

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Egypt Elementary
4160 Karen Cove
Memphis, Tennessee 38128

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August 27, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	3
Main Address	4160 Karen Cove, Memphis, Tennessee 38128
Site Developed	1963
Site Area	3.85 acres (estimated)
Parking Spaces	50 total spaces all in open lots; 1 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 27, 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)	Gary Nelson 901-503-8314
Assessment and Report Prepared By	Christopher Mosley
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Egypt Elementary School was originally constructed in 1963. The gymnasium and annex building were later added between 1963 and 1976. Since the time of construction or acquisition, the facility has not been significantly renovated.

Architectural

Throughout the years the facility has been well maintained due good maintenance practices. The facility appears to be structurally sound with no structural related deficiencies reported or observed. The exterior finishes consist of brick and concrete superstructure. On the east side of the main building there is a small wall with significant cracking and missing mortar. It was reported that the roof periodically leaks in isolated areas when it rains hard. The VCT tiles are in fair condition with some cracking isolated areas. Also, the VCT flooring contains 9x9 asbestos tiles in the hallways, cafeteria, and other rooms throughout the facility. Replacement will be needed in the future. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been well maintained. The HVAC equipment varies in age and condition throughout the facilities. The components consist of boilers, an air-cooled chiller, air handlers, packaged unit's unit ventilators and split systems for heating and cooling. It was reported that a new HVAC replacement project is planned for the near future.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. The hot water is supplied by gas and electric water heaters.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The of the facilities have distribution panels being fed from the switchboard in the main building.

The fire alarm system adequately serves the entire facility and is planned for replacement in 2024. A facility-wide fire suppression system is not present, the facilities fire suppression is limited to individual fire extinguishers. Installation is highly recommended. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

The overall landscaping of the site has been well maintained. The asphalt paved parking lots, and driveways have surface cracking and potholes throughout in surface. In addition, Sections of the concrete sidewalks and curbs are severely cracked. Continued routine maintenance is recommended.

Recommended Additional Studies

The VCT flooring is in poor condition. Throughout the hallways and various rooms, it was reported that there is 9x9 asbestos tiles in the facility A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the asbestos tiles is also included.

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
Egypt Elementary / Annex Building (1963)	\$400	9,907	\$3,962,800	0.0%	0.0%	0.0%	5.3%
Egypt Elementary / Gymnasium (1963)	\$400	5,300	\$2,120,000	0.0%	0.2%	0.2%	5.7%
Egypt Elementary / Main Building (1963)	\$400	40,000	\$16,000,000	0.1%	0.6%	1.0%	18.9%

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.

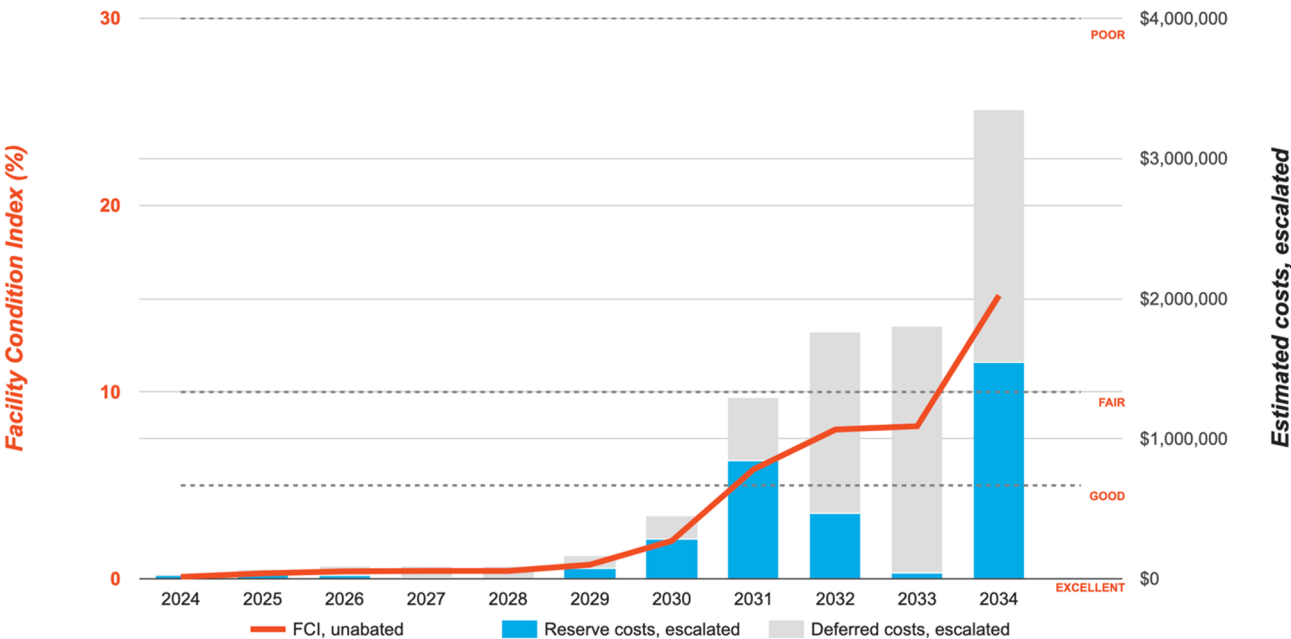
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Egypt Elementary

