FACILITY CONDITION ASSESSMENT

prepared for

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



E.E. Jeter K-8
7662 Benjestown Road
Millington, Tennessee 38053

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	K-8 School
Main Address	7662 Benjestown Road, Millington, Tennessee 38053
Site Developed	1922
Site Area	10.5 acres (estimated)
Parking Spaces	102 total spaces all in open lots; 7 of which are accessible
Building Area	70,058 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 21, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
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Assessment and Report Prepared By	Francis Hebron
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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

E.E. Jeter K-8 was opened in 1922 and has continuously existed as an educational facility.

Architectural

Significant ponding was observed on the gymnasium roof. It appears an elastomeric coating was applied between 2020 and 2021 in order to prevent leaks at the gym roof did not work and leaks still persist. It is recommended that the gymnasium roof be replaced in order to remedy this chronic issue. The gymnasium bathrooms and lobby require interior renovations as water damage and peeling paint can be observed throughout. Asbestos Abatement is also required at the gymnasium lobby and restrooms ceilings as it also appears ceiling tiles containing asbestos were used. In addition, it is recommended that roofing for the remainder of the school be replaced within the next six years in order to prevent further leaks and associated damage from developing. The windows are reportedly a greater source of leaks than the roof or ceiling. Elastomeric coatings have been applied to windows in an effort to mitigate leaks. Affected windows should be replaced as soon as possible. All single plane windows should be replaced with double glazed units.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system was upgraded with new roof mounted packaged units in 2019. No issues were reported or observed in association with the HVAC system. The electrical system appears to be up to date; no issues were reported in association with the system. No issues were reported or observed in regard to the fire suppression and alarm system. It is recommended that fire alarm fixtures be updated. Weak water pressure and clogs have been reported in association with the plumbing system. As such both plumbing lines and fixtures should be evaluated for replacement.

Site

The site is in overall good condition. No significant issues were reported or observed.

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 | E.E. Jeter K-8(1922)

Replacement Value	*Total SF*	*Cost/SF*
$ 28,023,200	*70,058*	*$ 400*

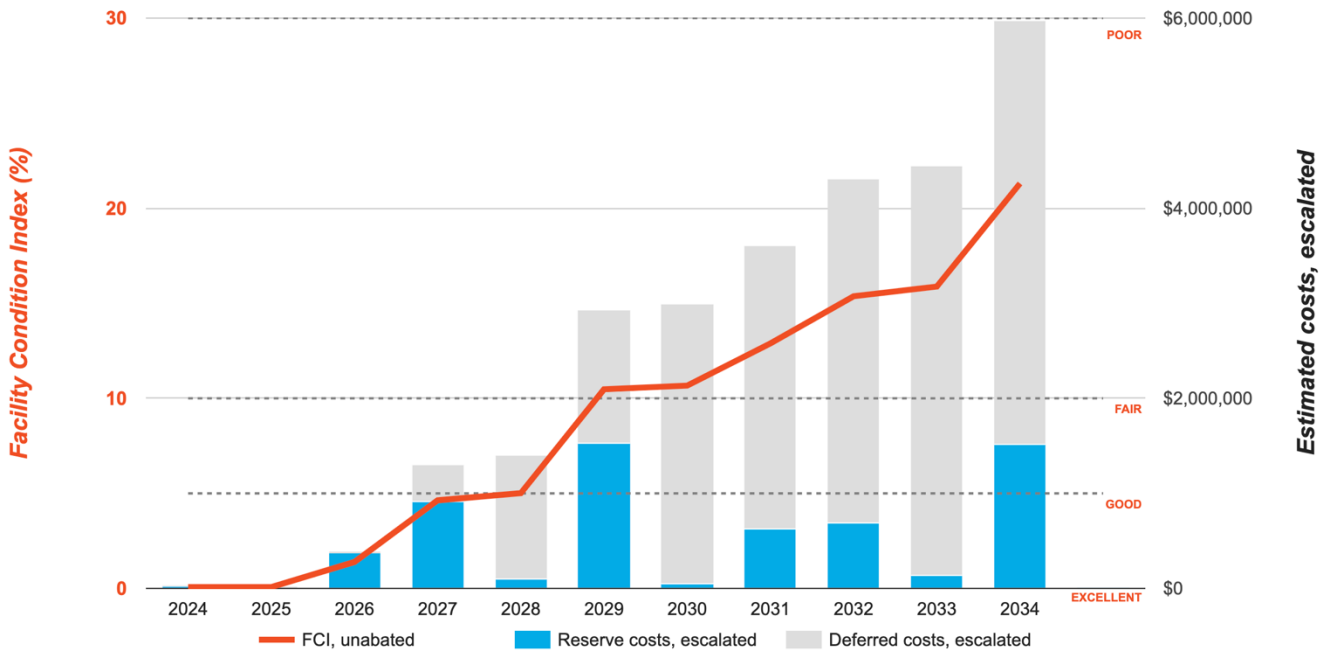
	Est Reserve Cost	FCI
Current	$ 20,200	**0.1 %**
3-Year	$ 1,300,100	4.6 %
5-Year	$ 2,936,500	10.5 %
10-Year	$ 5,970,000	21.3 %

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: E.E. Jeter K-8

Replacement Value: $28,023,200 Inflation Rate: 3.0% Average Needs per Year: $542,800



Immediate Needs

Facility/Building	Total Items	Total Cost
E.E. Jeter K-8	3	$20,200
Total	**3**	**$20,200**

E.E. Jeter K-8

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7381782	E.E. Jeter K-8	Gym Foyer	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Safety	$2,800
7381785	E.E. Jeter K-8	Gymnasium restrooms	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Safety	$1,400
7381792	E.E. Jeter K-8	Gymnasium	C2050	Ceiling Finishes, Gypsum Board/Plaster, Replace	Failed	Performance/Integrity	$16,000
Total (3 items)							**$20,200**

Key Findings



Suspended Ceilings in Failed condition.

Hard Tile, Replacement with ACT
E.E. Jeter K-8 Gymnasium restrooms

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,400

**$$**$$

Possible Asbestos - AssetCALC ID: 7381785



Suspended Ceilings in Failed condition.

Hard Tile, Replacement with ACT
E.E. Jeter K-8 Gym Foyer

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $2,800

**$$**$$

Possible asbestos - AssetCALC ID: 7381782



Window in Poor condition.

Steel, 16-25 SF
E.E. Jeter K-8 Building Exterior

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

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $15,300

**$$$**$

All windows with DIY repairs at seals/frames should be replaced with double pane gas filled units. - AssetCALC ID: 7381760



Window in Poor condition.

Steel, 28-40 SF
E.E. Jeter K-8 Building Exterior

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

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $94,300

$$$$

Replace, windows leak. Elastomeric coating has been applied in order to counteract water penetration - AssetCALC ID: 7381800



Parking Lots in Poor condition.

Pavement, Asphalt
E.E. Jeter K-8 Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $20,300

**$$$**$

striping is faded. - AssetCALC ID: 7438262



Toilet in Poor condition.

Commercial Water Closet
E.E. Jeter K-8 Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Constantly running water, internal components have likely failed. - AssetCALC ID: 7382340



Sink/Lavatory in Poor condition.

Commercial Kitchen, 2-Bowl
E.E. Jeter K-8 Kitchen

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Requires repair - AssetCALC ID: 7381801



Playfield Surfaces in Poor condition.

Rubber, Small Areas
E.E. Jeter K-8 Site

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

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: $41,600

**$$$**$

Significant wear. Surface is no longer flat, multiple divots may act as trip hazard. - AssetCALC ID: 7382307



Ceiling Finishes in Failed condition.

