FACILITY CONDITION ASSESSMENT

prepared for

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



East High School
3206 Poplar Avenue
Memphis, Tennessee 38111

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:
Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.Hupp@bureauveritas.com

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	3
Main Address	3206 Poplar Avenue, Memphis, Tennessee 38111
Site Developed	1946 Renovated 2005
Site Area	34 acres (estimated)
Parking Spaces	275 total spaces all in open lots; 8 of which are
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 23-26, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Barry Ward
Assessment and Report Prepared By	Eddie Perales
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The site was established in 1946 as a High School. The school consist of 1 main building and 1 janitorial building that were established in 1946. The Science, Technology, Engineering, and Mathematics (STEM) building was commissioned in 1976. It is undetermined when the last renovation was competed, but site personnel believe it was around 2005.

Architectural

The two-story school was constructed in 1946. The exterior façade was originally constructed of brick, the windows are aluminum and are well maintained. The roofs are a mixture of asphalt shingle roofing and membrane. The membrane roofs shows do not show heavy signs of wear and roof replacement date could not be determined. The interior finishes have been updated throughout the years, but no large-scale projects have taken place.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The electrical main system and its components have been renovated since 1946. Primary panels range from late 1990s to the early 2000s. The secondary/branch circuits throughout the school have been updated, but no date could be determined off the equipment or provided by staff. The lighting is utilizing old T8 lighting. The mechanical system consists of AHUs (Air Handler Units), RTU (Roof Top Units) and split units. The systems have a mixture of new equipment that were installed from 2019-2020. The plumbing systems is operational with limited issues. The water heater and its pipping has been updated and replaced on or after 2018. The boiler systems through the school are aged but functional.

Site

The site has been well maintained, the site has limited landscaping and irrigation was not present. The asphalt parking lot has minor alligator cacking throughout. The lighting throughout the facility has a mixture of old and new LEDs. It is recommended that the rest of the facility be upgraded to improve power efficiency.

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.

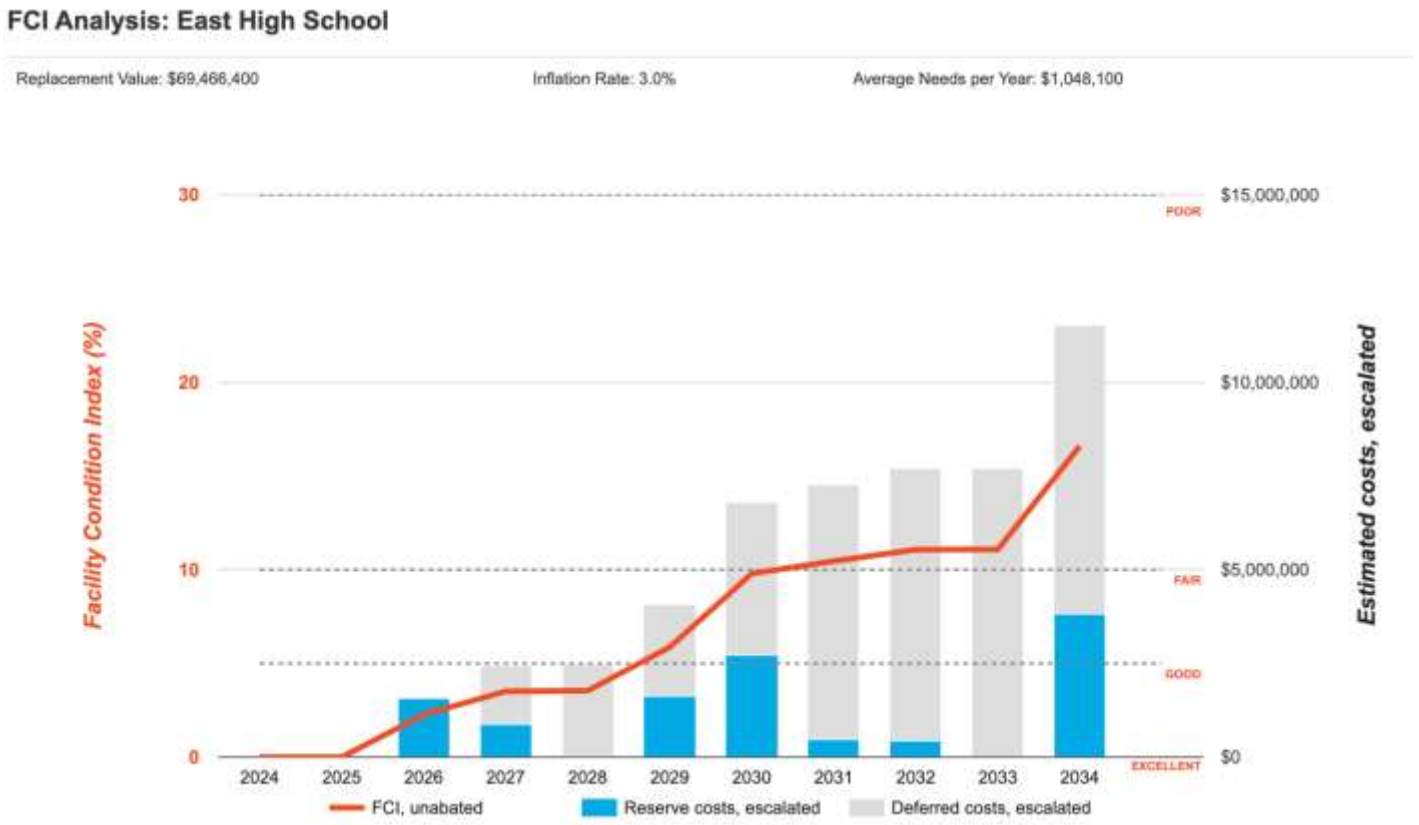
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
East High School / Janitor Building (1964)	$400	2,264	$905,600	0.0%	8.8%	24.8%	46.0%
East High School / Main Building (1946)	$400	117,745	$47,098,000	0.0%	1.7%	3.7%	11.5%
East High School / STEM Building (1976)	$361	53,657	$19,370,177	0.0%	18.0%	21.5%	35.8%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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



The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$143,700	$700	$23,900	$36,200	$204,400
Facade	-	$9,800	$224,100	$311,000	$5,019,700	$5,564,600
Roofing	-	-	$27,300	$1,924,600	$1,900	$1,953,800
Interiors	-	$12,600	$1,076,900	$751,200	$10,546,800	$12,387,400
Conveying	-	-	$10,400	$39,600	$16,300	$66,300
Plumbing	-	$9,700	$96,200	$129,300	$349,300	$584,400
HVAC	-	$111,500	$57,300	$976,800	$2,424,600	$3,570,200
Fire Protection	-	-	$72,900	$356,600	$23,000	$452,500
Electrical	-	$112,900	$509,800	$594,200	$415,600	$1,632,400
Fire Alarm & Electronic Systems	-	-	$18,200	$468,500	$1,532,100	$2,018,800
Equipment & Furnishings	-	$16,700	$187,400	$173,900	$896,000	$1,273,900
Site Development	-	$1,161,700	$192,200	$255,500	$1,923,700	$3,533,000
Site Pavement	-	-	-	$1,444,300	$737,300	$2,181,600
Site Utilities	-	-	$27,800	-	-	$27,800
TOTALS (3% inflation)	**-**	**$1,578,500**	**$2,501,200**	**$7,449,200**	**$23,922,500**	**$35,451,400**

Immediate Needs

There are no immediate needs to report.

Key Findings

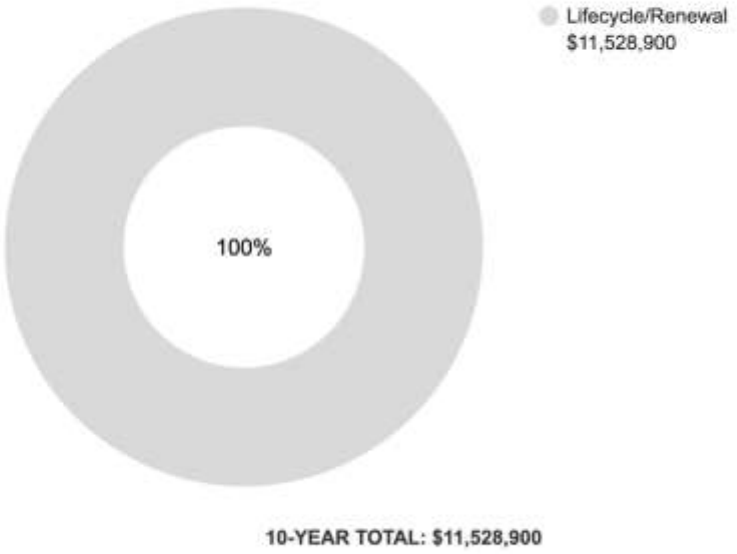
There are no key findings to report.

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 handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Main Building





Main Building: Systems Summary

Constructed/Renovated	1946/2005	
Building/Group Size	117,745 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	*Description*	*Condition*
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum, Wood	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 3 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils Non-Central System: Packaged units, Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Main Building: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED & linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

3. STEM Building





STEM Building: Systems Summary

Constructed/Renovated	1976/2005	
Building Size	53,657 SF	
Number of Stories	1 above grade with 1 below-grade basement level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: and ACT	Fair
Elevators	Wheelchair lift serving 1 floor	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair

STEM Building: Systems Summary

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
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Janitor Building





Janitor Building: Systems Summary

Constructed/Renovated	1964/2005	
Building Size	2,264 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: Unfinished/exposed Metal	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Supplemental components: Window Unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel Generator with no ATS	Fair

Janitor Building: Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary





Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted, property entrance signage; chain link fencing; Playgrounds and sports fields and courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- RTU on Main building where not accessible
- Entire Roof of janitor building not accessible
- Wheelchair lifts not accessible

7. 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

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1946/2005	No	No
Main Building	1946/2005	No	No
Janitor Building	1946/2005	No	No
STEM Building	1976/2005	No	No

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey

8. 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.