Replacement Value: \$22,082,800

Inflation Rate: 3.0%

Average Needs per Year: \$304,400



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	-	-	-	\$5,500	\$7,400	\$13,000
Facade	\$18,700	-	-	\$22,600	\$1,292,700	\$1,334,000
Roofing	-	-	-	\$591,300	\$284,100	\$875,400
Interiors	-	-	-	\$479,000	\$821,000	\$1,300,000
Plumbing	-	-	\$1,000	\$81,200	\$1,018,400	\$1,100,600
HVAC	-	\$36,100	\$44,300	\$885,800	\$1,020,000	\$1,986,200
Fire Protection	-	-	-	\$7,600	\$11,700	\$19,300
Electrical	-	-	-	\$441,400	\$46,900	\$488,300
Fire Alarm & Electronic Systems	-	-	-	\$247,000	-	\$247,000
Equipment & Furnishings	-	-	\$33,400	\$184,600	\$93,200	\$311,200
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	-	\$28,700	-	\$121,400	\$34,600	\$184,800
Site Development	-	-	-	\$81,400	\$31,500	\$112,900
Site Utilities	-	-	-	\$32,300	-	\$32,300
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS (3% inflation)	\$23,700	\$64,800	\$78,700	\$3,181,200	\$4,661,500	\$8,009,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Egypt Elementary / Main Building	3	\$23,700
Total	3	\$23,700

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8109969	Egypt Elementary / Main Building	Building Exterior	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
8109939	Egypt Elementary / Main Building	Site	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$16,500
8109976	Egypt Elementary / Main Building	Throughout Building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
Total (3 items)							\$23,700

Key Findings



Exterior Walls in Poor condition.

Brick
Main Building Egypt Elementary Site

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

The small brick wall has cracking and missing mortar. - AssetCALC ID: 8109939



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Main Building Egypt Elementary Building
Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2024**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Cost allowance for repairs of broken brick - AssetCALC ID: 8109969



Parking Lots in Poor condition.

Curb and Gutter, Concrete
Main Building Egypt Elementary Site

Uniformat Code: G2020
Recommendation: **Repair in 2025**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Some sections of the curbs are broken and heavily deteriorated - AssetCALC ID: 8109934



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Main Building Egypt Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Cost allowance for repairs of the cracked side walks - AssetCALC ID: 8109928



Make-Up Air Unit in Poor condition.