Gypsum Board/Plaster
E.E. Jeter K-8 Gymnasium

Uniformat Code: C2050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,000

$$$$

unacceptable amounts of water damage to ceiling. past mold is a probability. not recommended for use. Replace. - AssetCALC ID: 7381792



Residential Appliances in Poor condition.

Washer/Dryer Combo Unit
E.E. Jeter K-8 Kitchen

Uniformat Code: E1060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

$$$$

Out of order - AssetCALC ID: 7381811



Wall Finishes in Poor condition.

any surface
E.E. Jeter K-8 Gymnasium

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $171,000

$$$$

Paint peeling; patched throughout school. - AssetCALC ID: 7381769

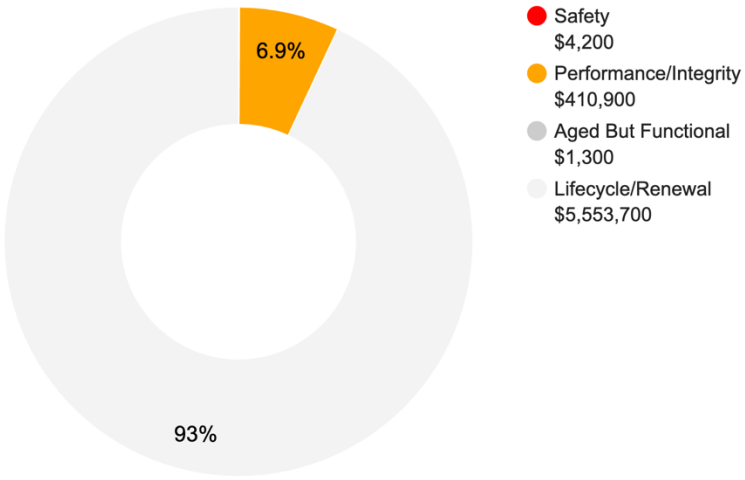
Plan Types

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

Plan Type Descriptions

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

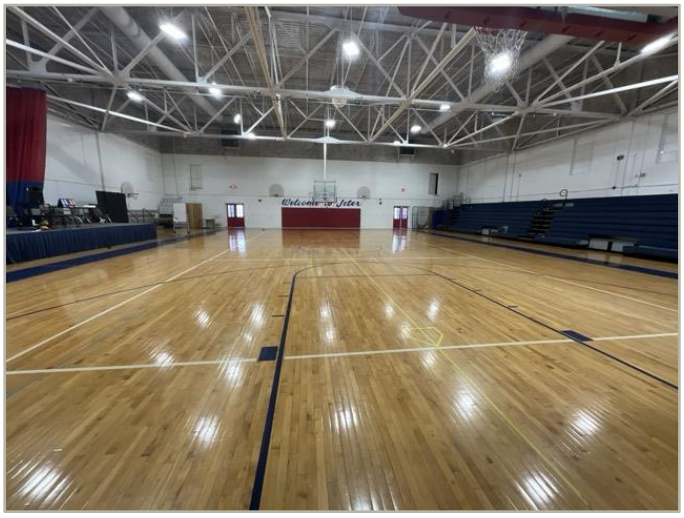
Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,970,100

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 Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted CMU Floors: VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters, Make-up air units	Good

Systems Summary

Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper Interior Lighting: linear fluorescent, CFL Emergency Power: Natural gas generator	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with and adjacent concrete sidewalks, curbs.	Fair
Site Development	Building-mounted signage; Playgrounds and play fields Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees and bushes Irrigation not present Severe site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: halogen Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Small Livestock Housing	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	leaking roof and windows, possible asbestos abatement required	

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	-	$116,300	-	-	$65,800	$182,100
Roofing	-	-	$557,300	-	-	$557,300
Interiors	$20,200	$181,400	$2,300	$517,000	$1,022,300	$1,743,100
Conveying	-	-	-	$78,500	-	$78,500
Plumbing	-	$5,900	$11,500	$1,496,000	$56,400	$1,569,800
HVAC	-	-	$18,500	$52,400	$708,500	$779,400
Fire Protection	-	-	-	-	$61,400	$61,400
Electrical	-	-	$1,903,200	$167,800	$95,800	$2,166,800
Fire Alarm & Electronic Systems	-	-	-	$266,200	-	$266,200
Equipment & Furnishings	-	$1,500	$29,600	$230,200	$116,600	$377,900
Site Development	-	$44,100	$23,200	-	-	$67,300
Site Pavement	-	$21,600	-	$225,300	$62,600	$309,500
TOTALS (3% inflation)	**$20,200**	**$370,800**	**$2,545,500**	**$3,033,400**	**$2,189,400**	**$8,159,300**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1922. A date of renovation could not be confirmed due to a lack of available records. It can be safely assumed that renovation have occurred during it's lifetime. Some accessibility improvements appear to have been implemented since its opening.

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 E.E. Jeter K-8, 7662 Benjestown Road, Millington, Tennessee 38053, 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: Francis Hebron,
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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