9. 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.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of East High School, 3206 Poplar Avenue, Memphis, Tennessee 38111, 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: Eddie Perales,
Project Manager

Reviewed by: _____
Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632

11. 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 - MAIN BUILDING - FRONT ELEVATION



2 - MAIN BUILDING - LEFT ELEVATION



3 - MAIN BUILDING - REAR ELEVATION



4 - STEM - FRONT ELEVATION



5 - STEM - LEFT ELEVATION



6 - STEM - RIGHT ELEVATION

Photographic Overview



7 - STEM - REAR ELEVATION



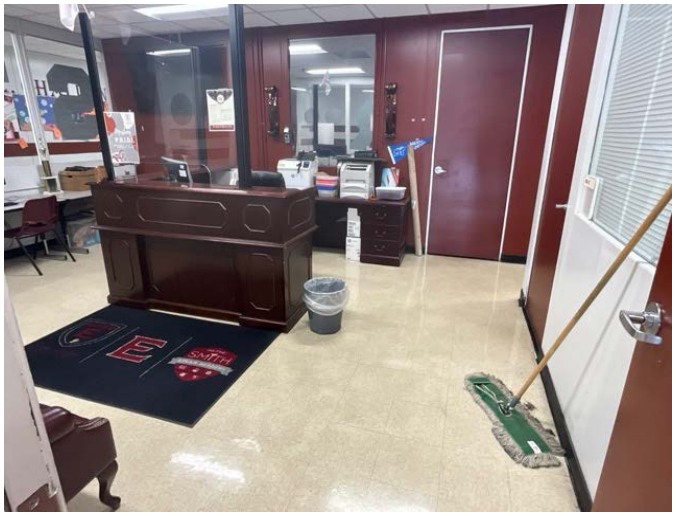
8 - BUILDING FACADE



9 - MAIN BUILDING - ROOF OVERVIEW



10 - STEM - ROOF OVERVIEW

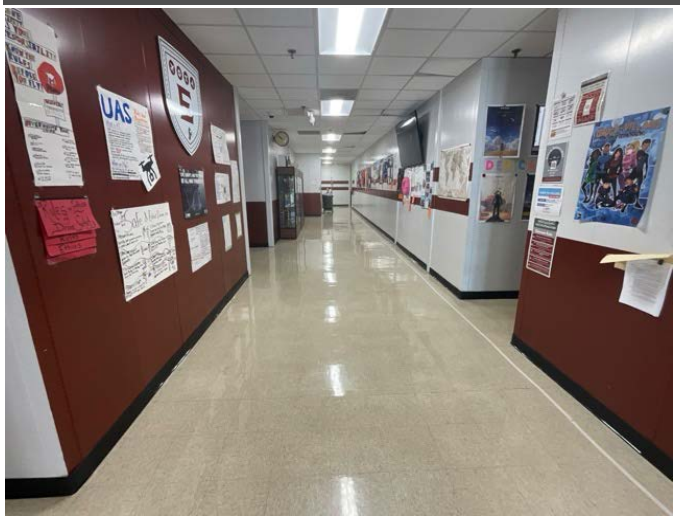


11 - OFFICES



12 - LOBBY

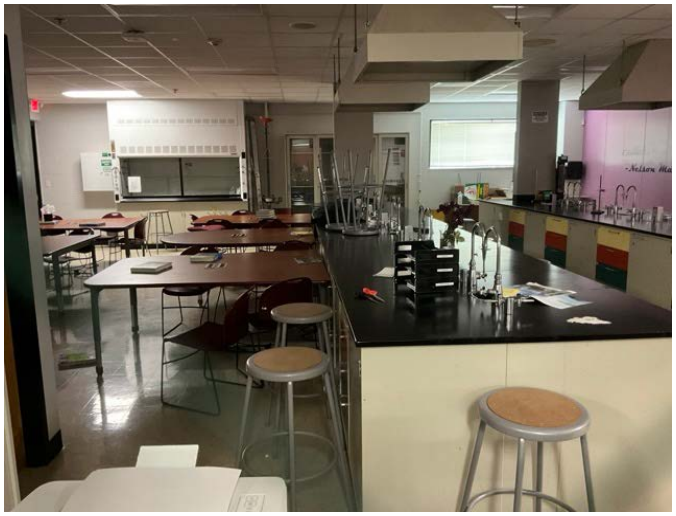
Photographic Overview



13 - HALLWAY



14 - HALLWAY



15 - SCIENCE CLASSROOM



16 - CLASSROOM

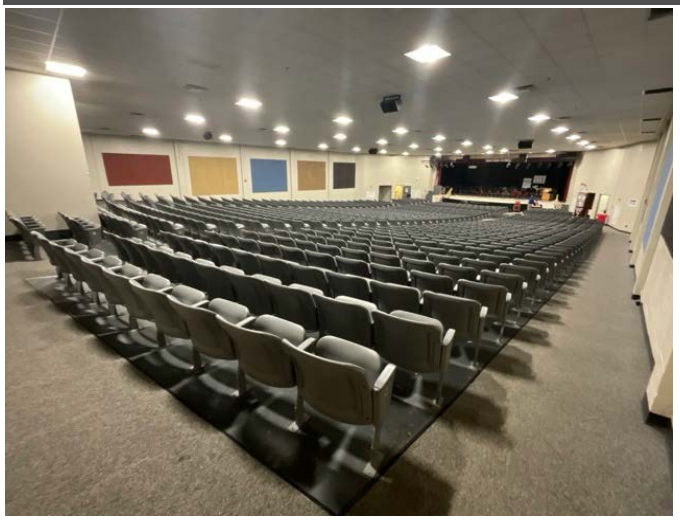


17 - INDUSTRIAL CLASSROOM



18 - CAFETERIA

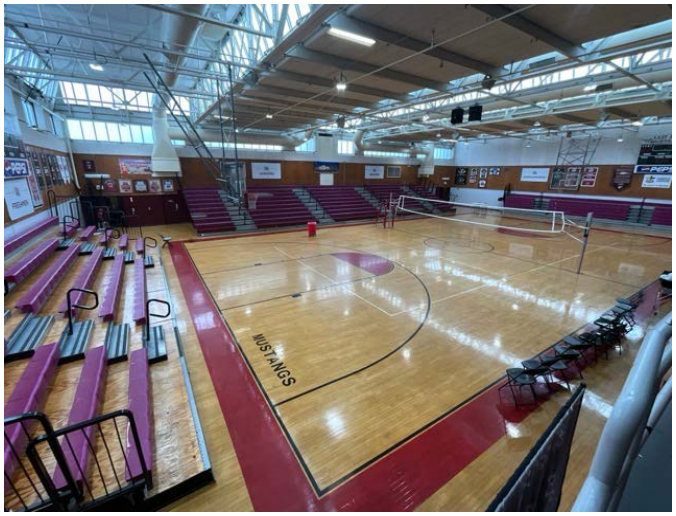
Photographic Overview



19 - AUDITORIUM



20 - LIBRARY



21 - GYMNASIUM



22 - ELEVATOR MACHINERY



23 - DOMESTIC VENTING



24 - PRIMARY TRANSFORMER

Photographic Overview



25 - EMERGENCY GENERATOR



26 - WATER HEATER AND PIPING



27 - WATER HEATER



28 - WATER HEATER



29 - BOILER 1



30 - BOILER 2

Photographic Overview



31 - BOILER 3



32 - PARKING AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-014.354	East High School
Source	**On-Site Date**
Google	September 23-26, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	East High School
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: East High School

BV Project Number: 163745.23R000-014.354

Facility History & Interview

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

East High School: Accessibility Issues

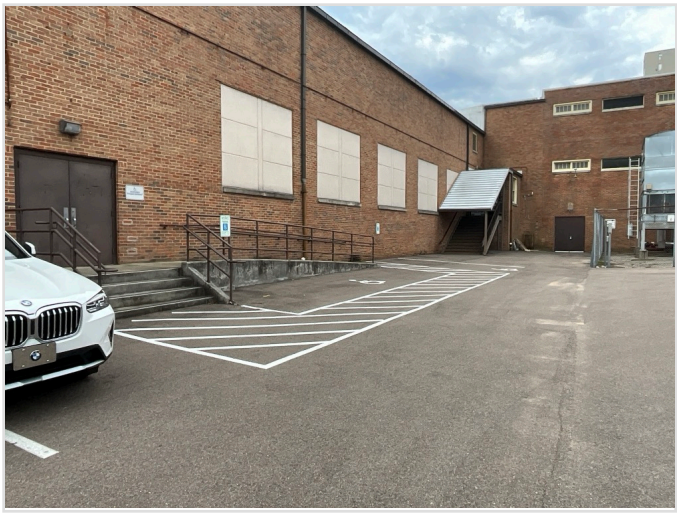
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X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

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

East High School: Photographic Overview



CLOSE-UP OF STALL



2ND AREA OF ACCESSIBLE PARKING



2ND PATHWAY



ACCESSIBLE PATH

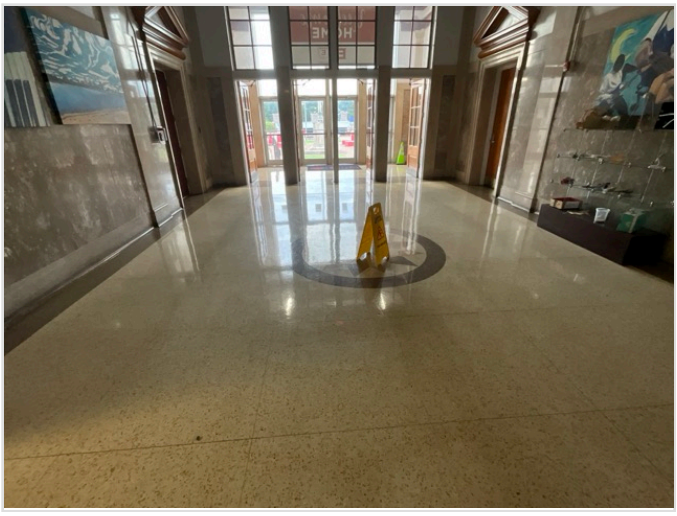


ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

East High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

East High School: Photographic Overview



OVEN WITH CONTROLS



KITCHEN OVERVIEW



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Appendix E:
Component Condition Report

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Hallways & Common Areas	Fair	Stairs, Concrete, Interior	2,350 SF	2	8197776
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	400 SF	16	8322545
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	25	15	8197803
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	334	10	8195976
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	143	5	8195964
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	32	11	8195959
B2050	Mechanical Room	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	8195955
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	100,178 SF	6	8196003
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,000 SF	6	8195951
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	11	8195952
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	480 LF	6	8195939
B3060	Roof	Fair	Roof Hatch, Metal	1	10	8195950
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	242,693 SF	16	8195967
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	21	20	8195944
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	173,666 SF	13	8195980
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	54	6	8197771
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600 LF	10	8195973
C1090	Throughout	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	350 LF	3	8425512
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,200 SF	11	8197810
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100,178 SF	5	8195962