MUA or MAU
Main Building Egypt Elementary Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

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The unit is in poor condition - AssetCALC ID: 8109931



Recommended Follow-up Study: Environmental, Asbestos (ACM) and Lead Base Paint (LBP)

Environmental, Asbestos (ACM) and Lead Base Paint (LBP)
Main Building Egypt Elementary Throughout Building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

\$\$\$\$

It was reported that the VCT tiles are asbestos - AssetCALC ID: 8109976

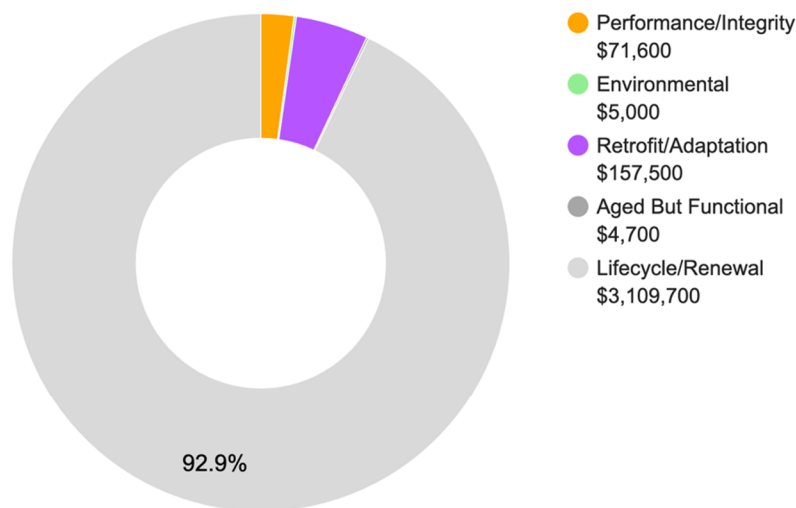
Plan Types

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)



10-YEAR TOTAL: \$3,348,500

2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1963	
Building/Group Size	40000 SF	
Number of Stories	2 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 Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted lath and plaster, painted CMU, ceramic tile and Unfinished Floors: VCT, ceramic tile and quarry tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper, Galvanized iron supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chiller Non-Central System: Packaged units and unit ventilators Supplemental components Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Main Building: Systems Summary

Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Possible Asbestos VCT tiles and cracked and broken brick exterior wall	

3. Annex Building



Annex Building: Systems Summary

Constructed/Renovated	1963	
Building Size	9907 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 Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron 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	Fair

Annex Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent and CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Gymnasium



Gymnasium: Systems Summary

Constructed/Renovated	1963	
Building Size	5300 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 Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted CMU Floors: VCT and ceramic tile Ceilings: Painted lath and plaster and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pump and Furnace with split-system condensing unit	Fair

Gymnasium: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. 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	Property entrance signage; chain link fencing Playgrounds, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters. Irrigation not present Timber retaining walls. Low to moderate site slopes throughout y	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide Building-mounted: LED and halogen	Fair
Ancillary Structures	Prefabricated modular buildings	Poor
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Surface cracking and potholes, cracked sidewalks and broken curbs	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

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 tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 1963 with additional buildings added and renovated in phases over time.

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 Egypt Elementary, 4160 Karen Cove, Memphis, Tennessee 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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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 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW

Photographic Overview



7 - LOBBY



8 - OFFICE AREA



9 - TEACHERS LOUNGE



10 - LIBRARY



11 - CLASSROOM



12 - CLASSROOM

Photographic Overview



13 - MUSIC ROOM



14 - GYMNASIUM



15 - CAFETERIA



16 - KITCHEN



17 - STAGE



18 - UTILITY ROOM

Photographic Overview



19 - PLUMBING FIXTURES



20 - MECHANICAL ROOM



21 - SWITCHBOARD



22 - PROPERTY SIGNAGE



23 - GENERAL LANDSCAPING



24 - PLAYGROUND EQUIPMENT



Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-094.354	Egypt Elementary	
	Source	On-Site Date	
	Google	August 27, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Egypt Elementary
Name of person completing form: Gary Nelson
Title / Association w/ property: 901-503-8314
Length of time associated w/ property: 1 year
Date Completed: 8/27/2024
Phone Number: 901-503-8314
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1963	Renovated	
2	Building size in SF	40,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Sept 1 new fire alarm system and new HVAC is planned for the year		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Asbestos tiles throughout the building		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				There are a few roof leaks when it rains
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?					
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				2 rooms 302 and 409;407
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			✗		
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Egypt Elementary