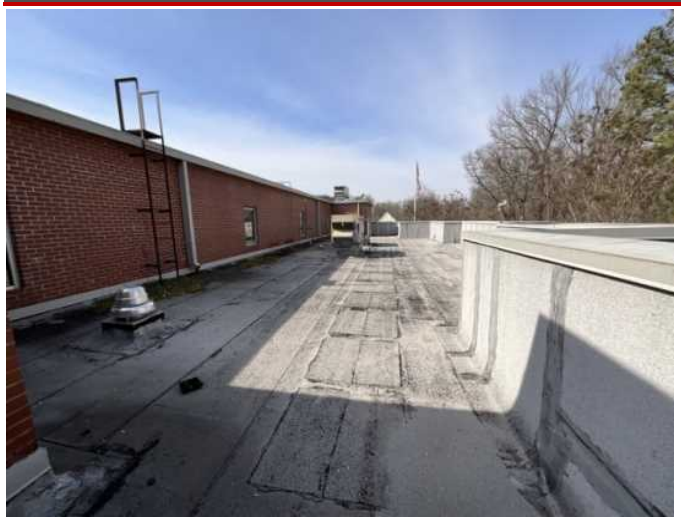


5 - ENTRANCE

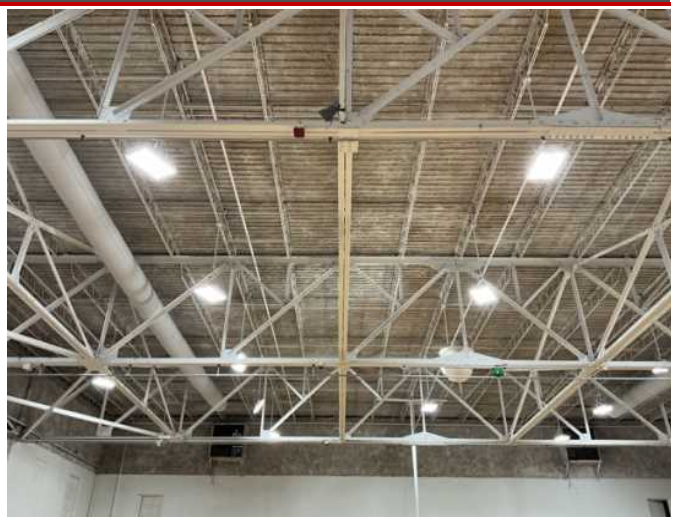


6 - WINDOWS

Photographic Overview



7 - ROOF



8 - STRUCTURE



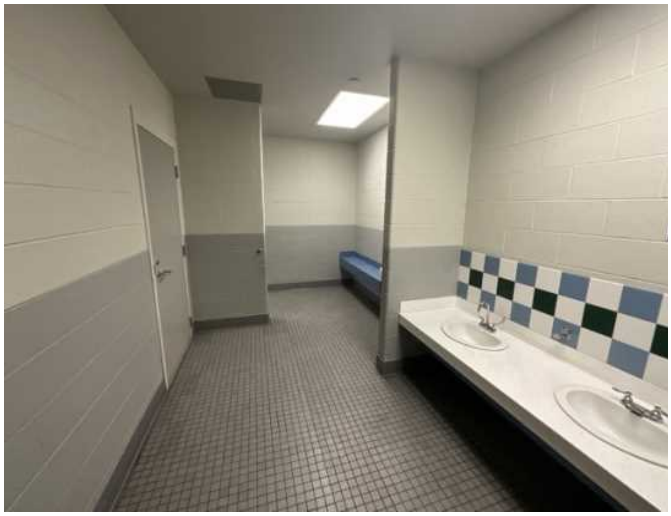
9 - LIBRARY



10 - SCIENCE CLASSROOM

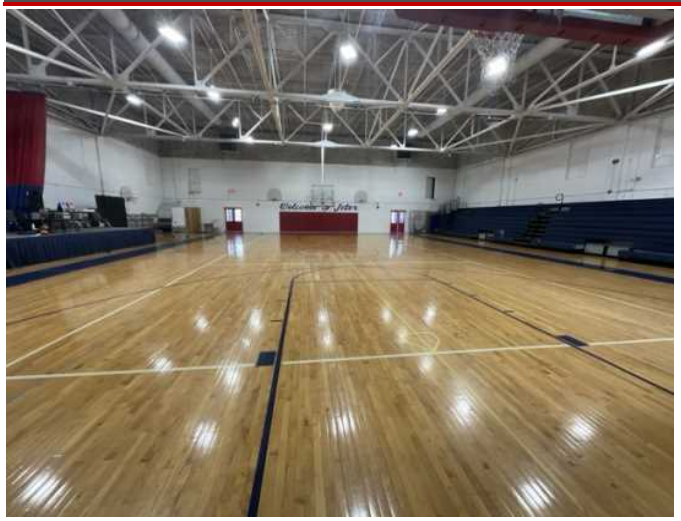


11 - KITCHEN



12 - RESTROOM

Photographic Overview



13 - GYMNASIUM



14 - RTU



15 - EXHAUST FAN



16 - GENERATOR

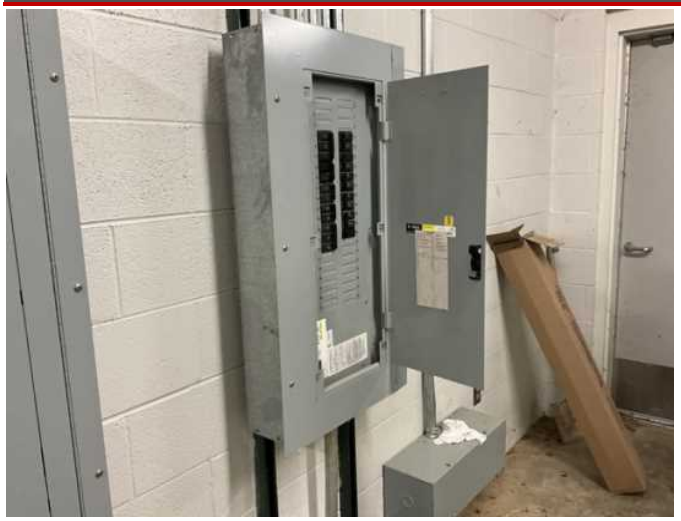


17 - ELEVATOR MACHINERY



18 - WATER HEATER

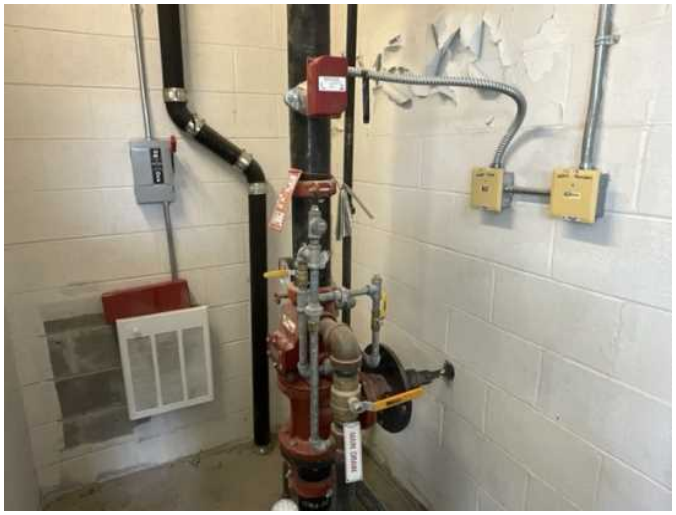
Photographic Overview



19 - DISTRIBUTION PANEL



20 - SWITCHBOARD



21 - SPRINKLER RISER



22 - PACKAGED UNIT



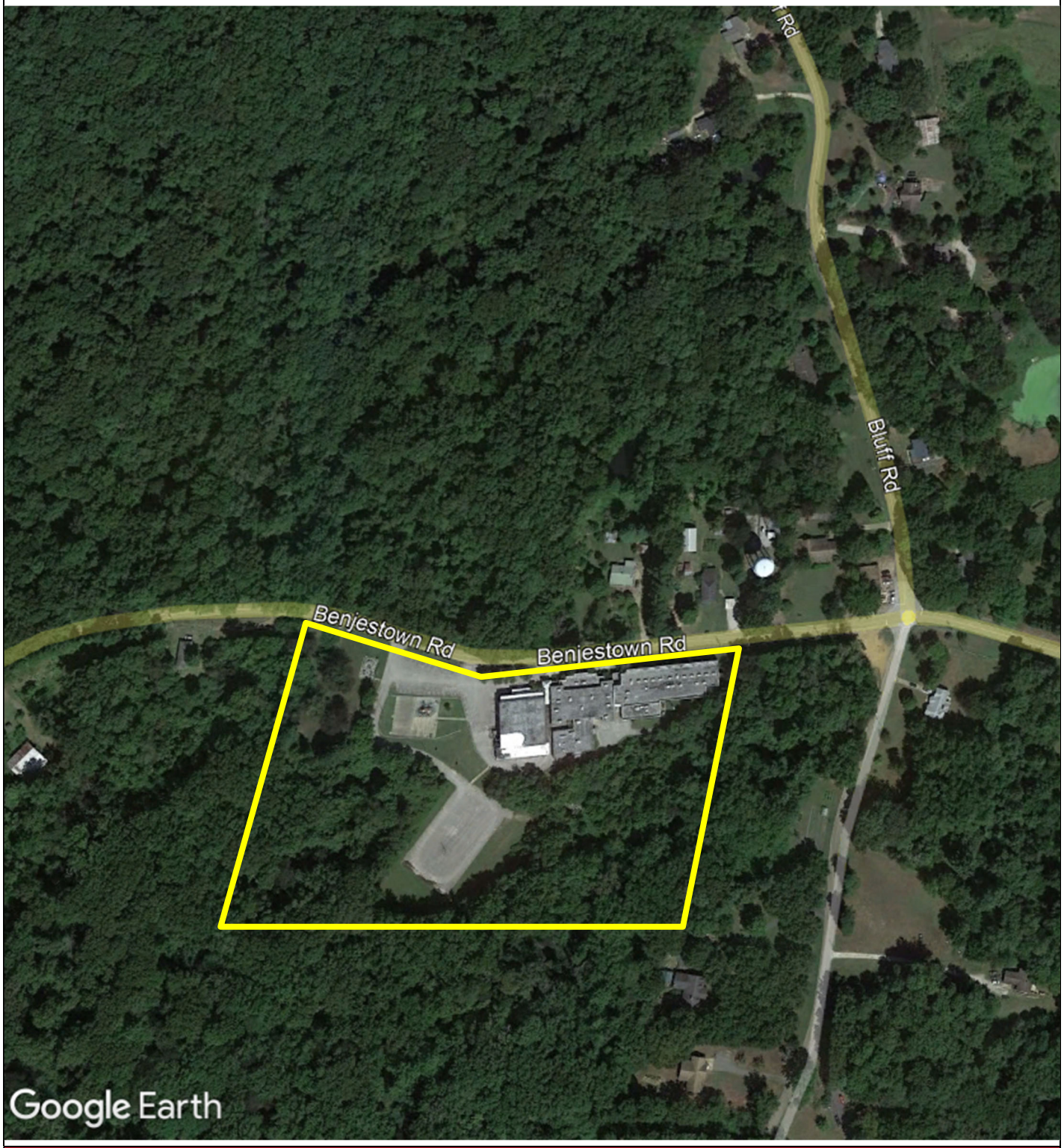
23 - PLAYGROUND



24 - PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-093.354	E.E. Jeter K-8
Source	**On-Site Date**
Google Earth	February 21, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: E.E. Jeter K-8

Name of person completing form: Charles Truesdale III

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 1 year

Date Completed: February 20, 2024

Phone Number: 901-687-0495

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1922	Renovated:	
2	Building size in SF	70,058 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2019	Centralized boiler system replaced in favor of RTU system
		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.	Asbestos in ceiling tiles at Gym lobby; abatement required		

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				Leaks reported in ceiling and windows.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Weak pressure observed
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
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 Checklist - 2010 ADA Standards for Accessible Design

Property Name: E.E. Jeter K-8

BV Project Number: 163745.23R000-093.354

Abbreviated Accessibility Checklist					
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		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		Must take poured concreted stair to auxiliary parking & petting zoo. Sidewalk can be added adjacent access road, ramp may be installed on adjacent hill as well.
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



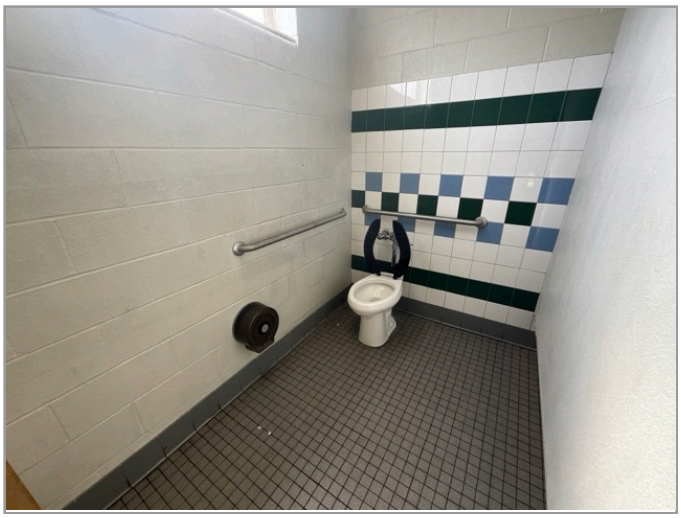
IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?		X		No audible indicator
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?		X		
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?		✕		No audible indicator
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | E.E. Jeter K-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	13	13	7381820
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	16	7382351
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	41	2	7381800
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	9	2	7381760
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	29	14	7381777
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,500 SF	3	7438264
B3010	Roof	Fair	Roofing, Modified Bitumen	47,500 SF	3	7438263
Interiors						
C1030	Gymnasium	Fair	Interior Door, Wood, Solid-Core	11	8	7381771
C1070	Gym Foyer	Failed	Suspended Ceilings, Hard Tile, Replacement w/ ACT	800 SF	0	7381782
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,000 SF	13	7381779
C1070	Gymnasium restrooms	Failed	Suspended Ceilings, Hard Tile, Replacement w/ ACT	400 SF	0	7381785
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	28	7381766
C2010	Gymnasium	Poor	Wall Finishes, any surface, Prep & Paint	114,000 SF	2	7381769
C2030	Kitchen	Fair	Flooring, Ceramic Tile	2,300 SF	22	7381818
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	54,000 SF	7	7381774
C2030	Gymnasium	Fair	Flooring, Ceramic Tile	400 SF	8	7381784