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,200 SF	6	8197797
Conveying						
D1010		Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	21	8197772
D1010	Throughout Building	Fair	Elevator Cab Finishes, Standard	1	5	8195948
D1010	Throughout Building	Fair	Elevator Controls, Automatic, 1 Car	1	6	8195998
Plumbing						
D2010	Gymnasium	Fair	Shower, Ceramic Tile	8	10	8197821
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	64	16	8197768
D2010	Mechanical Room	Good	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL	1	11	8195974
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1	15	8197791
D2010	Multi-Purpose Room	Fair	Pump, Circulation/Booster, Domestic Water	4	11	8195991
D2010	Restrooms	Fair	Urinal, Standard	20	16	8197792
D2010		Fair	Backflow Preventer, Domestic Water	1	16	8322544
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	2	11	8195942
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	7	2	8197807
D2030	Roof	Fair	Supplemental Components, Drains, Roof	18	11	8195941
HVAC						
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	36	8195996
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8195984
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON	1	11	8195975
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8197824
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	8195985
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8197815
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8197820
D3030	Utility Rooms/Areas	Fair	Split System, Fan Coil Unit, DX	1	5	8197814

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical Room	Fair	Chiller, Water-Cooled	1	6	8195940
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	8197818
D3030	Mechanical Room	Fair	Chiller, Water-Cooled	1	6	8195994
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	8197808
D3050	Building Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8195988
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	242,693 SF	26	8197769
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	2	8195958
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	8195972
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8197802
D3050	Building Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8195960
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8197778
D3050	Building Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	12	8195986
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	8195979
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	4	2	8195987
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	3	8	8195966
D3060	Restrooms	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	10	8197784
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	242,693 SF	10	8195956
D4010	Utility Rooms/Areas	Good	Supplemental Components, Fire Riser, Dry	1	26	8195982
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	27	9	8195993
D4030	Mechanical Room	Good	Fire Extinguisher, Wet Chemical/CO2	1	9	8196000
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel	1	3	8195946
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	2	11	8195943
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	3	8195989

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical Room	Fair	Motor Control Center, w/ Main Breaker	1	2	8195990
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	8	8196004
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	2	8195947
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8195957
D5020		Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	2	8339607
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned, 500 KVA	1	10	8195968
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/240 V	10	6	8195995
D5020	Mechanical Room	Fair	Switchgear, 277/480 V	1	11	8195961
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	2	8195965
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	2	2	8195983
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	2	8195992
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	2	6	8196001
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	42	5	8195971
D5040		Fair	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20 SF	8	8195969
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	13,000 SF	10	8197809
D6060	Office	Fair	Clock System, Time Control Clock	1	3	8425453
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	242,693 SF	16	8197793
D6060	Office Areas	Fair	Clock System, Time Control Clock	1	5	8196002
D7010	Building Exterior	Fair	Access Control Devices, Card Signature Pad, Badging	8	6	8197822
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	242,693 SF	11	8197786
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	3	20	8425531
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	4	5	8322533
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8322531

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	2	8322528
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	8322530
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	16	8322536
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8322540
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	6	8322527
E1030	Kitchen	Fair	Foodservice Equipment, Microwave Commercial	1	3	8322537
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	5	8322539
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	8322534
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	30 LF	6	8322529
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	3	5	8322541
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	8322535
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8322526
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	16	8322543
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	5	8322532
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	720 SF	5	8197800
E2010	Auditorium	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,000	16	8197777
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	11	8197806
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	2	11	8197816
G2050	Gymnasium	Good	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	16	21	8197789
G2050	Gymnasium	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	6	8197773
G2050	Building Exterior	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	30,000 SF	3	8197796
Sitework						
G2060	Building Exterior	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	10	16	8197766
G2060	Building Exterior	Good	Flagpole, Metal	2	21	8197785

Component Condition Report | East High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Building Exterior	Good	Fences & Gates, Fence, Metal Tube 4'	500 LF	31	8197790
G2060	Building Exterior	Good	Picnic Table, Metal Powder-Coated	4	16	8197804
G2060	Building Exterior	Fair	Fences & Gates, Fence, Metal Tube 4'	250 LF	16	8195981
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 8'	150 LF	16	8196005

Component Condition Report | East High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	200 SF	5	8322542
B1080	Site	Fair	Stairs, Concrete, Interior	400 SF	6	8195949
B1080	Site	Fair	Stairs, Metal or Pan-Filled, Interior	80 SF	2	8425458
Facade						
B2010	Site	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	250 SF	5	8425481
Equipment & Furnishings						
E2010	Building Exterior	Fair	Artwork, Moderate Size/Value	2	10	8197813
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	152,192 SF	11	8197799
G2030	Site	Fair	Sidewalk, Asphalt	65,000 SF	10	8322538
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	5	8197801
G2050	Site Sports Fields & Courts	Good	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	224	21	8197811
G2050	Site Sports Fields & Courts	Fair	Playfield Surfaces, Rubber, Poured-in-Place	5,000 SF	10	8197779
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	73,000 SF	2	8197817
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	3	8197780
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	8197823

Component Condition Report | East High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Soccer, Regulation Goal	2	16	8197767
G2050	Site Sports Fields & Courts	Fair	Play Structure, Multipurpose, Large	1	6	8197805
Sitework						
G2060	Site Sports Fields & Courts	Good	Park Bench, Metal Powder-Coated	4	16	8197770
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	11	8197774
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Wood Board 4'	120 LF	10	8197782
G2060	Site Sports Fields & Courts	Fair	Park Bench, Wood/Composite/Fiberglass	8	12	8197788
G2060	Site	Fair	Retaining Wall, Brick/Stone	200 SF	6	8197787
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	19	11	8197783
G4050	Site Parking Areas	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	8	5	8425444

Component Condition Report | East High School / STEM Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	180 LF	5	8425508
B1080	Throughout Building	Fair	Stairs, Concrete, Interior	200 SF	2	8425468
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	75 SF	2	8425494
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	53,623 SF	15	8425436
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	40	15	8425451
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	12	3	8425515
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	9	16	8425506
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	15	8425529
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	10	8425450
Roofing						

Component Condition Report | East High School / STEM Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Modified Bitumen	52,623 SF	10	8425498
B3060	Roof	Fair	Roof Hatch, Metal	1	3	8425505
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	52,623 SF	25	8425464
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	40	10	8425493
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	52,623 SF	15	8425476
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	10	8425500
C1090	Restrooms	Fair	Toilet Partitions, Wood	2	8	8425457
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	52,623 SF	5	8425434
C2030	Restrooms	Fair	Flooring, Quarry Tile	400 SF	20	8425442
Conveying						
D1010	Classrooms Industrial Arts	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	10	8425445
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	8425511
D2010	Restrooms	Fair	Urinal, Standard	5	10	8425513
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	8425474
D2010	Classrooms Industrial Arts	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	6	8425509
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (36 kW)	1	4	8425461
D2010	Classrooms Industrial Arts	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	21	8425519
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (120 kW), 131 to 250 GAL	1	5	8425480
D2010	Restrooms	Fair	Shower, Ceramic Tile	1	3	8425449
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	10	8425530
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	7	11	8425440
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	8	8425484
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	9	10	8425517

Component Condition Report | East High School / STEM Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Roof	Fair	Supplemental Components, Drains, Roof	18	13	8425486
D2060	Classrooms Industrial Arts	Fair	Air Compressor, Tank-Style	1	10	8425520
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	8425502
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425448
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	8425466
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	52,623 SF	16	8425447
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425454
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425501
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425518
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425438
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	52,623 SF	15	8425455
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425470
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	6	8425522
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425504
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425467
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8425527
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	6	8425462
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	7	3	8425487
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	6	3	8425526
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	6	2	8425503
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM	1	7	8425431
Fire Protection						
D4010	Classrooms General	Good	Supplemental Components, Fire Riser, Wet	1	26	8425488
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	16	8425492

Component Condition Report | East High School / STEM Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	52,623 SF	5	8425473
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	5	8425514
D4030	Hallways & Common Areas	Good	Fire Extinguisher, Type ABC, up to 20 LB	10	8	8425523
Electrical						
D5020	Classrooms Industrial Arts	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	8425482
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	3	8425429
D5020	Classrooms Industrial Arts	Good	Distribution Panel, 120/240 V	2	26	8425475
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V	1	5	8425433
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	3	8425472
D5020	Classrooms Industrial Arts	Good	Secondary Transformer, Dry, Stepdown	1	21	8425497
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	3	8425490
D5020	Utility room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	5	8453001
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	8425516
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned, 500 KVA	1	5	8425521
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	2	5	8425463
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	52,623 SF	10	8425483
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	12	15	8425491
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	18	5	8425479
Fire Alarm & Electronic Systems						
D7030	Office Areas	Fair	Security/Surveillance System, Full System Upgrade, Average Density	172,975 SF	7	8425478
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8425510
Equipment & Furnishings						
E1010	Site	Good	Vehicle Lift, 2-Post	2	10	8425499
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	8425471
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	50 LF	10	8425432

Component Condition Report | East High School / STEM Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	7	8425435
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	8425477
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	8425459
E1030	Kitchen	Good	Foodservice Equipment, Griddle	1	10	8425525
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	2	5	8425446
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	7	8425496
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	8425507
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	11	8425437
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	8425460
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	26	8425456
E1030	Kitchen	Good	Foodservice Equipment, Range, 2-Burner	2	11	8425443
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8425489
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	8425452
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	8425524
Pedestrian Plazas & Walkways						
G2020	Building Exterior	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	141,895 SF	10	8425430
G2030	Building Exterior	Fair	Sidewalk, Concrete, Large Areas	26,000 SF	8	8425528
Sitework						
G2060	Building Exterior	Good	Picnic Table, Metal Powder-Coated	1	16	8425441
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 8'	150 LF	5	8425439
G2060	Building Exterior	Good	Fences & Gates, Fence, Chain Link 8'	50 LF	36	8425485