BV Project Number: 163745.23R000-094.354

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

Egypt Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms			Pipes are not wrapped	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools				✗
Other	NA			

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

Egypt Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

Egypt Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Egypt Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Throughout Building	Good	Stairs, Metal, Interior, Refinish	3,000 SF	7	8109918
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	2	0	8109969
B2010	Building Exterior	Fair	Exterior Walls, Brick	18,900 SF	30	8109927
B2010	Building Exterior	Fair	Exterior Walls, Concrete	8,400 SF	30	8109959
B2010	Site	Poor	Exterior Walls, Brick, Repair/Repoint	500 SF	0	8109939
B2020	Building Exterior	Fair	Glazing, any type, by SF	12,600 SF	15	8109946
B2020	Cafeteria	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	15	8109949
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	12	8109965
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	8109955
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	10	8109950
B2080	Roof	Fair	Awning, Metal, per SF of awning	3,000 SF	20	8109917
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	40,000 SF	10	8109878
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Brick	6,000 SF	25	8109943
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	40	20	8109913
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	20	20	8109970
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,200 SF	11	8109968
C1090	Restrooms	Fair	Toilet Partitions, Wood	20	7	8109958
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	42,000 SF	6	8109908
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,000 SF	11	8109962
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	16,000 SF	7	8109963
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	4,000 SF	20	8109945
C2030	Throughout Building	Fair	Flooring, Quarry Tile	4,000 SF	21	8109886
C2030		Fair	Flooring, Vinyl Tile (VCT)	16,000 SF	7	8109954
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,800 SF	6	8109891
Plumbing						
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	15	12	8109952
D2010	Commercial Kitchen	Fair	Backflow Preventer, Domestic Water	1	10	8109892

Component Condition Report | Egypt Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	15	8109920
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	8109901
D2010	Restrooms	Fair	Urinal, Standard	1	15	8109885
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	40,000 SF	20	8109938
D2010	Site Utility Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	8109915
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	15	8109868
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	10	8109964
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	20	15	8109874
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	10	8109890
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	10	8109888
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	7	8109975
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	8	8109953
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	8	8109942
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	16	8109916
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	30	7	8109870
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	11	8109944
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	1	8	8109872
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU1]	1	9	8109960
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8109923
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	40,000 SF	20	8109925
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	8109973
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	10	8109889
D3050	Roof	Poor	Make-Up Air Unit, MUA or MAU	1	1	8109931
D3050	Throughout Building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU -6]	1	10	8109898
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MUA-2]	1	5	8109930
D3050	Throughout Building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	10	8109911
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	9	8109906
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	7	8109972
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [Kit EX]	1	10	8109914
Fire Protection						
D4010	Commercial Kitchen	Fair	Backflow Preventer, Fire Suppression	1	15	8109971

Component Condition Report | Egypt Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Cafeteria	Fair	Backflow Preventer, Fire Suppression	1	15	8109951
Electrical						
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	6	8109926
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V [KB-1]	1	10	8109967
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V [KB-2]	1	10	8109894
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	10	8109881
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,000 SF	26	8109875
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	10	8109937
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	40,000 SF	10	8109896
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	8109899
Fire Alarm & Electronic Systems						
D7050	Office Areas	Fair	Fire Alarm Panel, Multiplex	1	7	8109871
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	40,000 SF	10	8109961
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	8109897
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	14	8109873
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	8109919
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	10	8109904
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8109902
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	8109922
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8109929
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	8109879
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	8109974
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8109884
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	8109935
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8109910
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	6	8109895
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	8109903
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	8109909
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8109936
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8109905
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	8109907