C2030	Gymnasium	Fair	Flooring, Wood, Strip	9,000 SF	7	7381814
C2050	Gymnasium	Fair	Ceiling Finishes, Metal	9,000 SF	20	7381794
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	4	7381821
C2050	Gymnasium	Failed	Ceiling Finishes, Gypsum Board/Plaster	2,000 SF	0	7381792
Conveying						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010		Fair	Elevator Controls, Automatic, 1 Car	1	10	7382306
D1010		Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	9	7382344
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	17	7381808
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Laundry	1	14	7382347
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	70,058 SF	10	7439311
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	2	7382328
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	9	7382319
D2010	Restrooms	Fair	Toilet, Child-Sized	24	8	7381791
D2010	Throughout building	Good	Sink/Lavatory, Service Sink, Wall-Hung	2	30	7381804
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	16	7382324
D2010	Restrooms	Fair	Urinal, Standard	8	16	7382336
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	9	5	7382330
D2010	Kitchen	Poor	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	2	7381801
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	9	7382345
D2010	Kitchen	Good	Water Heater, Gas, Commercial (125 MBH)	1	17	7382367
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (200 MBH)	1	9	7382331
D2010	Restrooms	Fair	Urinal, Standard	5	7	7382362
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	2	2	7382340
HVAC						
D3020	Gymnasium	Good	Unit Heater, Natural Gas, 11 to 25 MBH	1	15	7381775
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	1	7	7382342
D3030	Roof 3	Fair	Split System Ductless, Single Zone	1	4	7382316
D3030	Roof6	Good	Split System Ductless, Single Zone	1	10	7381803
D3050	Roof 4	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 1]	6	15	7381793

Component Condition Report | E.E. Jeter K-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	15	7382309
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 32]	1	15	7381767
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-13]	1	15	7382363
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 20]	1	15	7381761
D3050	Roof 5	Fair	Make-Up Air Unit, MUA or MAU	1	6	7382326
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 19]	1	15	7381812
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-36]	1	15	7382317
D3050	Roof3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 16]	1	15	7381781
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 23]	1	15	7381817
D3050		Fair	HVAC System, Full System Renovation/Upgrade, Medium Complexity	70,058 SF	25	7439313
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-10]	1	15	7382334
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 37]	1	15	7381805
D3050	Roof 5	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7382305
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-18]	1	15	7382356
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 33]	1	15	7381799
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-21]	1	15	7382346
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-27]	1	15	7382361
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 25]	1	15	7381778
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-17]	1	15	7382304
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	15	7382360
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-34]	1	15	7382312
D3050	Roof3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 12]	1	15	7381787
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 24]	1	15	7381816
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 9]	1	15	7381764
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 26]	1	15	7381762