Component Condition Report | East High School / Janitor Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | East High School / Janitor Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,367 SF	15	8334390
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	4	2	8334394
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	6	8334378
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,367 SF	3	8334395
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	8334385
Interiors						
C1010		Fair	Interior Wall, Brick	2,367 SF	6	8334375
C2030	Office Areas	Fair	Flooring, Vinyl Tile (VCT)	2,367 SF	2	8334392
C2050	Throughout Building	Fair	Ceiling Finishes, Metal	2,367 SF	16	8334376
Plumbing						
D2010	Restrooms	Fair	Water Heater, Electric, Residential	1	2	8334386
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1	6	8334391
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	3	10	8334379
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	2	8334389
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	2	8334382
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	11	8334380
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 251 to 500 MBH	1	11	8334377
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 13 to 36 MBH	1	11	8334388
D3020	Office Areas	Fair	Unit Heater, Electric, 11 to 20 KW	1	2	8334381
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 251 to 500 MBH	1	11	8334383
D3030	Office Areas	Fair	Air Conditioner, Window/Thru-Wall	1	2	8334393
Electrical						
D5010	Mechanical Room	Fair	Generator, Diesel	1	2	8334387

Component Condition Report | East High School / Janitor Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,367	SF	10	8334384

Appendix F:
Replacement Reserves

Replacement Reserves Report

10/17/2024

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
East High School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
East High School / Janitor Building	$0	$0	$53,453	$25,865	$0	$0	$156,362	$0	$0	$0	$35,306	$128,042	$3,137	$0	$0	$195,449	$113,950	$20,471	$0	$0	$0	**$732,034**
East High School / Main Building	$0	$0	$325,166	$469,578	$0	$929,518	$2,368,140	$2,091	$123,206	$5,676	$1,208,559	$1,767,022	$534,660	$1,126,675	$0	$154,254	$9,283,120	$29,751	$0	$7,628	$1,027,587	**$19,362,631**
East High School / Site	$0	$0	$1,165,759	$21,855	$0	$30,796	$99,106	$0	$0	$0	$685,908	$787,729	$1,568,052	$0	$0	$467	$12,517	$0	$0	$0	$3,251	**$4,375,440**
East High School / STEM Building	$0	$0	$34,081	$346,067	$20,822	$656,719	$101,017	$460,157	$303,011	$0	$1,900,709	$25,608	$0	$17,023	$0	$5,575,376	$966,329	$0	$5,107	$0	$569,313	**$10,981,340**
Grand Total	**$0**	**$0**	**$1,578,460**	**$863,364**	**$20,822**	**$1,617,033**	**$2,724,626**	**$462,248**	**$426,217**	**$5,676**	**$3,830,482**	**$2,708,401**	**$2,105,849**	**$1,143,698**	**$0**	**$5,925,546**	**$10,375,915**	**$50,222**	**$5,107**	**$7,628**	**$1,600,151**	**$35,451,445**

East High School

East High School / Janitor Building

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
B2010	Building Exterior	8334390	Exterior Walls, Brick, Replace	50	35	15	2367	SF	$53.00	$125,451																$125,451						**$125,451**
B2020	Building Exterior	8334394	Window, Steel, 28-40 SF, Replace	30	28	2	4	EA	$2,300.00	$9,200			$9,200																			**$9,200**
B2050	Building Exterior	8334378	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	24	6	1	EA	$4,400.00	$4,400							$4,400															**$4,400**
B3010	Roof	8334395	Roofing, Modified Bitumen, Replace	20	17	3	2367	SF	$10.00	$23,670				$23,670																		**$23,670**
B3020	Roof	8334385	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	100	LF	$9.00	$900											$900											**$900**
C1010	Janitor Building	8334375	Interior Wall, Brick, Replace	50	44	6	2367	SF	$53.00	$125,451							$125,451															**$125,451**
C2030	Office Areas	8334392	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2367	SF	$5.00	$11,835			$11,835															$11,835				**$23,670**
C2050	Throughout Building	8334376	Ceiling Finishes, Metal, Replace	50	34	16	2367	SF	$30.00	$71,010																	$71,010					**$71,010**
D2010	Restrooms	8334386	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$550.00	$550			$550															$550				**$1,100**
D2010	Mechanical Room	8334379	Pump, Circulation/Booster, Domestic Water, Replace	25	15	10	3	EA	$6,800.00	$20,400											$20,400											**$20,400**
D2010	Building Exterior	8334391	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,100.00	$1,100							$1,100															**$1,100**
D2010	Restrooms	8334389	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
D2010	Restrooms	8334382	Toilet, Commercial Water Closet, Replace	30	28	2	1	EA	$1,300.00	$1,300			$1,300																			**$1,300**
D3020	Mechanical Room	8334380	Boiler, Gas, HVAC, Replace	30	19	11	1	EA	$50,800.00	$50,800												$50,800										**$50,800**
D3020	Mechanical Room	8334383	Boiler, Gas, HVAC, 251 to 500 MBH, Replace	30	19	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3020	Mechanical Room	8334377	Boiler, Gas, HVAC, 251 to 500 MBH, Replace	30	19	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3020	Office Areas	8334381	Unit Heater, Electric, 11 to 20 KW, Replace	20	18	2	1	EA	$3,600.00	$3,600			$3,600																			**$3,600**
D3020	Mechanical Room	8334388	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	9	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
D3030	Office Areas	8334393	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$2,200			$2,200										$2,200									**$4,400**
D5010	Mechanical Room	8334387	Generator, Diesel, Replace	25	23	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
D5040	Throughout Building	8334384	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2367	SF	$2.10	$4,971											$4,971											**$4,971**
Totals, Unescalated											**$0**	**$0**	**$50,385**	**$23,670**	**$0**	**$0**	**$130,951**	**$0**	**$0**	**$0**	**$26,271**	**$92,500**	**$2,200**	**$0**	**$0**	**$125,451**	**$71,010**	**$12,385**	**$0**	**$0**	**$0**	**$534,823**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$53,453**	**$25,865**	**$0**	**$0**	**$156,362**	**$0**	**$0**	**$0**	**$35,306**	**$128,042**	**$3,137**	**$0**	**$0**	**$195,449**	**$113,950**	**$20,471**	**$0**	**$0**	**$0**	**$732,034**

East High School / Main Building

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
B1080	Hallways & Common Areas	8197776	Stairs, Concrete, Interior, Replace	50	48	2	2350	SF	$50.00	$117,500			$117,500																			**$117,500**
B1080	Building Exterior	8322545	Stairs, Concrete, Exterior, Replace	50	34	16	400	SF	$55.00	$22,000																		$22,000				**$22,000**
B2020	Building Exterior	8195964	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	143	EA	$1,250.00	$178,750						$178,750																**$178,750**
B2020	Building Exterior	8195976	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	334	EA	$650.00	$217,100												$217,100										**$217,100**
B2020	Building Exterior	8197803	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	25	EA	$950.00	$23,750																		$23,750				**$23,750**
B2050	Building Exterior	8195959	Exterior Door, Steel, Commercial, Replace	40	29	11	32	EA	$4,060.00	$129,920													$129,920									**$129,920**
B2050	Mechanical Room	8195955	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	1	EA	$4,400.00	$4,400												$4,400										**$4,400**
B3010	Roof	8195951	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	24	6	2000	SF	$5.50	$11,000							$11,000															**$11,000**
B3010	Roof	8196003	Roofing, Modified Bitumen, Replace	20	14	6	100178	SF	$10.00	$1,001,780							$1,001,780															**$1,001,780**
B3020	Roof	8195952	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	29	11	15	LF	$90.00	$1,350													$1,350									**$1,350**
B3020	Roof	8195939	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	480	LF	$9.00	$4,320							$4,320															**$4,320**
B3060	Roof	8195950	Roof Hatch, Metal, Replace	30	20	10	1	EA	$1,300.00	$1,300												$1,300										**$1,300**
C1010	Throughout Building	8195967	Interior Wall, Concrete Block (CMU), Replace	50	34	16	242693	SF	$20.00	$4,853,860																		$4,853,860				**$4,853,860**
C1030	Throughout Building	8195944	Interior Door, Steel, Standard, Replace	40	20	20	21	EA	$600.00	$12,600																					$12,600	**$12,600**

