Sand, 3" Depth, Replace	20	4	16	200	SF	$0.80	$160																	$160					**$160**
G2060	Parking lot	7158177	Fences & Gates, Fence, Chain Link 8', Replace	40	38	2	250	LF	$25.00	$6,250			$6,250																			**$6,250**
G2060	Site	7158165	Park Bench, Metal Powder-Coated, Replace	20	0	20	6	EA	$700.00	$4,200																					$4,200	**$4,200**
G2060	Site	7158191	Signage, Property, Monument, Replace/Install	20	13	7	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
G4050	Building exterior	7158128	Floodlights, Floodlights, 55 W, Replace/Install	20	12	8	1	EA	$800.00	$800									$800													**$800**
G4050	Parking lot	7158180	Floodlights, Floodlights, 90 W, Replace/Install	20	11	9	2	EA	$1,200.00	$2,400										$2,400												**$2,400**
G4050	Building exterior	7158119	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	16	4	5	EA	$400.00	$2,000					$2,000																	**$2,000**
G4050	Building exterior	7158150	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	1	EA	$600.00	$600									$600													**$600**
Totals, Unescalated											**$21,500**	**$1,100,000**	**$132,960**	**$500,251**	**$58,620**	**$121,855**	**$401,808**	**$344,575**	**$48,800**	**$36,900**	**$114,982**	**$58,400**	**$4,500**	**$80,475**	**$400,920**	**$32,545**	**$37,960**	**$13,500**	**$5,100**	**$14,400**	**$204,610**	**$3,734,660**
Totals, Escalated (3.0% inflation, compounded annually)											**$21,500**	**$1,133,000**	**$141,057**	**$546,637**	**$65,977**	**$141,263**	**$479,779**	**$423,784**	**$61,818**	**$48,146**	**$154,526**	**$80,839**	**$6,416**	**$118,180**	**$606,427**	**$50,704**	**$60,915**	**$22,313**	**$8,682**	**$25,250**	**$369,548**	**$4,566,765**

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	7158166	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	2500 LB	Dunbar Elementary School	Mechanical room	Dover	147422	5A985			