Component Condition Report | E.E. Jeter K-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 15]	1	15	7381815
D3050	Roof 5	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 3]	1	15	7381763
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-22]	1	15	7382318
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-31]	1	15	7382341
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 28]	1	15	7381802
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 29]	1	15	7382338
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 35]	1	15	7381796
D3050	Roof 1	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 30]	1	15	7381806
D3050	Roof 3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 7]	1	15	7382329
D3050	Roof 4	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 2]	1	15	7381770
D3050	Roof3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 14]	1	15	7381765
D3050	Roof3	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 8]	1	15	7381819
D3050	Building exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7382353
D3050	Roof 2	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-11]	1	15	7382310
D3050	Roof 5	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 4]	1	15	7381768
D3060	Roof3	Good	Exhaust Fan, Centrifugal, 12" Damper	1	21	7381773
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	20	7382327
D3060	Roof 2	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	15	7382323
D3060	Roof 5	Good	Exhaust Fan, Centrifugal, 24" Damper	1	21	7381786
D3060	Roof 6	Good	Exhaust Fan, Centrifugal, 24" Damper	2	17	7381810
D3060	Roof3	Good	Exhaust Fan, Centrifugal, 12" Damper	1	21	7381772
D3060	Gymnasium	Fair	Exhaust Fan, Propeller, 1 HP Motor	1	4	7382315
D3060	Roof 2	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	5	7382299
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	6	7382325
D3060	Roof 2	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	15	7382301

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Dry	5	19	7382349
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	4	7382303
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	70,058 SF	5	7439312
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	9	7381780
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	9	7381809
D5020	Throughout building	Fair	Distribution Panel, 120/208 V, 200 AMP	2	10	7382322
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	19	7381797
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	7382352
D5020	Mechanical room	Fair	Switchboard, 120/208 V	1	8	7382357
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	2	12	7382339
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	9	7381788
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	9	7381789
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	12	7381798
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	12	7382348
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	70,058 SF	3	7439314
Fire Alarm & Electronic Systems						
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	70,058 SF	8	7439315
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	10	7381807
E1030	Kitchen	Fair	Foodservice Equipment, Microwave Commercial	1	3	7381795
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	7382358
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	8	7382320
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	5	7382350

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	7	7382369
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	7381790
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	7382355
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	12	7382311
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	15	7382335
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	9	7382333
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7382366
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	7382364
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	12	7382321
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7382368
E1030	Kitchen	Good	Foodservice Equipment, Griddle	1	12	7381776
E1060	Kitchen	Poor	Residential Appliances, Washer/Dryer Combo Unit	1	2	7381811
E2010		Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	192	10	7382337
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,180 SF	2	7438262
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,180 SF	8	7382354
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	7382302
G2050	Site	Poor	Playfield Surfaces, Rubber, Small Areas	1,600 SF	2	7382307

Appendix F:
Replacement Reserves

Replacement Reserves Report

E.E. Jeter K-8

4/12/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
E.E. Jeter K-8	$20,200	$0	$370,817	$908,997	$105,010	$1,531,452	$53,135	$622,576	$694,068	$143,786	$1,519,902	$0	$326,401	$307,584	$30,706	$661,046	$111,688	$88,446	$17,876	$137,650	$508,023	**$8,159,362**
Grand Total	**$20,200**	**$0**	**$370,817**	**$908,997**	**$105,010**	**$1,531,452**	**$53,135**	**$622,576**	**$694,068**	**$143,786**	**$1,519,902**	**$0**	**$326,401**	**$307,584**	**$30,706**	**$661,046**	**$111,688**	**$88,446**	**$17,876**	**$137,650**	**$508,023**	**$8,159,362**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	7381800	Window, Steel, 28-40 SF, Replace	30	28	2	41	EA	$2,300.00	$94,300			$94,300																			**$94,300**
B2020	Building Exterior	7381760	Window, Steel, 16-25 SF, Replace	30	28	2	9	EA	$1,700.00	$15,300			$15,300																			**$15,300**
B2020	Building Exterior	7381820	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	17	13	13	EA	$950.00	$12,350														$12,350							**$12,350**
B2020	Building Exterior	7382351	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	14	EA	$950.00	$13,300																$13,300					**$13,300**
B2050	Building Exterior	7381777	Exterior Door, Steel, Standard, Replace	40	26	14	29	EA	$600.00	$17,400															$17,400							**$17,400**
B3010	Roof	7438263	Roofing, Modified Bitumen, Replace	20	17	3	47500	SF	$10.00	$475,000				$475,000																		**$475,000**
B3010	Roof	7438264	Roofing, Modified Bitumen, Replace	20	17	3	3500	SF	$10.00	$35,000				$35,000																		**$35,000**
C1030	Gymnasium	7381771	Interior Door, Wood, Solid-Core, Replace	40	32	8	11	EA	$700.00	$7,700									$7,700													**$7,700**
C1070	Gymnasium restrooms	7381785	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	25	0	400	SF	$3.50	$1,400	$1,400																					**$1,400**
C1070	Gym Foyer	7381782	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	25	0	800	SF	$3.50	$2,800	$2,800																					**$2,800**
C1070	Throughout building	7381779	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	56000	SF	$3.50	$196,000														$196,000							**$196,000**
C2010	Gymnasium	7381769	Wall Finishes, any surface, Prep & Paint	10	8	2	114000	SF	$1.50	$171,000			$171,000										$171,000									**$342,000**
C2030	Gymnasium	7381784	Flooring, Ceramic Tile, Replace	40	32	8	400	SF	$18.00	$7,200									$7,200													**$7,200**
C2030	Gymnasium	7381814	Flooring, Wood, Strip, Replace	30	23	7	9000	SF	$15.00	$135,000								$135,000														**$135,000**
C2030	Throughout building	7381774	Flooring, Vinyl Tile (VCT), Replace	15	8	7	54000	SF	$5.00	$270,000								$270,000														**$270,000**
C2050	Gymnasium	7381792	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	50	0	2000	SF	$8.00	$16,000	$16,000																					**$16,000**
C2050	Gymnasium	7381794	Ceiling Finishes, Metal, Replace	50	30	20	9000	SF	$30.00	$270,000																					$270,000	**$270,000**
C2050	Restrooms	7381821	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1000	SF	$2.00	$2,000					$2,000																	**$4,000**
D1010	E.E. Jeter K-8	7382344	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	21	9	1	EA	$55,000.00	$55,000										$55,000												**$55,000**
D1010	E.E. Jeter K-8	7382306	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
D2010	Utility closet	7382328	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	13	2	1	EA	$900.00	$900			$900																			**$1,800**
D2010	Kitchen	7382331	Water Heater, Gas, Commercial (200 MBH), Replace	20	11	9	1	EA	$16,600.00	$16,600										$16,600												**$16,600**
D2010	Utility closet	7382319	Water Heater, Electric, Commercial (12 kW), Replace	20	11	9	1	EA	$12,400.00	$12,400										$12,400												**$12,400**
D2010	Kitchen	7382367	Water Heater, Gas, Commercial (125 MBH), Replace	20	3	17	1	EA	$12,400.00	$12,400																						**$12,400**
D2010	E.E. Jeter K-8	7439311	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	30	10	70058	SF	$15.00	$1,050,870											$1,050,870											**$1,050,870**
D2010	Restrooms	7382340	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	$1,300.00	$2,600			$2,600																			**$2,600**
D2010	Kitchen	7381801	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	28	2	1	EA	$2,100.00	$2,100			$2,100																			**$2,100**
D2010	Restrooms	7382330	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	9	EA	$1,100.00	$9,900						$9,900																**$9,900**
D2010	Restrooms	7382362	Urinal, Standard, Replace	30	23	7	5	EA	$1,100.00	$5,500								$5,500														**$5,500**
D2010	Restrooms	7381791	Toilet, Child-Sized, Replace	30	22	8	24	EA	$900.00	$21,600									$21,600													**$21,600**
D2010	Throughout building	7382345	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	6	EA	$1,500.00	$9,000										$9,000												**$9,000**
D2010	Utility closet	7382347	Sink/Lavatory, Service Sink, Laundry, Replace	30	16	14	1	EA	$900.00	$900																	$900					**$900**
D2010	Throughout building	7382324	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	5	EA	$1,500.00	$7,500																		$7,500				**$7,500**
D2010	Restrooms	7382336	Urinal, Standard, Replace	30	14	16	8	EA	$1,100.00	$8,800																		$8,800				**$8,800**
D2010	Kitchen	7381808	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	18	17	3	EA	$1,400.00	$4,200																			$4,200			**$4,200**
D3020	Gymnasium	7381775	Unit Heater, Natural Gas, 11 to 25 MBH, Replace	20	5	15	1	EA	$4,300.00	$4,300																	$4,300					**$4,300**
D3030	Roof 3	7382316	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500		**$7,000**
D3030	Throughout building	7382342	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$2,100.00	$2,100								$2,100														**$2,100**
D3030	Roof6	7381803	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$3,500.00	$3,500											$3,500											**$3,500**
D3050	Roof 5	7382305	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3050	Roof 5	7382326	Make-Up Air Unit, MUA or MAU, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000															**$35,000**
D3050	Roof	7382317	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof	7382312	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof	7382341	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof	7382361	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof	7382346	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof	7382318	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$11,000.00	$11,000																$11,000						**$11,000**