Replacement Reserves Report

10/17/2024

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
C1070	Throughout Building	8195980	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	173666	SF	$3.50	$607,831														$607,831								**$607,831**
C1090	Restrooms	8197771	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	54	EA	$750.00	$40,500							$40,500															**$40,500**
C1090	Throughout	8425512	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	350	LF	$500.00	$175,000				$175,000																		**$175,000**
C1090	Hallways & Common Areas	8195973	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	600	LF	$500.00	$300,000											$300,000											**$300,000**
C2010	Auditorium	8197810	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	14	11	1200	SF	$14.00	$16,800												$16,800										**$16,800**
C2030	Restrooms	8197797	Flooring, Ceramic Tile, Replace	40	34	6	5200	SF	$18.00	$93,600							$93,600															**$93,600**
C2030	Throughout Building	8195962	Flooring, Vinyl Tile (VCT), Replace	15	10	5	100178	SF	$5.00	$500,890						$500,890															$500,890	**$1,001,780**
D1010	Throughout Building	8195948	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Throughout Building	8195998	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	1	EA	$5,000.00	$5,000							$5,000															**$5,000**
D2010	Mechanical Room	8195974	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL, Replace	15	4	11	1	EA	$18,700.00	$18,700												$18,700										**$18,700**
D2010	Mechanical Room	8195942	Pump, Circulation/Booster, Domestic Water, Replace	25	14	11	2	EA	$6,800.00	$13,600												$13,600										**$13,600**
D2010	Multi-Purpose Room	8195991	Pump, Circulation/Booster, Domestic Water, Replace	25	14	11	4	EA	$14,960.00	$59,840												$59,840										**$59,840**
D2010	Building Exterior	8197791	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$1,400																$1,400						**$1,400**
D2010	Main Building	8322544	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$3,200																	$3,200					**$3,200**
D2010	Utility Rooms/Areas	8197807	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	7	EA	$800.00	$5,600			$5,600																			**$5,600**
D2010	Gymnasium	8197821	Shower, Ceramic Tile, Replace	30	20	10	8	EA	$2,500.00	$20,000											$20,000											**$20,000**
D2010	Restrooms	8197792	Urinal, Standard, Replace	30	14	16	20	EA	$1,100.00	$22,000																	$22,000					**$22,000**
D2010	Restrooms	8197768	Toilet, Commercial Water Closet, Replace	30	14	16	64	EA	$1,300.00	$83,200																	$83,200					**$83,200**
D2030	Roof	8195941	Supplemental Components, Drains, Roof, Replace	40	29	11	18	EA	$644.00	$11,592												$11,592										**$11,592**
D3030	Mechanical Room	8195940	Chiller, Water-Cooled, Replace	25	19	6	1	EA	$300,000.00	$300,000							$300,000															**$300,000**
D3030	Mechanical Room	8195994	Chiller, Water-Cooled, Replace	25	19	6	1	EA	$300,000.00	$300,000							$300,000															**$300,000**
D3030	Building Exterior	8195975	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON, Replace	25	14	11	1	EA	$67,300.00	$67,300												$67,300										**$67,300**
D3030	Roof	8195985	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300															$2,300				**$4,600**
D3030	Utility Rooms/Areas	8197814	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
D3030	Building Exterior	8195984	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$12,800.00	$12,800												$12,800										**$12,800**
D3030	Building Exterior	8197824	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$12,800.00	$12,800												$12,800										**$12,800**
D3030	Building Exterior	8197815	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$12,800.00	$12,800												$12,800										**$12,800**
D3030	Building Exterior	8197820	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3030	Building Exterior	8197818	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$12,800.00	$12,800												$12,800										**$12,800**
D3050	Roof	8195958	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	18	2	1	EA	$35,000.00	$35,000			$35,000																			**$35,000**
D3050	Roof	8195972	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	8197808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	8195979	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Building Exterior	8195988	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3050	Roof	8197778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3050	Roof	8197802	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3050	Building Exterior	8195986	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3050	Building Exterior	8195960	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3060	Roof	8195987	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	23	2	4	EA	$11,000.00	$44,000			$44,000																			**$44,000**
D3060	Roof	8195966	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	3	EA	$2,400.00	$7,200										$7,200												**$7,200**
D3060	Restrooms	8197784	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	4	EA	$1,400.00	$5,600											$5,600											**$5,600**
D4010	Throughout Building	8195956	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	242693	SF	$1.07	$259,682											$259,682											**$259,682**
D4030	Mechanical Room	8196000	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	1	EA	$300.00	$300										$300												**$600**
D4030	Throughout Building	8195993	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	27	EA	$150.00	$4,050										$4,050												**$8,100**
D5010	Building Exterior	8195946	Generator, Diesel, Replace	25	22	3	1	EA	$58,000.00	$58,000				$58,000																		**$58,000**
D5010	Mechanical Room	8195943	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	14	11	2	EA	$20,000.00	$40,000												$40,000										**$40,000**
D5020	Mechanical Room	8195947	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$38,000.00	$38,000			$38,000																			**$38,000**
D5020	Mechanical Room	8195965	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$6,700.00	$6,700			$6,700																			**$6,700**
D5020	Main Building	8339607	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	28	2	1	EA	$6,700.00	$6,700			$6,700																			**$6,700**
D5020	Mechanical Room	8195957	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
D5020	Mechanical Room	8196004	Switchboard, 277/480 V, Replace	40	32	8	1	EA	$90,000.00	$90,000										$90,000												**$90,000**

Replacement Reserves Report

10/17/2024

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	Building Exterior	8195968	Primary Transformer, Dry, Property-Owned, 500 KVA, Replace	30	20	10	1	EA	$70,000.00	$70,000											$70,000											**$70,000**
D5020	Mechanical Room	8195961	Switchgear, 277/480 V, Replace	40	29	11	1	EA	$240,000.00	$240,000												$240,000										**$240,000**
D5020	Mechanical Room	8195983	Distribution Panel, 120/208 V, Replace	30	28	2	2	EA	$7,000.00	$14,000			$14,000																			**$14,000**
D5020	Mechanical Room	8195990	Motor Control Center, w/ Main Breaker, Replace	30	28	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D5020	Mechanical Room	8195992	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Mechanical Room	8195989	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5020	Utility Rooms/Areas	8195995	Distribution Panel, 120/240 V, Replace	30	24	6	10	EA	$2,500.00	$25,000							$25,000															**$25,000**
D5030	Mechanical Room	8196001	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	14	6	2	EA	$8,800.00	$17,600							$17,600															**$17,600**
D5040	Main Building	8195969	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	20	SF	$3.00	$60									$60													**$60**
D5040	Throughout Building	8195971	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	42	EA	$220.00	$9,240						$9,240										$9,240						**$18,480**
D6030	Auditorium	8197809	Sound System, Theater/Auditorium/Church, Replace	20	10	10	13000	SF	$1.50	$19,500											$19,500											**$19,500**
D6060	Throughout Building	8197793	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	4	16	242693	SF	$1.65	$400,443																	$400,443					**$400,443**
D6060	Office	8425453	Clock System, Time Control Clock,	20	17	3	1	EA	$350.00	$350				$350																		**$350**
D6060	Office Areas	8196002	Clock System, Time Control Clock, Replace	20	15	5	1	EA	$350.00	$350						$350																**$350**
D7010	Building Exterior	8197822	Access Control Devices, Card Signature Pad, Badging, Replace	10	4	6	8	EA	$1,760.00	$14,080							$14,080										$14,080					**$28,160**
D8010	Throughout Building	8197786	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	4	11	242693	SF	$2.50	$606,733												$606,733										**$606,733**
E1030	Kitchen	8322535	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	$6,700.00	$6,700			$6,700															$6,700				**$13,400**
E1030	Kitchen	8322528	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	2	EA	$4,500.00	$9,000			$9,000															$9,000				**$18,000**
E1030	Kitchen	8322537	Foodservice Equipment, Microwave Commercial, Replace	10	7	3	1	EA	$1,100.00	$1,100				$1,100										$1,100								**$2,200**
E1030	Kitchen	8322526	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	8322530	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	$6,400.00	$6,400						$6,400														$6,400		**$12,800**
E1030	Kitchen	8322539	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	3	EA	$4,700.00	$14,100						$14,100														$14,100		**$28,200**
E1030	Kitchen	8322532	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500														$4,500		**$9,000**
E1030	Kitchen	8322541	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	3	EA	$10,500.00	$31,500						$31,500										$31,500						**$63,000**
E1030	Kitchen	8322533	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	4	EA	$8,280.00	$33,120						$33,120										$33,120						**$66,240**
E1030	Kitchen	8322529	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	14	6	30	LF	$300.00	$9,000							$9,000															**$9,000**
E1030	Kitchen	8322527	Foodservice Equipment, Walk-In, Freezer, Replace	20	14	6	1	EA	$25,000.00	$25,000							$25,000															**$25,000**
E1030	Kitchen	8322534	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
E1030	Kitchen	8322531	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	8322540	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	8322536	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	2	EA	$2,500.00	$5,000																	$5,000					**$5,000**
E1030	Kitchen	8322543	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	$2,100.00	$2,100																	$2,100					**$2,100**
E1030	Kitchen	8425531	Foodservice Equipment, Sink, 3-Bowl, Replace	30	10	20	3	EA	$2,500.00	$7,500																					$7,500	**$7,500**
E1070	Auditorium	8197800	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	720	SF	$13.00	$9,360						$9,360														$9,360		**$18,720**
E2010	Auditorium	8197777	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	4	16	1000	EA	$350.00	$350,000																	$350,000					**$350,000**
G2050	Building Exterior	8197796	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	7	3	30000	SF	$5.00	$150,000				$150,000										$150,000								**$300,000**
G2050	Gymnasium	8197773	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	14	6	1	EA	$1,400.00	$1,400							$1,400															**$1,400**
G2050	Gymnasium	8197816	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	14	11	2	EA	$3,000.00	$6,000												$6,000										**$6,000**
G2050	Gymnasium	8197806	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	2	EA	$4,750.00	$9,500												$9,500										**$9,500**
G2060	Building Exterior	8197766	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	10	EA	$1,400.00	$14,000																	$14,000					**$14,000**
G2060	Building Exterior	8197804	Picnic Table, Metal Powder-Coated, Replace	20	4	16	4	EA	$700.00	$2,800																	$2,800					**$2,800**
G2060	Building Exterior	8196005	Fences & Gates, Fence, Chain Link 8', Replace	40	24	16	150	LF	$25.00	$3,750																	$3,750					**$3,750**
G2060	Building Exterior	8195981	Fences & Gates, Fence, Metal Tube 4', Replace	40	24	16	250	LF	$34.00	$8,500																	$8,500					**$8,500**
Totals, Unescalated											**$0**	**$0**	**$306,500**	**$429,730**	**$0**	**$801,810**	**$1,983,280**	**$1,700**	**$97,260**	**$4,350**	**$899,282**	**$1,276,535**	**$375,000**	**$767,211**	**$0**	**$99,010**	**$5,784,933**	**$18,000**	**$0**	**$4,350**	**$568,950**	**$13,417,900**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$325,166**	**$469,578**	**$0**	**$929,518**	**$2,368,140**	**$2,091**	**$123,206**	**$5,676**	**$1,208,559**	**$1,767,022**	**$534,660**	**$1,126,675**	**$0**	**$154,254**	**$9,283,120**	**$29,751**	**$0**	**$7,628**	**$1,027,587**	**$19,362,631**

East High School / Site

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
B1080	Site	8425458	Stairs, Metal or Pan-Filled, Interior, Replace	50	48	2	80	SF	$48.00	$3,840			$3,840																			**$3,840**
B1080	Site	8322542	Stairs, Metal, Exterior, Refinish	10	5	5	200	SF	$1.50	$300						$300									$300								**$600**
B1080	Site	8195949	Stairs, Concrete, Interior, Replace	50	44	6	400	SF	$50.00	$20,000							$20,000															**$20,000**