Component Condition Report | Egypt Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	8109956
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8109940
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8109883
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	11	8109966
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8109947
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8109933
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8109921
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	7	8109941
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,300 SF	25	8109869
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Curb & Gutter, Concrete, Repair	200 LF	1	8109934
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	2	8109867
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	7	8109893
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	8109928
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	8109912
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,200 SF	10	8109924
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	3	10	8109957
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	100 LF	20	8109900
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	7	8109887
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	8109932
Follow-up Studies						
P2030	Throughout Building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8109976

Component Condition Report | Egypt Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	7,600 SF	25	8111190
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	15	8111182
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	26	8111164

Component Condition Report | Egypt Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	9,907 SF	15	8111163
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	11	8111174
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	25	20	8111179
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,500 SF	11	8111166
C1090	Restrooms	Fair	Toilet Partitions, Wood	8	10	8111175
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	8,900 SF	6	8111184
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	1,800 SF	20	8111159
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	7,100 SF	8	8111160
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,900 SF	7	8111167
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	3	15	8111187
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	8111188
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Commercial (12 kW)	1	20	8111158
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	13	8111172
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	15	8111168
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	8111180
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	8111177
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8111176
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8111169
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8111181
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8111165
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	8111178
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8111186
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	8111170
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Backflow Preventer, Fire Suppression	1	15	8111161
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,907 SF	21	8111183
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	8111185

Component Condition Report | Egypt Elementary / Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,907 SF	10	8111173
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,907 SF	8	8111189
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,907 SF	10	8111162
Sitework						
G2060	Site	Fair	Retaining Wall, Treated Timber	500 SF	10	8111171

Component Condition Report | Egypt Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	4,700 SF	21	8111133
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,200 SF	15	8111141
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	15	8111138
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	21	8111147
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,300 SF	16	8111134
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	20	8111139
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,600 SF	6	8111140
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,100 SF	15	8111132
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	4,200 SF	7	8111135
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,300 SF	6	8111146
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	11	8111142
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	8111148
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	3	8111130
D2010	Site Utility Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	13	8111143
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	8111151
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	8111155
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	8111129
HVAC						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	8111136


Component Condition Report | Egypt Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8111156
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	7	8111131
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,300 SF	11	8111145
D3050	Site Utility Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	15	8111137
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,300 SF	10	8111153
Electrical						
D5020	Multi-Purpose Room	Fair	Distribution Panel, 120/208 V	1	10	8111144
D5040	Throughout Building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	25	11	8111154
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,300 SF	11	8111152
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	5,300 SF	6	8111149
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,300 SF	8	8111150

Appendix F:

Replacement Reserves



Replacement Reserves Report																																			
10/1/2024																																			
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												
Egypt Elementary		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Egypt Elementary / Annex Building		\$0	\$0	\$0	\$0	\$0	\$0	\$24,896	\$4,674	\$70,070	\$0	\$110,464	\$40,074	\$0	\$5,287	\$0	\$223,844	\$53,517	\$6,281	\$0	\$65,756	\$112,521	\$717,383												
Egypt Elementary / Gymnasium		\$0	\$0	\$0	\$4,699	\$0	\$0	\$32,120	\$58,296	\$10,071	\$0	\$15,685	\$89,629	\$0	\$3,524	\$0	\$183,996	\$128,216	\$0	\$7,320	\$0	\$8,669	\$542,226												
Egypt Elementary / Main Building		\$23,700	\$42,230	\$22,544	\$0	\$0	\$74,008	\$224,243	\$782,507	\$390,672	\$39,143	\$1,418,369	\$786,660	\$43,700	\$0	\$6,958	\$1,248,929	\$177,320	\$26,032	\$0	\$0	\$1,443,263	\$6,750,279												
Grand Total		\$23,700	\$42,230	\$22,544	\$4,699	\$0	\$74,008	\$281,259	\$845,477	\$470,813	\$39,143	\$1,544,518	\$916,363	\$43,700	\$8,811	\$6,958	\$1,656,769	\$359,053	\$32,313	\$7,320	\$65,756	\$1,564,454	\$8,009,888												
Egypt Elementary																																			
Egypt Elementary / Annex 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		
B2020	Building Exterior	8111182	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	15	15	10	EA	\$950.00	\$9,500																\$9,500						\$9,500		
B3010	Roof	8111163	Roofing, Single-Ply Membrane, EPDM, Replace		20	5	15	9907	SF	\$11.00	\$108,977																\$108,977						\$108,977		
B3020	Roof	8111174	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	9	11	300	LF	\$9.00	\$2,700												\$2,700										\$2,700		
C1030	Throughout Building	8111179	Interior Door, Wood, Solid-Core, Replace		40	20	20	25	EA	\$700.00	\$17,500																			\$17,500			\$17,500		
C1070	Throughout Building	8111166	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	14	11	7500	SF	\$3.50	\$26,250												\$26,250										\$26,250		
C1090	Restrooms	8111175	Toilet Partitions, Wood, Replace		20	10	10	8	EA	\$500.00	\$4,000											\$4,000											\$4,000		
C2010	Throughout Building	8111184	Wall Finishes, any surface, Prep & Paint		10	4	6	8900	SF	\$1.50	\$13,350							\$13,350										\$13,350						\$26,700	
C2030	Throughout Building	8111159	Flooring, Ceramic Tile, Replace		40	20	20	1800	SF	\$18.00	\$32,400																				\$32,400			\$32,400	
C2030	Throughout Building	8111160	Flooring, Vinyl Tile (VCT), Replace		15	7	8	7100	SF	\$5.00	\$35,500									\$35,500														\$35,500	
C2050	Throughout Building	8111167	Ceiling Finishes, any flat surface, Prep & Paint		10	3	7	1900	SF	\$2.00	\$3,800								\$3,800										\$3,800						\$7,600
D2010	Utility Rooms/Areas	8111158	Water Heater, Electric, Commercial (12 kW), Replace		20	0	20	1	EA	\$12,400.00	\$12,400																				\$12,400			\$12,400	
D2010	Throughout Building	8111172	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	2	13	3	EA	\$1,200.00	\$3,600														\$3,600									\$3,600	
D2010	Restrooms	8111187	Urinal, Standard, Replace		30	15	15	3	EA	\$1,100.00	\$3,300																\$3,300							\$3,300	
D2010	Utility Rooms/Areas	8111188	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	20	15	1	EA	\$1,400.00	\$1,400																\$1,400							\$1,400	
D2010	Restrooms	8111168	Toilet, Commercial Water Closet, Replace		30	15	15	8	EA	\$1,300.00	\$10,400																\$10,400							\$10,400	
D2010	Throughout Building	8111180	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	6	EA	\$1,500.00	\$9,000																\$9,000							\$9,000	
D3050	Roof	8111178	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	14	6	1	EA	\$7,500.00	\$7,500							\$7,500																\$7,500	
D3050	Roof	8111177	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$20,000.00	\$20,000																	\$20,000						\$20,000	
D3050	Roof	8111176	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8111169	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8111165	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8111181	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3050	Roof	8111186	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	1	19	1	EA	\$7,500.00	\$7,500																				\$7,500			\$7,500	
D3060	Roof	8111170	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	10	10	1	EA	\$1,400.00	\$1,400											\$1,400												\$1,400	
D4010	Utility Rooms/Areas	8111161	Backflow Preventer, Fire Suppression, Replace		30	15	15	1	EA	\$1,100.00	\$1,100																\$1,100							\$1,100	
D5040	Building Exterior	8111185	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	4	EA	\$600.00	\$2,400											\$2,400												\$2,400	
D5040	Throughout Building	8111173	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	9907	SF	\$4.50	\$44,582											\$44,582												\$44,582	
D7030	Throughout Building	8111189	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	7	8	9907	SF	\$2.00	\$19,814									\$19,814														\$19,814	
D7050	Throughout Building	8111162	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	10	10	9907	SF	\$2.00	\$19,814											\$19,814												\$19,814	
G2060	Site	8111171	Retaining Wall, Treated Timber, Replace		25	15	10	500	SF	\$20.00	\$10,000											\$10,000												\$10,000	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$20,850	\$3,800	\$55,314	\$0	\$82,196	\$28,950	\$0	\$3,600	\$0	\$143,677	\$33,350	\$3,800	\$0	\$37,500	\$62,300	\$475,337		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$24,896	\$4,674	\$70,070	\$0	\$110,464	\$40,074	\$0	\$5,287	\$0	\$223,844	\$53,517	\$6,281	\$0	\$65,756	\$112,521	\$717,383		
Egypt Elementary / Gymnasium																																			
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030																	