Replacement Reserves Report

E.E. Jeter K-8

4/12/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof 2	7382304	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 2	7382356	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 2	7382334	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof 2	7382310	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 3	7382360	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$6,500.00	$6,500																$6,500						**$6,500**
D3050	Roof 2	7382363	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 3	7382309	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
D3050	Roof 1	7381799	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381761	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$11,000.00	$11,000																$11,000						**$11,000**
D3050	Roof 1	7381812	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof3	7381781	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381817	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381805	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof3	7381787	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 3	7381764	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$11,000.00	$11,000																$11,000						**$11,000**
D3050	Roof 1	7381762	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof3	7381815	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 5	7381763	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Roof 1	7381802	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof	7382338	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381796	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof	7382338	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381796	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 1	7381806	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 3	7382329	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$5,500.00	$5,500																$5,500						**$5,500**
D3050	Roof3	7381765	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof3	7381819	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$9,000																$9,000						**$9,000**
D3050	Roof 4	7381770	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Roof 5	7381768	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Roof 4	7381793	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	6	EA	$9,000.00	$54,000																$54,000						**$54,000**
D3050	Building exterior	7382353	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$40,000.00	$40,000																	$40,000					**$40,000**
D3060	Gymnasium	7382315	Exhaust Fan, Propeller, 1 HP Motor, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3060	Roof 2	7382299	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	15	5	1	EA	$5,600.00	$5,600						$5,600																	**$5,600**
D3060	Roof 2	7382323	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	5	15	1	EA	$3,000.00	$3,000																$3,000						**$3,000**
D3060	Roof 2	7382301	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	5	15	1	EA	$3,000.00	$3,000																$3,000						**$3,000**
D3060	Roof 6	7381810	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	8	17	2	EA	$3,000.00	$6,000																		$6,000					**$6,000**
D3060	Roof	7382327	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	5	20	1	EA	$3,000.00	$3,000																					$3,000		**$3,000**
D3060	Kitchen	7382325	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	14	6	1	EA	$2,800.00	$2,800							$2,800																**$2,800**
D4010	Utility closet	7382349	Supplemental Components, Fire Riser, Dry, Replace	40	21	19	5	EA	$7,000.00	$35,000																				$35,000			**$35,000**
D5010	Building exterior	7382303	Generator, Diesel, Replace	25	21	4	1	EA	$86,000.00	$86,000					$86,000																		**$86,000**
D5020	Mechanical room	7382357	Switchboard, 120/208 V, Replace	40	32	8	1	EA	$120,000.00	$120,000								$120,000															**$120,000**
D5020	Mechanical room	7381797	Switchboard, 120/208 V, Replace	40	21	19	1	EA	$40,000.00	$40,000																				$40,000			**$40,000**
D5020	E.E. Jeter K-8	7439312	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	35	5	70058	SF	$18.00	$1,261,044						$1,261,044																	**$1,261,044**
D5020	Mechanical room	7381788	Distribution Panel, 120/208 V, 200 AMP, Replace	30	21	9	1	EA	$2,000.00	$2,000										$2,000													**$2,000**
D5020	Electrical room	7381789	Distribution Panel, 120/208 V, 200 AMP, Replace	30	21	9	1	EA	$2,000.00	$2,000										$2,000													**$2,000**
D5020	Mechanical room	7381780	Distribution Panel, 120/208 V, 200 AMP, Replace	30	21	9	1	EA	$2,000.00	$2,000										$2,000													**$2,000**
D5020	Mechanical room	7381809	Distribution Panel, 120/208 V, 200 AMP, Replace	30	21	9	1	EA	$2,000.00	$2,000										$2,000													**$2,000**
D5020	Throughout building	7382322	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	2	EA	$2,000.00	$4,000											$4,000												**$4,000**
D5020	Electrical room	7381798	Distribution Panel, 120/208 V, 200 AMP, Replace	30	18	12	1	EA	$2,000.00	$2,000													$2,000										**$2,000**
D5020	Electrical room	7382348	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$6,000.00	$6,000													$6,000										**$6,000**
D5020	Electrical room	7382352	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$6,000.00	$6,000													$6,000										**$6,000**