Replacement Reserves Report

10/17/2024

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
B2010	Site	8425481	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	250	SF	$1.86	$465						$465																**$465**
E2010	Building Exterior	8197813	Artwork, Moderate Size/Value, Replace	30	20	10	2	EA	$10,000.00	$20,000											$20,000											**$20,000**
G2020	Site Parking Areas	8197799	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	152192	SF	$3.50	$532,672												$532,672										**$532,672**
G2030	Site	8322538	Sidewalk, Asphalt, Replace	25	15	10	65000	SF	$5.50	$357,500											$357,500											**$357,500**
G2050	Site Sports Fields & Courts	8197817	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	8	2	73000	SF	$15.00	$1,095,000			$1,095,000										$1,095,000									**$2,190,000**
G2050	Site Sports Fields & Courts	8197780	Sports Apparatus, Football, Goal Post, Replace	25	22	3	2	EA	$5,000.00	$10,000				$10,000																		**$10,000**
G2050	Site Sports Fields & Courts	8197823	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	$5,000.00	$10,000				$10,000																		**$10,000**
G2050	Site Sports Fields & Courts	8197801	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	4	EA	$450.00	$1,800						$1,800														$1,800		**$3,600**
G2050	Site Sports Fields & Courts	8197767	Sports Apparatus, Soccer, Regulation Goal, Replace	20	4	16	2	EA	$2,500.00	$5,000																$5,000						**$5,000**
G2050	Site Sports Fields & Courts	8197805	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000															**$35,000**
G2050	Site Sports Fields & Courts	8197779	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	5000	SF	$26.00	$130,000											$130,000											**$130,000**
G2060	Site Sports Fields & Courts	8197782	Fences & Gates, Fence, Wood Board 4', Replace	20	10	10	120	LF	$24.00	$2,880											$2,880											**$2,880**
G2060	Site	8197783	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	19	EA	$600.00	$11,400												$11,400										**$11,400**
G2060	Site Sports Fields & Courts	8197788	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	8	EA	$600.00	$4,800													$4,800									**$4,800**
G2060	Site Sports Fields & Courts	8197770	Park Bench, Metal Powder-Coated, Replace	20	4	16	4	EA	$700.00	$2,800																$2,800						**$2,800**
G2060	Site	8197774	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
G2060	Site	8197787	Retaining Wall, Brick/Stone, Replace	40	34	6	200	SF	$140.00	$28,000							$28,000															**$28,000**
G4050	Site Parking Areas	8425444	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	35	5	8	EA	$3,000.00	$24,000						$24,000																**$24,000**
Totals, Unescalated											**$0**	**$0**	**$1,098,840**	**$20,000**	**$0**	**$26,565**	**$83,000**	**$0**	**$0**	**$0**	**$510,380**	**$569,072**	**$1,099,800**	**$0**	**$0**	**$300**	**$7,800**	**$0**	**$0**	**$0**	**$1,800**	**$3,417,557**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$1,165,759**	**$21,855**	**$0**	**$30,796**	**$99,106**	**$0**	**$0**	**$0**	**$685,908**	**$787,729**	**$1,568,052**	**$0**	**$0**	**$467**	**$12,517**	**$0**	**$0**	**$0**	**$3,251**	**$4,375,440**

East High School / STEM Building

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
B1080	Throughout Building	8425468	Stairs, Concrete, Interior, Replace	50	48	2	200	SF	$50.00	$10,000			$10,000																			**$10,000**
B1080	Building Exterior	8425494	Stairs, Concrete, Exterior, Replace	50	48	2	75	SF	$55.00	$4,125			$4,125																			**$4,125**
B1080	Building Exterior	8425508	Stair/Ramp Rails, Metal, Refinish	10	5	5	180	LF	$1.50	$270						$270										$270						**$540**
B2010	Building Exterior	8425436	Exterior Walls, Brick, Replace	50	35	15	53623	SF	$53.00	$2,842,019																$2,842,019						**$2,842,019**
B2020	Building Exterior	8425515	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	27	3	12	EA	$1,250.00	$15,000				$15,000																		**$15,000**
B2020	Building Exterior	8425451	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	40	EA	$950.00	$38,000																$38,000						**$38,000**
B2050	Building Exterior	8425450	Exterior Door, Steel, Standard, Replace	30	20	10	10	EA	$600.00	$6,000											$6,000											**$6,000**
B2050	Building Exterior	8425529	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	6	EA	$1,300.00	$7,800																$7,800						**$7,800**
B2050	Building Exterior	8425506	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	14	16	9	EA	$7,500.00	$67,500																	$67,500					**$67,500**
B3010	Roof	8425498	Roofing, Modified Bitumen, Replace	20	10	10	52623	SF	$10.00	$526,230											$526,230											**$526,230**
B3060	Roof	8425505	Roof Hatch, Metal, Replace	30	27	3	1	EA	$1,300.00	$1,300				$1,300																		**$1,300**
C1030	Throughout Building	8425493	Interior Door, Steel, Standard, Replace	40	30	10	40	EA	$600.00	$24,000											$24,000											**$24,000**
C1070	Throughout Building	8425476	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	10	15	52623	SF	$3.50	$184,181																$184,181						**$184,181**
C1090	Restrooms	8425457	Toilet Partitions, Wood, Replace	20	12	8	2	EA	$500.00	$1,000									$1,000													**$1,000**
C1090	Restrooms	8425500	Toilet Partitions, Metal, Replace	20	10	10	4	EA	$850.00	$3,400											$3,400											**$3,400**
C2030	Restrooms	8425442	Flooring, Quarry Tile, Replace	50	30	20	400	SF	$26.00	$10,400																					$10,400	**$10,400**
C2030	Throughout Building	8425434	Flooring, Vinyl Tile (VCT), Replace	15	10	5	52623	SF	$5.00	$263,115						$263,115															$263,115	**$526,230**
D1010	Classrooms Industrial Arts	8425445	Vertical Lift, Wheelchair, 5' Rise, Install	25	15	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D2010	Utility Rooms/Areas	8425461	Water Heater, Electric, Commercial (36 kW), Replace	20	16	4	1	EA	$18,500.00	$18,500					$18,500																	**$18,500**
D2010	Mechanical Room	8425480	Water Heater, Electric, Commercial (120 kW), 131 to 250 GAL, Replace	20	15	5	1	EA	$60,000.00	$60,000						$60,000																**$60,000**
D2010	Utility Rooms/Areas	8425511	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D2010	Utility Rooms/Areas	8425474	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D2010	Restrooms	8425449	Shower, Ceramic Tile, Replace	30	27	3	1	EA	$2,500.00	$2,500				$2,500																		**$2,500**
D2010	Classrooms Industrial Arts	8425509	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	14	6	2	EA	$2,300.00	$4,600							$4,600															**$4,600**
D2010	Utility Rooms/Areas	8425484	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	1	EA	$1,200.00	$1,200									$1,200													**$1,200**
D2010	Restrooms	8425530	Toilet, Commercial Water Closet, Replace	30	20	10	12	EA	$1,300.00	$15,600											$15,600											**$15,600**
D2010	Restrooms	8425517	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	9	EA	$1,400.00	$12,600											$12,600											**$12,600**
D2010	Restrooms	8425513	Urinal, Standard, Replace	30	20	10	5	EA	$1,100.00	$5,500											$5,500											**$5,500**
D2010	Hallways & Common Areas	8425440	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	7	EA	$1,200.00	$8,400												$8,400										**$8,400**

Replacement Reserves Report

10/17/2024

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
D2030	Roof	8425486	Supplemental Components, Drains, Roof, Replace	40	27	13	18	EA	$644.00	$11,592														$11,592								**$11,592**
D2060	Classrooms Industrial Arts	8425520	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$15,900.00	$15,900											$15,900											**$15,900**
D3050	Roof	8425462	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	8425522	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Throughout Building	8425455	HVAC System, Ductwork, Medium Density, Replace	30	15	15	52623	SF	$4.00	$210,492																$210,492						**$210,492**
D3050	Roof	8425438	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$45,000.00	$45,000																$45,000						**$45,000**
D3050	Roof	8425470	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Roof	8425504	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$40,000.00	$40,000																$40,000						**$40,000**
D3050	Roof	8425467	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$45,000.00	$45,000																$45,000						**$45,000**
D3050	Roof	8425527	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
D3050	Roof	8425518	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Roof	8425454	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
D3050	Roof	8425501	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$45,000.00	$45,000																$45,000						**$45,000**
D3050	Roof	8425448	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
D3050	Throughout Building	8425447	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	14	16	52623	SF	$8.00	$420,984																	$420,984					**$420,984**
D3050	Roof	8425466	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$75,000.00	$75,000																	$75,000					**$75,000**
D3050	Roof	8425502	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
D3060	Roof	8425503	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	18	2	6	EA	$3,000.00	$18,000			$18,000																			**$18,000**
D3060	Roof	8425487	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	7	EA	$5,600.00	$39,200				$39,200																		**$39,200**
D3060	Roof	8425526	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	6	EA	$1,400.00	$8,400				$8,400																		**$8,400**
D3060	Roof	8425431	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM, Replace	25	18	7	1	EA	$4,000.00	$4,000								$4,000														**$4,000**
D4010	Throughout Building	8425473	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	52623	SF	$1.07	$56,307						$56,307																**$56,307**
D4010	Mechanical Room	8425514	Backflow Preventer, Fire Suppression, Replace	30	25	5	1	EA	$6,600.00	$6,600						$6,600																**$6,600**
D4010	Kitchen	8425492	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	4	16	20	LF	$400.00	$8,000																	$8,000					**$8,000**
D4030	Hallways & Common Areas	8425523	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	10	EA	$150.00	$1,500									$1,500										$1,500			**$3,000**
D5020	Mechanical Room	8425490	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$112,500.00	$112,500				$112,500																		**$112,500**
D5020	Mechanical Room	8425472	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$45,000.00	$45,000				$45,000																		**$45,000**
D5020	Mechanical Room	8425429	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$90,000.00	$90,000				$90,000																		**$90,000**
D5020	Mechanical Room	8425516	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Building Exterior	8425521	Primary Transformer, Dry, Property-Owned, 500 KVA, Replace	30	25	5	1	EA	$70,000.00	$70,000						$70,000																**$70,000**
D5020	Utility room	8453001	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	25	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D5020	Mechanical Room	8425463	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	2	EA	$7,600.00	$15,200						$15,200																**$15,200**
D5020	Classrooms Industrial Arts	8425482	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	20	10	1	EA	$7,600.00	$7,600											$7,600											**$7,600**
D5020	Mechanical Room	8425433	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	$2,750.00	$2,750						$2,750																**$2,750**
D5040	Hallways & Common Areas	8425479	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	18	EA	$300.00	$5,400						$5,400										$5,400						**$10,800**
D5040	Throughout Building	8425483	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	52623	SF	$4.50	$236,804											$236,804											**$236,804**
D5040	Building Exterior	8425491	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	5	15	12	EA	$280.00	$3,360																$3,360						**$3,360**
D7030	Office Areas	8425478	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	172975	SF	$2.00	$345,950								$345,950														**$345,950**
D7050	Office Areas	8425510	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000		**$30,000**
E1010	Site	8425499	Vehicle Lift, 2-Post, Replace	15	5	10	2	EA	$4,920.00	$9,840											$9,840											**$9,840**
E1030	Kitchen	8425507	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$21,500						$21,500										$21,500						**$43,000**
E1030	Kitchen	8425452	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600		**$9,200**
E1030	Kitchen	8425489	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700														$1,700		**$3,400**
E1030	Kitchen	8425471	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	$6,400.00	$6,400						$6,400														$6,400		**$12,800**
E1030	Kitchen	8425477	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	8425446	Foodservice Equipment, Deep Fryer, Replace	15	10	5	2	EA	$7,000.00	$14,000						$14,000														$14,000		**$28,000**
E1030	Kitchen	8425435	Foodservice Equipment, Mixer, Freestanding, Replace	25	18	7	1	EA	$14,000.00	$14,000								$14,000														**$14,000**
E1030	Kitchen	8425496	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	8	7	1	EA	$10,200.00	$10,200								$10,200														**$10,200**
E1030	Kitchen	8425432	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	10	10	50	LF	$300.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	8425460	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
E1030	Kitchen	8425459	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**