Replacement Reserves Report



10/1/2024

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							
D2010	Restrooms	8111155	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	19	11	5	EA	\$1,500.00	\$7,500												\$7,500										\$7,500							
D2010	Site Utility Areas	8111143	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	2	13	2	EA	\$1,200.00	\$2,400														\$2,400								\$2,400							
D2010	Restrooms	8111151	Toilet, Commercial Water Closet, Replace		30	15	15	3	EA	\$1,300.00	\$3,900																\$3,900						\$3,900							
D3030	Building Exterior	8111136	Split System, Condensing Unit/Heat Pump, Replace		15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400																\$3,400		\$6,800							
D3030	Building Exterior	8111156	Split System, Condensing Unit/Heat Pump, Replace		15	8	7	1	EA	\$17,200.00	\$17,200								\$17,200														\$17,200							
D3050	Utility Rooms/Areas	8111131	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	18	7	1	EA	\$9,200.00	\$9,200								\$9,200														\$9,200							
D3050	Throughout Building	8111145	HVAC System, Ductwork, Medium Density, Replace		30	19	11	5300	SF	\$4.00	\$21,200												\$21,200										\$21,200							
D3050	Site Utility Areas	8111137	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	10	15	1	EA	\$22,000.00	\$22,000																\$22,000						\$22,000							
D4010	Throughout Building	8111153	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	15	10	5300	SF	\$1.07	\$5,671												\$5,671										\$5,671							
D5020	Multi-Purpose Room	8111144	Distribution Panel, 120/208 V, Replace		30	20	10	1	EA	\$6,000.00	\$6,000												\$6,000										\$6,000							
D5040	Throughout Building	8111154	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	9	11	25	EA	\$400.00	\$10,000												\$10,000										\$10,000							
D5040	Throughout Building	8111152	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	9	11	5300	SF	\$4.50	\$23,850												\$23,850										\$23,850							
D7030	Throughout Building	8111149	Security/Surveillance System, Full System Installation, Average Density, Install		15	9	6	5300	SF	\$3.00	\$15,900							\$15,900															\$15,900							
D7050	Throughout Building	8111150	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	12	8	5300	SF	\$1.50	\$7,950									\$7,950													\$7,950							
Totals, Unescalated												\$0	\$0	\$0	\$4,300	\$0	\$0	\$26,900	\$47,400	\$7,950	\$0	\$11,671	\$64,750	\$0	\$2,400	\$0	\$118,100	\$79,900	\$0	\$4,300	\$0	\$4,800						\$372,471		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$4,699	\$0	\$0	\$32,120	\$58,296	\$10,071	\$0	\$15,685	\$89,629	\$0	\$3,524	\$0	\$183,996	\$128,216	\$0	\$7,320	\$0	\$8,669								\$542,226