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158160	D2010	**Pump**	Circulation, Domestic Water	1 HP	Dunbar Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
2	7158176	D2010	**Pump**	Circulation/Booster, Domestic Water	3 HP	Dunbar Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
3	7158178	D2010	**Pump**	Circulation/Booster, Domestic Water, 3 HP		Dunbar Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
4	7158135	D2010	**Pump Station**	Duplex Mounted	10 HP	Dunbar Elementary School	Boiler room	Armstrong Air	Illegible	Illegible			
5	7158201	D2010	**Pump Station**	Duplex Mounted	5 HP	Dunbar Elementary School	Boiler room	Marathon	Illegible	Illegible			
6	7158169	D2010	**Pump Station**	Triplex Mounted	5 HP	Dunbar Elementary School	Boiler room	U.S. Electric	No dataplate	No dataplate			
7	7158149	D2010	**Water Heater**	Electric, Residential	40 GAL	Dunbar Elementary School	Boiler room	American	Inaccessible	Inaccessible			
8	7158164	D2010	**Backflow Preventer**	Domestic Water	2 IN	Dunbar Elementary School	Throughout building	No dataplate	No dataplate	No dataplate			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158151	D3020	**Boiler**	Gas, HVAC, 2001 to 2500 MBH	2499 MBH	Dunbar Elementary School	Boiler room	Laars Heating Systems	ONH2500NJB1KA	T19297268	2019		
2	7158136	D3020	**Boiler**	Gas, HVAC, 501 to 750 MBH	600 MBH	Dunbar Elementary School	Boiler room	Laars Heating Systems	G19469901	469901	2019		
3	7158124	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		Dunbar Elementary School	Classrooms						50
4	7158208	D3030	**Chiller**	Air-Cooled, 10 to 20 TON	15 TON	Dunbar Elementary School	Building exterior	Daikin Industries	AGZ120EDSEMNN00	STNU180300193			
5	7158134	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Dunbar Elementary School	Roof	Lennox	SSB048H4S43Y	5817J03857			
6	7158168	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Dunbar Elementary School	Building exterior	Lennox	TSA120S4DN1Y	5617D02921			
7	7158144	D3030	**Split System**	Condensing Unit/Heat Pump	8 TON	Dunbar Elementary School	Building exterior	Lennox	TSA120S4DN1Y	5617K00553			
8	7158192	D3030	**Split System**	Fan Coil Unit, DX, 3 TON	3 TON	Dunbar Elementary School	Electrical room	Lennox	CX35-60D-6F-1	6017D32537			2
9	7158198	D3030	**Split System**	Fan Coil Unit, DX, 3 TON	3 TON	Dunbar Elementary School	Electrical room	Lennox	CX35-60D-1	6017D32539			2
10	7158200	D3030	**Split System**	Fan Coil Unit, DX, 3 TON	3 TON	Dunbar Elementary School	Electrical room	Lennox	CX35-60D-6F-1	Inaccessible			2
11	7158142	D3050	**Fan Coil Unit**	Hydronic Terminal	1800 CFM	Dunbar Elementary School	Kitchen	Inaccessible	Inaccessible	Inaccessible			2
12	7158152	D3050	**Fan Coil Unit**	Hydronic Terminal	.75 CFM	Dunbar Elementary School	Throughout building	Inaccessible	Inaccessible	Inaccessible			
13	7158189	D3050	**Fan Coil Unit**	Hydronic Terminal	1200 CFM	Dunbar Elementary School	Throughout building	Inaccessible	Inaccessible	Inaccessible			2
14	7158195	D3060	**Exhaust Fan**	Propeller, 0.75 HP Motor	7500 CFM	Dunbar Elementary School	Roof	No dataplate	No dataplate	No dataplate			
15	7158181	D3060	**Exhaust Fan**	Propeller, 0.75 HP Motor	7500 CFM	Dunbar Elementary School	Roof	Illegible	Illegible	Illegible			
16	7158158	D3060	**Exhaust Fan**	Propeller, 0.75 HP Motor	7500 CFM	Dunbar Elementary School	Roof	No dataplate	No dataplate	No dataplate			
17	7158202	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	5000 CFM	Dunbar Elementary School	Roof	No dataplate	No dataplate	No dataplate			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158186	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Dunbar Elementary School	Throughout building						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158184	D5010	**Generator**	Gas or Gasoline	20 KW	Dunbar Elementary School	Boiler room	Kohler	20RZ	230619			
2	7158121	D5010	**Automatic Transfer Switch**	ATS, 400 AMP		Dunbar Elementary School	Boiler room	Kohler	Fast Response	No dataplate			
3	7158137	D5020	**Distribution Panel**	120/208 V	800 AMP	Dunbar Elementary School	Boiler room	General Electric	No dataplate	No dataplate			
4	7158203	D5040	**Emergency & Exit Lighting**	Emergency Light Pack, 2 Light w/ Battery		Dunbar Elementary School	Throughout building						

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158159	D7050	**Fire Alarm Panel**	Fully Addressable		Dunbar Elementary School	Main Office	Honeywell	No dataplate	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7158122	E1030	**Foodservice Equipment**	Convection Oven, Double		Dunbar Elementary School	Kitchen	Blodgett	BDO-100-G-ES	090419CIO34T			
2	7158132	E1030	**Foodservice Equipment**	Convection Oven, Double		Dunbar Elementary School	Kitchen	AccACCUTEMPording to	N16201E06	7026			
3	7158153	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Dunbar Elementary School	Kitchen	MasterBuilt	No dataplate	No dataplate			2
4	7158143	E1030	**Foodservice Equipment**	Dishwasher Commercial		Dunbar Elementary School	Kitchen	Champion	NS1303SE	971079492			
5	7158199	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Dunbar Elementary School	Kitchen	State Industries, Inc.	Inaccessible	Inaccessible			
6	7158131	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Dunbar Elementary School	Kitchen	Delfield	SH5NU	1906150001660			
7	7158125	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Dunbar Elementary School	Kitchen	Food Warming Equipment	MTU12	092544204			
8	7158194	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Dunbar Elementary School	Kitchen	Food Warming Equipment	UHS-12	123465602			
9	7158123	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Dunbar Elementary School	Kitchen	Thermocool	463685	14685			
10	7158154	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Dunbar Elementary School	Kitchen	Ice-O-Matic	CIMO320HA	19011280012672			
11	7158141	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Dunbar Elementary School	Kitchen	Arctic Air	AR2SE	5125455			3
12	7158145	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Dunbar Elementary School	Kitchen	BOHN	Inaccessible	Inaccessible			