Replacement Reserves Report

10/17/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	8425525	Foodservice Equipment, Griddle, Replace	15	5	10	1	EA	$7,000.00	$7,000											$7,000											**$7,000**
E1030	Kitchen	8425437	Foodservice Equipment, Icemaker, Freestanding, Replace	15	4	11	1	EA	$6,700.00	$6,700												$6,700										**$6,700**
E1030	Kitchen	8425443	Foodservice Equipment, Range, 2-Burner, Replace	15	4	11	2	EA	$1,700.00	$3,400												$3,400										**$3,400**
E1040	Hallways & Common Areas	8425524	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	$1,500.00	$1,500									$1,500										$1,500			**$3,000**
G2020	Building Exterior	8425430	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	141895	SF	$3.50	$496,633											$496,633											**$496,633**
G2030	Building Exterior	8425528	Sidewalk, Concrete, Large Areas, Replace	50	42	8	26000	SF	$9.00	$234,000									$234,000													**$234,000**
G2060	Building Exterior	8425439	Fences & Gates, Fence, Chain Link 8', Replace	40	35	5	150	LF	$25.00	$3,750						$3,750																**$3,750**
G2060	Building Exterior	8425441	Picnic Table, Metal Powder-Coated, Replace	20	4	16	1	EA	$700.00	$700																	$700					**$700**
Totals, Unescalated											**$0**	**$0**	**$32,125**	**$316,700**	**$18,500**	**$566,492**	**$84,600**	**$374,150**	**$239,200**	**$0**	**$1,414,306**	**$18,500**	**$0**	**$11,592**	**$0**	**$3,578,622**	**$602,184**	**$0**	**$3,000**	**$0**	**$315,215**	**$7,575,185**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$34,081**	**$346,067**	**$20,822**	**$656,719**	**$101,017**	**$460,157**	**$303,011**	**$0**	**$1,900,709**	**$25,608**	**$0**	**$17,023**	**$0**	**$5,575,376**	**$966,329**	**$0**	**$5,107**	**$0**	**$569,313**	**$10,981,340**

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	8195998	D1010	**Elevator Controls**	Automatic, 1 Car		East High School / Main Building	Throughout Building				2010		
2	8197772	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	2500 LB	East High School / Main Building		Schindler Elevator Corporation	No dataplate	No dataplate	2015		
3	8425445	D1010	**Vertical Lift**	Wheelchair, 5' Rise		East High School / STEM Building	Classrooms Industrial Arts	Inaccessible	Inaccessible	Inaccessible			

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8195991	D2010	**Pump**	Circulation/Booster, Domestic Water	30 HP	East High School / Main Building	Multi-Purpose Room	Marathon Electric	JVF 324TTDC4026AA	No dataplate	2010		4
2	8334379	D2010	**Pump**	Circulation/Booster, Domestic Water	7.5 HP	East High School / Janitor Building	Mechanical Room	NEMA Premium	Illegible	Illegible			3
3	8195942	D2010	**Pump**	Circulation/Booster, Domestic Water	7.5 HP	East High School / Main Building	Mechanical Room	Balbor	EM3311T	No dataplate	2010		2
4	8425461	D2010	**Water Heater**	Electric, Commercial (36 kW)	85 GAL	East High School / STEM Building	Utility Rooms/Areas	Rheem	ES85-12-G	D0508 RR 060701978	2008		
5	8425480	D2010	**Water Heater**	Electric, Commercial (120 kW), 131 to 250 GAL	250 GAL	East High School / STEM Building	Mechanical Room	Durawatt	230 P 250A-E	0203109665			
6	8334386	D2010	**Water Heater**	Electric, Residential	3.5 GAL	East High School / Janitor Building	Restrooms	No dataplate	No dataplate	No dataplate			
7	8195974	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style, 71 to 120 GAL	119 GAL	East High School / Main Building	Mechanical Room	A.O. Smith	SUF-119-500A 350	100327615	2020		

8	8197791	D2010	**Backflow Preventer**	Domestic Water	1 IN	East High School / Main Building	Building Exterior	No dataplate	No dataplate	No dataplate			
9	8322544	D2010	**Backflow Preventer**	Domestic Water	2 IN	East High School / Main Building		Wilkins	975XL-2	4775086	2010		
10	8334391	D2010	**Backflow Preventer**	Domestic Water	.75 IN	East High School / Janitor Building	Building Exterior	No dataplate	No dataplate	No dataplate	2000		
11	8425520	D2060	**Air Compressor**	Tank-Style	7.5 HP	East High School / STEM Building	Classrooms Industrial Arts	Ingersoll Rand	2475N7. 5-V	CBV650834			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8334380	D3020	**Boiler**	Gas, HVAC	2000 MBH	East High School / Janitor Building	Mechanical Room	Fulton	PHW-2000	97761	2005		
2	8334377	D3020	**Boiler**	Gas, HVAC, 251 to 500 MBH	400 MBH	East High School / Janitor Building	Mechanical Room	Fulton	PHW-2000	98619	2005		
3	8334383	D3020	**Boiler**	Gas, HVAC, 251 to 500 MBH	400 MBH	East High School / Janitor Building	Mechanical Room	Fulton	PHW-2000	98620	2005		
4	8334381	D3020	**Unit Heater**	Electric, 11 to 20 KW	20 KW	East High School / Janitor Building	Office Areas	Bryant	Illegible	Illegible			
5	8334388	D3020	**Unit Heater**	Hydronic, 13 to 36 MBH	35 MBH	East High School / Janitor Building	Mechanical Room	Reznor	Inaccessible	Inaccessible	2015		
6	8195996	D3020	**Boiler Supplemental Components**	Expansion Tank	9 GAL	East High School / Main Building	Mechanical Room	Zurn	XT-35	No dataplate	2020		
7	8195940	D3030	**Chiller**	Water-Cooled	290 TON	East High School / Main Building	Mechanical Room	Daikin Industries	WMC290DBS-ER10	STNU:0:000076	2005		
8	8195994	D3030	**Chiller**	Water-Cooled	290 TON	East High School / Main Building	Mechanical Room	Daikin Industries	WMC290DBS-ER10	STNU101000098	2005		

9	8195975	D3030	**Cooling Tower**	(Typical) Open Circuit , 251 to 300 TON	300 TON	East High School / Main Building	Building Exterior	Evapco	Inaccessible	Inaccessible	2010
10	8334393	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	East High School / Janitor Building	Office Areas	Inaccessible	Inaccessible	Inaccessible	
11	8195984	D3030	**Split System**	Condensing Unit/Heat Pump	7.5 TON	East High School / Main Building	Building Exterior	York	YC090C00A4AAA5	N1N8453992	
12	8197824	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	East High School / Main Building	Building Exterior	Lennox	ELS072S4ST1G	5622B08764	2020
13	8195985	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	East High School / Main Building	Roof	Mitsubishi	Illegible	Illegible	
14	8197815	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	East High School / Main Building	Building Exterior	Lennox	ELS072S4ST1G	5622E01017	2020
15	8197820	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	East High School / Main Building	Building Exterior	Lennox	16ACX-036-230A01	1922E23662	2020
16	8197818	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	East High School / Main Building	Building Exterior	Lennox	ELS072S4ST1G	5622B06584	2020
17	8197814	D3030	**Split System**	Fan Coil Unit, DX	5 TON	East High School / Main Building	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	
18	8195958	D3050	**Make-Up Air Unit**	MUA or MAU, 2000 to 6000 CFM	6000 CFM	East High School / Main Building	Roof	No dataplate	No dataplate	No dataplate	
19	8425502	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	13 TON	East High School / STEM Building	Roof	Lennox	LGH156H4MM4G	5617J02860	
20	8425448	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.5 TON	East High School / STEM Building	Roof	Lennox	LGH092H4MM1G	5612E08268	2019
21	8197808	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	East High School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FBOU220502379	2010
22	8425466	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	35 TON	East High School / STEM Building	Roof	Lennox	LGH420S4MS2G	5622G00504	

23	8195988	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	40 TON	East High School / Main Building	Building Exterior	Lennox	LGH480S4MS2G	5622F02634	2016
24	8425454	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	East High School / STEM Building	Roof	Lennox	LGH120H4BM4G	5617J03099	2019
25	8425501	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	East High School / STEM Building	Roof	Lennox	LGH300S4BH4G	5622D01264	2019
26	8425518	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.5 TON	East High School / STEM Building	Roof	Lennox	LGH092H4MM1G	5612E08269	2019
27	8195972	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	East High School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FBOU220502377	2010
28	8197802	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	40 TON	East High School / Main Building	Roof	Lennox	LGH480S4MS2G	5622F02633	2016
29	8425438	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	East High School / STEM Building	Roof	Lennox	LGH300S4BH4G	5622D01261	2019
30	8195960	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	40 TON	East High School / Main Building	Building Exterior	Daikin Industries	Inaccessible	Inaccessible	2016
31	8425470	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.5 TON	East High School / STEM Building	Roof	Lennox	LGH092H4MM1G	5612E08267	2019
32	8425504	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	East High School / STEM Building	Roof	Lennox	LGH240H4BM4G	5622D00931	2019
33	8425467	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	East High School / STEM Building	Roof	Lennox	LGH300S4BH4G	5622D01259	2019
34	8425527	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	East High School / STEM Building	Roof	Lennox	LGH120H4BM4G	5622E03201	2019
35	8197778	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	40 TON	East High School / Main Building	Roof	Lennox	LGH480S4MS2G	5622F02632	2016