Replacement Reserves Report

E.E. Jeter K-8

4/12/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	Electrical room	7382339	Distribution Panel, 120/208 V, 200 AMP, Replace	30	18	12	2	EA	$2,000.00	$4,000													$4,000									**$4,000**
D5040	E.E. Jeter K-8	7439314	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	70058	SF	$4.50	$315,261				$315,261																		**$315,261**
D7050	E.E. Jeter K-8	7439315	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	12	8	70058	SF	$3.00	$210,174									$210,174													**$210,174**
E1030	Kitchen	7381795	Foodservice Equipment, Microwave Commercial, Replace	10	7	3	1	EA	$1,100.00	$1,100				$1,100										$1,100								**$2,200**
E1030	Kitchen	7382350	Foodservice Equipment, Tilting Skillet, Replace	20	15	5	1	EA	$24,500.00	$24,500						$24,500																**$24,500**
E1030	Kitchen	7382366	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
E1030	Kitchen	7382358	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	$25,000.00	$25,000								$25,000														**$25,000**
E1030	Kitchen	7382369	Commercial Kitchen, Service Line, Replace	15	8	7	1	LS	$25,000.00	$25,000								$25,000														**$25,000**
E1030	Kitchen	7381790	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	$8,280.00	$8,280								$8,280										$8,280				**$16,560**
E1030	Kitchen	7382355	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
E1030	Kitchen	7382320	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	7	8	2	EA	$6,300.00	$12,600									$12,600													**$12,600**
E1030	Kitchen	7382364	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	$10,500.00	$10,500									$10,500										$10,500			**$21,000**
E1030	Kitchen	7382333	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	6	9	2	EA	$4,600.00	$9,200										$9,200												**$9,200**
E1030	Kitchen	7381807	Foodservice Equipment, Convection Oven, Double, Replace	10	0	10	1	EA	$8,280.00	$8,280											$8,280										$8,280	**$16,560**
E1030	Kitchen	7382368	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7382321	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	3	12	1	EA	$3,600.00	$3,600													$3,600									**$3,600**
E1030	Kitchen	7382311	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	3	12	2	EA	$4,500.00	$9,000													$9,000									**$9,000**
E1030	Kitchen	7381776	Foodservice Equipment, Griddle, Replace	15	3	12	1	EA	$7,000.00	$7,000													$7,000									**$7,000**
E1030	Kitchen	7382335	Foodservice Equipment, Tilting Skillet, Replace	20	5	15	1	EA	$24,500.00	$24,500																$24,500						**$24,500**
E1060	Kitchen	7381811	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	$1,400.00	$1,400			$1,400															$1,400				**$2,800**
E2010	E.E. Jeter K-8	7382337	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	192	EA	$300.00	$57,600											$57,600											**$57,600**
G2020	Site	7438262	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	45180	SF	$0.45	$20,331			$20,331					$20,331					$20,331					$20,331				**$81,324**
G2020	Site	7382354	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	45180	SF	$3.50	$158,130									$158,130													**$158,130**
G2050	Site	7382307	Playfield Surfaces, Rubber, Small Areas, Replace	20	18	2	1600	SF	$26.00	$41,600			$41,600																			**$41,600**
G2050	Site	7382302	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
Totals, Unescalated											**$20,200**	**$0**	**$349,531**	**$831,861**	**$93,300**	**$1,321,044**	**$44,500**	**$506,211**	**$547,904**	**$110,200**	**$1,130,950**	**$0**	**$228,931**	**$209,450**	**$20,300**	**$424,300**	**$69,600**	**$53,511**	**$10,500**	**$78,500**	**$281,280**	**$6,332,073**
Totals, Escalated (3.0% inflation, compounded annually)											**$20,200**	**$0**	**$370,817**	**$908,997**	**$105,010**	**$1,531,452**	**$53,135**	**$622,576**	**$694,068**	**$143,786**	**$1,519,902**	**$0**	**$326,401**	**$307,584**	**$30,706**	**$661,046**	**$111,688**	**$88,446**	**$17,876**	**$137,650**	**$508,023**	**$8,159,362**

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	7382306	D1010	**Elevator Controls**	Automatic, 1 Car		E.E. Jeter K-8		ThyssenKrupp	TAC 20	No dataplate			
2	7382344	D1010	**Passenger Elevator**	Hydraulic, 2 Floors, 1500 to 2500 LB		E.E. Jeter K-8		ThyssenKrupp	EP06015	EP4149	2003		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7382319	D2010	**Water Heater**	Electric, Commercial (12 kW)	80 GAL	E.E. Jeter K-8	Utility closet	State Industries, Inc.	No dataplate	No dataplate			
2	7382328	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	40 GAL	E.E. Jeter K-8	Utility closet	State Industries, Inc.	P64020RS	A04135689			
3	7382367	D2010	**Water Heater**	Gas, Commercial (125 MBH)	85 GAL	E.E. Jeter K-8	Kitchen	A. O. Smith	BTR-500A 130	2147127205797	2021		
4	7382331	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	E.E. Jeter K-8	Kitchen	A. O. Smith	BTR 197 118	1350M002406	2013		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381775	D3020	**Unit Heater**	Natural Gas, 11 to 25 MBH	15 MBH	E.E. Jeter K-8	Gymnasium	Dayton	Inaccessible	Inaccessible			
2	7382342	D3030	**Split System**	Fan Coil Unit, DX	1.5 TON	E.E. Jeter K-8	Throughout building	LG	Inaccessible	Inaccessible			
3	7382316	D3030	**Split System Ductless**	Single Zone	1 TON	E.E. Jeter K-8	Roof 3	Mitsubishi Electric	PU12EK	Illegible			
4	7381803	D3030	**Split System Ductless**	Single Zone	1 TON	E.E. Jeter K-8	Roof6	Inaccessible	Inaccessible	Inaccessible			
5	7382326	D3050	**Make-Up Air Unit**	MUA or MAU	6000 CFM	E.E. Jeter K-8	Roof 5	No dataplate	No dataplate	No dataplate			
6	7382305	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof 5	York	DM180N24B2AAA B	NGMM075910	2007		
7	7382353	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	E.E. Jeter K-8	Building exterior	Johnson Controls	J20ZFN30R2B1BCA2A1	N2A0 577303			
8	7381793	D3050	**Packaged Unit** [RTU 1]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 4	Lennox	LGH04SHALBAY	561909276	2019		6
9	7381787	D3050	**Packaged Unit** [RTU 12]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof3	Lennox	LGH048H4EB4Y	5619E13998	2019		
10	7381765	D3050	**Packaged Unit** [RTU 14]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof3	Lennox	LGH048H4EB4Y	5619E09259	2019		

11	7381815	D3050	**Packaged Unit** [RTU 15]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof3	Lennox	LGH048H4EB4Y	5619E09279	2019
12	7381781	D3050	**Packaged Unit** [RTU 16]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof3	Lennox	LGH048H4EB4Y	5619E09292	2019
13	7381812	D3050	**Packaged Unit** [RTU 19]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof 1	Lennox	KGB024S4DW2P	5619E12560	2019
14	7381770	D3050	**Packaged Unit** [RTU 2]	RTU, Pad or Roof-Mounted	6 TON	E.E. Jeter K-8	Roof 4	Lennox	LGH074H4TU1Y	5619E09403	2019
15	7381761	D3050	**Packaged Unit** [RTU 20]	RTU, Pad or Roof-Mounted	5 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH060H4EU4Y	5619E09397	2019
16	7381817	D3050	**Packaged Unit** [RTU 23]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09290	2019
17	7381816	D3050	**Packaged Unit** [RTU 24]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09264	2019
18	7381778	D3050	**Packaged Unit** [RTU 25]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E13988	2019
19	7381762	D3050	**Packaged Unit** [RTU 26]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09273	2019
20	7381802	D3050	**Packaged Unit** [RTU 28]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E14062	2019
21	7382338	D3050	**Packaged Unit** [RTU 29]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof	Lennox	LGH048H4EB4Y	5619E14002	2019
22	7381763	D3050	**Packaged Unit** [RTU 3]	RTU, Pad or Roof-Mounted	6 TON	E.E. Jeter K-8	Roof 5	Lennox	LGH092H4BS3Y	5619E13159	2019
23	7381806	D3050	**Packaged Unit** [RTU 30]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09267	2019
24	7381767	D3050	**Packaged Unit** [RTU 32]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E13994	2019
25	7381799	D3050	**Packaged Unit** [RTU 33]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09285	2019
26	7381796	D3050	**Packaged Unit** [RTU 35]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09284	2019
27	7381805	D3050	**Packaged Unit** [RTU 37]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 1	Lennox	LGH048H4EB4Y	5619E09289	2019
28	7381768	D3050	**Packaged Unit** [RTU 4]	RTU, Pad or Roof-Mounted	7.5 TON	E.E. Jeter K-8	Roof 5	Lennox	LGH092H4BS3Y	5619E13153	2019
29	7382329	D3050	**Packaged Unit** [RTU 7]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof 3	Lennox	KGB024S4DW2P	5619E12559	2019
30	7381819	D3050	**Packaged Unit** [RTU 8]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof3	Lennox	LGH048H4EB4Y	5619E09294	2019
31	7381764	D3050	**Packaged Unit** [RTU 9]	RTU, Pad or Roof-Mounted	5 TON	E.E. Jeter K-8	Roof 3	Lennox	LGH060H4EU4Y	5619E09394	2019
32	7382334	D3050	**Packaged Unit** [RTU-10]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof 2	Lennox	LGH048H4EB4Y	5619E09266	2019

33	7382310	D3050	**Packaged Unit** [RTU-11]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 2	Lennox	LGH048H4EB4Y	5619E09288	2019	
34	7382363	D3050	**Packaged Unit** [RTU-13]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 2	Lennox	LGH048H4EB4Y	5619E09281	2019	
35	7382304	D3050	**Packaged Unit** [RTU-17]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 2	Lennox	LGH048H4EB4Y	5619E09269	2019	
36	7382356	D3050	**Packaged Unit** [RTU-18]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof 2	Lennox	LGH048H4EB4Y	5619E09262	2019	
37	7382346	D3050	**Packaged Unit** [RTU-21]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof	Lennox	KGB024S4DW2P	5619E12561	2019	
38	7382318	D3050	**Packaged Unit** [RTU-22]	RTU, Pad or Roof-Mounted	5 TON	E.E. Jeter K-8	Roof	Lennox	LGH060H4EU4Y	5619E09400	2019	
39	7382361	D3050	**Packaged Unit** [RTU-27]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof	Lennox	KGB024S4DW2P	5619E12775	2019	
40	7382341	D3050	**Packaged Unit** [RTU-31]	RTU, Pad or Roof-Mounted	2 TON	E.E. Jeter K-8	Roof	Lennox	KGB024S4DW2P	5619E12378	2019	
41	7382312	D3050	**Packaged Unit** [RTU-34]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof	Lennox	LGH048H4EB4Y	5619E13991	2019	
42	7382317	D3050	**Packaged Unit** [RTU-36]	RTU, Pad or Roof-Mounted	4 TON	E.E. Jeter K-8	Roof	Lennox	LGH048H4EB4Y	5619E09256	2019	
43	7382309	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	8.5 TON	E.E. Jeter K-8	Roof 3	Lennox	LGH102H4BM3Y	5619E13383	2019	
44	7382360	D3050	**Packaged Unit** [RTU-6]	RTU, Pad or Roof-Mounted	2.5 TON	E.E. Jeter K-8	Roof 3	Lennox	KGB030S4DW2P	5619E13042	2019	
45	7381773	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	1000 CFM	E.E. Jeter K-8	Roof3	Cook	100 0EH 100C15DH	223s156303-00/0003901	2020	
46	7381772	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	1000 CFM	E.E. Jeter K-8	Roof3	Cook	100 ACEH 100C15DH	223s156303-00/0003902	2020	
47	7382327	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	E.E. Jeter K-8	Roof	No dataplate	No dataplate	No dataplate	2019	
48	7381786	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2400 CFM	E.E. Jeter K-8	Roof 5	Cook	165 A CE 1650C4B	22S5156 303-00/0004801	2020	
49	7381810	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2250 CFM	E.E. Jeter K-8	Roof 6	Inaccessible	Inaccessible	Inaccessible		2
50	7382315	D3060	**Exhaust Fan**	Propeller, 1 HP Motor	10000 CFM	E.E. Jeter K-8	Gymnasium	Inaccessible	Inaccessible	Inaccessible		
51	7382323	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	2250 CFM	E.E. Jeter K-8	Roof 2	Cook	135 ACE 135C5B	223ST566303 00/0002701	2019	
52	7382301	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	2250 CFM	E.E. Jeter K-8	Roof 2	Cook	135 ACE 135 C5B	223SI56303-00/0002702	2019	
53	7382299	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper	8500 CFM	E.E. Jeter K-8	Roof 2	No dataplate	No dataplate	No dataplate		
54	7382325	D3060	**Supplemental Components**	Air Curtain, 5' Wide Heated		E.E. Jeter K-8	Kitchen	Mars	48CH-0	0010PF48CH-L (F3)	2010	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7382303	D5010	**Generator**	Diesel	150 KW	E.E. Jeter K-8	Building exterior	Onan	Inaccessible	Inaccessible			
2	7381797	D5020	**Switchboard**	120/208 V	125 AMP	E.E. Jeter K-8	Mechanical room	General Electric	A Series	No dataplate	2003		
3	7382357	D5020	**Switchboard**	120/208 V	2500 AMP	E.E. Jeter K-8	Mechanical room	GE	MM308&	17877877-1			
4	7382352	D5020	**Distribution Panel**	120/208 V	400 AMP	E.E. Jeter K-8	Electrical room	General Electric	A Series	No dataplate	2006		
5	7382348	D5020	**Distribution Panel**	120/208 V	400 AMP	E.E. Jeter K-8	Electrical room	General Electric	A Series	No dataplate	2006		
6	7381780	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Mechanical room	General Electric	A Series	No dataplate	2003		
7	7381809	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Mechanical room	General Electric	A Series	No dataplate	2003		
8	7382322	D5020	**Distribution Panel**	120/208 V, 200 AMP	200 AMP	E.E. Jeter K-8	Throughout building	General Electric	A Series	No dataplate			2
9	7382339	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Electrical room	GE	A Series	No dataplate	2006		2
10	7381788	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Mechanical room	General Electric	A Series	No dataplate	2003		
11	7381789	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Electrical room	General Electric	A Series	No dataplate	2003		
12	7381798	D5020	**Distribution Panel**	120/208 V, 200 AMP	125 AMP	E.E. Jeter K-8	Electrical room	General Electric	A Series	No dataplate	2006		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7381807	E1030	**Foodservice Equipment**	Convection Oven, Double		E.E. Jeter K-8	Kitchen	Cook rite	ATC0-513NB	ATC0-513 NBAUS100322122600C40038			
2	7381790	E1030	**Foodservice Equipment**	Convection Oven, Double		E.E. Jeter K-8	Kitchen	Blodgett	No dataplate	No dataplate			
3	7382321	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		E.E. Jeter K-8	Kitchen	Beverage-Air Corporation	ST58N-W	11213437	2021		
4	7382311	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		E.E. Jeter K-8	Kitchen						2
5	7382368	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		E.E. Jeter K-8	Kitchen	Traulsen					
6	7381776	E1030	**Foodservice Equipment**	Griddle		E.E. Jeter K-8	Kitchen	Garland	Inaccessible	Inaccessible			
7	7382366	E1030	**Foodservice Equipment**	Icemaker, Freestanding		E.E. Jeter K-8	Kitchen		425-30	E07824 223 13			

8	7381795	E1030	**Foodservice Equipment**	Microwave Commercial	E.E. Jeter K-8	Kitchen				2003		
9	7382364	E1030	**Foodservice Equipment**	Steamer, Freestanding	E.E. Jeter K-8	Kitchen	ACCUTEMP	N61201E06000200	70235	2022		
10	7382350	E1030	**Foodservice Equipment**	Tilting Skillet	E.E. Jeter K-8	Kitchen	Cleveland	KGL40	3733-03B-01			
11	7382335	E1030	**Foodservice Equipment**	Tilting Skillet	E.E. Jeter K-8	Kitchen	Cleveland					
12	7382320	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	E.E. Jeter K-8	Kitchen	Bohn					2
13	7382333	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	E.E. Jeter K-8	Kitchen	BOHN					2
14	7382358	E1030	**Foodservice Equipment**	Walk-In, Freezer	E.E. Jeter K-8	Kitchen	Thermo-Kool	TK-3476-WF-L	41597 FDPL			
15	7382355	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	E.E. Jeter K-8	Kitchen	Thermo Kool	TK-3476-WF-L	41597 F0A			