36	8195986	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	40 TON	East High School / Main Building	Building Exterior	Lennox	LGH480S4MS2G	5622D00504	2016		
37	8195979	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	East High School / Main Building	Roof	Daikin Industries	DPS028AHMG4DW-4	FBOU220502378	2010		
38	8425522	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 16 to 20 TON	15 TON	East High School / STEM Building	Roof	York	ZF180N24A4AAA1B	5617J03098	2010		
39	8425462	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 16 to 20 TON	15 TON	East High School / STEM Building	Roof	York	ZF180N24A4AAA1B	N1D3673088	2010		
40	8425526	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	500 CFM	East High School / STEM Building	Roof	No dataplate	No dataplate	No dataplate			6
41	8197784	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	100 CFM	East High School / Main Building	Restrooms	Inaccessible	Inaccessible	Inaccessible			4
42	8195966	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1500 CFM	East High School / Main Building	Roof	Cook	120RACRUT120R15D	223S949541-0070000702	2007		3
43	8425431	D3060	**Exhaust Fan**	Centrifugal, 28" Damper, 5001 to 8500 CFM	8500 CFM	East High School / STEM Building	Roof	No dataplate	No dataplate	No dataplate			
44	8425487	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	5000 CFM	East High School / STEM Building	Roof	No dataplate	No dataplate	No dataplate			7
45	8195987	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15000 CFM	East High School / Main Building	Roof	Illegible	Illegible	Illegible			4
46	8425503	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 CFM	East High School / STEM Building	Roof	No dataplate	No dataplate	No dataplate			6

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8425514	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	East High School / STEM Building	Mechanical Room						

2	8425492	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		East High School / STEM Building	Kitchen	Ansul	Inaccessible	Inaccessible	2020		20
3	8195993	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		East High School / Main Building	Throughout Building				2023		27
4	8425523	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		East High School / STEM Building	Hallways & Common Areas						10
5	8196000	D4030	**Fire Extinguisher**	Wet Chemical/CO2		East High School / Main Building	Mechanical Room				2023		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8195946	D5010	**Generator**	Diesel	67 KW	East High School / Main Building	Building Exterior	Cummins	GGHH - 5754226	C060893191			
2	8334387	D5010	**Generator**	Diesel	30 KW	East High School / Janitor Building	Mechanical Room	Ford	CSC-6491-6005-A	01608 3-11-TK			
3	8195943	D5010	**Automatic Transfer Switch**	ATS, 400 AMP	400 AMP	East High School / Main Building	Mechanical Room	Eaton	Inaccessible	Inaccessible	2010		2
4	8195968	D5020	**Primary Transformer**	Dry, Property-Owned, 500 KVA	500 KVA	East High School / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible			
5	8425521	D5020	**Primary Transformer**	Dry, Property-Owned, 500 KVA	500 KVA	East High School / STEM Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible			
6	8339607	D5020	**Secondary Transformer**	Dry, Stepdown, 30 KVA	30 KVA	East High School / Main Building		Square D	Illegible	Illegible			
7	8453001	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	East High School / STEM Building	Utility room	General Electric	9T23 B 3873	No dataplate			
8	8195947	D5020	**Secondary Transformer**	Dry, Stepdown	300 KVA	East High School / Main Building	Mechanical Room	Westinghouse	V48M28T55G	J92C1730			

9	8195957	D5020	**Secondary Transformer**	Dry, Stepdown	300 KVA	East High School / Main Building	Mechanical Room	Westinghouse	V48M28133K	J92C0994			
10	8425497	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	East High School / STEM Building	Classrooms Industrial Arts	General Electric	9T23 B 38761	No dataplate	2015		
11	8425516	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	East High School / STEM Building	Mechanical Room	Acme Electric Corporation	T-1A- 53312-35	Illegible			
12	8195965	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	East High School / Main Building	Mechanical Room	Square D	30T3HIS	33349-17212-056			
13	8425463	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	East High School / STEM Building	Mechanical Room	Federal Pacific	T4T45	Illegible			2
14	8425482	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	East High School / STEM Building	Classrooms Industrial Arts	Inaccessible	Inaccessible	Inaccessible			
15	8196004	D5020	**Switchboard**	277/480 V	2000 AMP	East High School / Main Building	Mechanical Room	Westinghouse	CW01373		1992		
16	8425429	D5020	**Switchboard**	277/480 V	3000 AMP	East High School / STEM Building	Mechanical Room	General Electric	No dataplate	No dataplate			
17	8425472	D5020	**Switchboard**	277/480 V	800 AMP	East High School / STEM Building	Mechanical Room	General Electric	No dataplate	No dataplate			
18	8425490	D5020	**Switchboard**	277/480 V	3000 AMP	East High School / STEM Building	Mechanical Room	GE	80088	No dataplate			
19	8195961	D5020	**Switchgear**	277/480 V	2000 AMP	East High School / Main Building	Mechanical Room	Westinghouse	No dataplate	No dataplate	1995		
20	8195983	D5020	**Distribution Panel**	120/208 V	600 AMP	East High School / Main Building	Mechanical Room	Square D	LOOOOSOLOZELLIZZL				2
21	8195992	D5020	**Distribution Panel**	120/208 V	300 AMP	East High School / Main Building	Mechanical Room	Square D	216520390180001	No dataplate			

22	8425475	D5020	**Distribution Panel**	120/240 V	400 AMP	East High School / STEM Building	Classrooms Industrial Arts	GE	A Series	No dataplate	2020		2
23	8425433	D5020	**Distribution Panel**	120/240 V	225 AMP	East High School / STEM Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
24	8195995	D5020	**Distribution Panel**	120/240 V	200 AMP	East High School / Main Building	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate	2000		10
25	8195989	D5020	**Distribution Panel**	277/480 V	600 AMP	East High School / Main Building	Mechanical Room	Westinghouse	PRL2	No dataplate			
26	8195990	D5020	**Motor Control Center**	w/ Main Breaker	600 AMP	East High School / Main Building	Mechanical Room	Westinghouse	A201S7CJ FO5-92	No dataplate			
27	8196001	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 15 HP	1200 CFM	East High School / Main Building	Mechanical Room	Emerson	Affinity	No dataplate	2010		2
28	8195971	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		East High School / Main Building	Throughout Building						42
29	8425479	D5040	**Emergency & Exit Lighting**	Exit Sign/Emergency Combo, LED		East High School / STEM Building	Hallways & Common Areas						18
30	8425491	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 400 W		East High School / STEM Building	Building Exterior						12

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8425510	D7050	**Fire Alarm Panel**	Fully Addressable		East High School / STEM Building	Office Areas	Honeywell	Fire-Lite	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8425499	E1010	**Vehicle Lift**	2-Post	15000 LB	East High School / STEM Building	Site	No dataplate	No dataplate	No dataplate	2019		2

2	8425456	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl	East High School / STEM Building	Kitchen				2020	
3	8322543	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl	East High School / Main Building	Kitchen				2010	
4	8322536	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl	East High School / Main Building	Kitchen				2010	2
5	8425460	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl	East High School / STEM Building	Kitchen					
6	8322533	E1030	**Foodservice Equipment**	Convection Oven, Double	East High School / Main Building	Kitchen	Blodgett	Inaccessible	Inaccessible		4
7	8322526	E1030	**Foodservice Equipment**	Convection Oven, Double	East High School / Main Building	Kitchen	Duke	E102- G	20 - JGJF - 0120		
8	8425477	E1030	**Foodservice Equipment**	Convection Oven, Single	East High School / STEM Building	Kitchen	Vulcan	Inaccessible	Inaccessible		
9	8425446	E1030	**Foodservice Equipment**	Deep Fryer	East High School / STEM Building	Kitchen	GE	Illegible	Illegible	1976	2
10	8425507	E1030	**Foodservice Equipment**	Dishwasher Commercial	East High School / STEM Building	Kitchen	Hobart	AM15	231194461		
11	8322528	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	East High School / Main Building	Kitchen	CaptiveAire Systems	6024ND	No dataplate		2
12	8322531	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	East High School / Main Building	Kitchen	ACCUTEMP	SNH-20-01	22725		
13	8322540	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	East High School / Main Building	Kitchen	FWE	Inaccessible	Inaccessible		
14	8425489	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	East High School / STEM Building	Kitchen	Crew Cor	121PHUA11B	No dataplate		

15	8425525	E1030	**Foodservice Equipment**	Griddle	East High School / STEM Building	Kitchen	EmberCo	Inaccessible	Inaccessible			
16	8425437	E1030	**Foodservice Equipment**	Icemaker, Freestanding	East High School / STEM Building	Kitchen	Ice-O-Matic	CIM0430HA5	21111280011419	2020		
17	8322535	E1030	**Foodservice Equipment**	Icemaker, Freestanding	East High School / Main Building	Kitchen	Manitowoc	QY0454A	0310631			
18	8322537	E1030	**Foodservice Equipment**	Microwave Commercial	East High School / Main Building	Kitchen	Panasonic	NN-SD987S	6A63110128			
19	8425435	E1030	**Foodservice Equipment**	Mixer, Freestanding	East High School / STEM Building	Kitchen	Hobart	D -300	11-126-506			
20	8425459	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	East High School / STEM Building	Kitchen	Centerline	CLPT-6024-SD-MT	23100279			
21	8322539	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	East High School / Main Building	Kitchen	Delfield	F160S120	1205150000775			3
22	8425443	E1030	**Foodservice Equipment**	Range, 2-Burner	East High School / STEM Building	Kitchen	Wolf	EV36S -2HT12G240	481927455	2020		2
23	8322532	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner	East High School / Main Building	Kitchen	Sunfire	Inaccessible	Inaccessible			
24	8425496	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner w/ Griddle	East High School / STEM Building	Kitchen	Vulcan	Inaccessible	Inaccessible			
25	8425452	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	East High School / STEM Building	Kitchen	Taulsen	G22010	21J01890			
26	8322530	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	East High School / Main Building	Kitchen	MasterBuilt	R72S	R72S - 12070012			
27	8425471	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	East High School / STEM Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			

28	8425531	E1030	**Foodservice Equipment**	Sink, 3-Bowl	East High School / Main Building	Kitchen					3
29	8322541	E1030	**Foodservice Equipment**	Steamer, Freestanding	East High School / Main Building	Kitchen	Delfield	Illegible	Illegible		3
30	8322527	E1030	**Foodservice Equipment**	Walk-In, Freezer	East High School / Main Building	Kitchen	American Panel	FW3676.11TNWNL	35347	2010	
31	8322534	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	East High School / Main Building	Kitchen	Hobart	W	53 280644	2010	
32	8425524	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	East High School / STEM Building	Hallways & Common Areas					