Egypt Elementary / Main Building

Form	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080		Throughout Building	8109918	Stairs, Metal, Interior, Refinish		10	3	7	3000	SF	\$1.50	\$4,500								\$4,500										\$4,500				\$9,000	
B2010		Site	8109939	Exterior Walls, Brick, Repair/Repoint		0	0	0	500	SF	\$33.00	\$16,500	\$16,500																					\$16,500	
B2010		Building Exterior	8109969	Exterior Walls, any type, Repairs per Man-Day, Repair		0	0	0	2	EA	\$1,100.00	\$2,200	\$2,200																					\$2,200	
B2020		Building Exterior	8109946	Glazing, any type, by SF, Replace		30	15	15	12600	SF	\$55.00	\$693,000																\$693,000						\$693,000	
B2020		Cafeteria	8109949	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	5	15	2	EA	\$1,200.00	\$2,400																\$2,400						\$2,400	
B2050		Building Exterior	8109950	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace		30	20	10	8	EA	\$2,100.00	\$16,800											\$16,800											\$16,800	
B2050		Building Exterior	8109965	Exterior Door, Wood, Solid-Core, Replace		25	13	12	2	EA	\$700.00	\$1,400												\$1,400										\$1,400	
B2050		Building Exterior	8109955	Exterior Door, Steel, Standard, Replace		30	15	15	6	EA	\$600.00	\$3,600															\$3,600							\$3,600	
B2080		Roof	8109917	Awning, Metal, per SF of awning, Replace		40	20	20	3000	SF	\$15.00	\$45,000																			\$45,000			\$45,000	
B3010		Roof	8109878	Roofing, Single-Ply Membrane, EPDM, Replace		20	10	10	40000	SF	\$11.00	\$440,000											\$440,000											\$440,000	
C1030		Throughout Building	8109913	Interior Door, Wood, Solid-Core, Replace		40	20	20	40	EA	\$700.00	\$28,000																			\$28,000			\$28,000	
C1030		Throughout Building	8109970	Interior Door, Steel, Standard, Replace		40	20	20	20	EA	\$600.00	\$12,000																			\$12,000			\$12,000	
C1070		Throughout Building	8109968	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	14	11	25200	SF	\$3.50	\$88,200												\$88,200										\$88,200	
C1090		Restrooms	8109958	Toilet Partitions, Wood, Replace		20	13	7	20	EA	\$500.00	\$10,000								\$10,000														\$10,000	
C2010		Restrooms	8109962	Wall Finishes, Ceramic Tile, Replace		40	29	11	6000	SF	\$18.00	\$108,000												\$108,000										\$108,000	
C2010		Throughout Building	8109908	Wall Finishes, any surface, Prep & Paint		10	4	6	42000	SF	\$1.50	\$63,000							\$63,000									\$63,000							\$126,000
C2030		Throughout Building	8109945	Flooring, Ceramic Tile, Replace		40	20	20	4000	SF	\$18.00	\$72,000																			\$72,000				\$72,000
C2030		Throughout Building	8109963	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace		15	8	7	16000	SF	\$8.00	\$128,000								\$128,000															\$128,000
C2030		Main Building	8109954	Flooring, Vinyl Tile (VCT), Replace		15	8	7	16000	SF	\$5.00	\$80,000								\$80,000															\$80,000
C2050		Throughout Building	8109891	Ceiling Finishes, any flat surface, Prep & Paint		10	4	6	10800	SF	\$2.00	\$21,600							\$21,600									\$21,600							\$43,200
D2010		Mechanical Room	8109964	Water Heater, Gas, Commercial (400 MBH), Replace		20	10	10	1	EA	\$22,000.00	\$22,000											\$22,000											\$22,000	
D2010		Mechanical Room	8109890	Water Heater, Gas, Commercial (400 MBH), Replace		20	10	10	1	EA	\$22,000.00	\$22,000											\$22,000											\$22,000	
D2010		Commercial Kitchen	8109892	Backflow Preventer, Domestic Water, Replace		30	20	10	1	EA	\$1,100.00	\$1,100											\$1,100											\$1,100	
D2010		Utility Rooms/Areas	8109901	Backflow Preventer, Domestic Water, Replace		30	15	15	1	EA	\$1,100.00	\$1,100																\$1,100							\$1,100
D2010		Throughout Building	8109938	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	40000	SF	\$11.00	\$440,000																			\$440,000				\$440,000
D2010		Throughout Building	8109952	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	3	12	15	EA	\$1,200.00	\$18,000												\$18,000										\$18,000	
D2010		Throughout Building	8109920	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	15	EA	\$1,500.00	\$22,500																\$22,500							\$22,500
D2010		Site Utility Areas	8109915	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	20	15	3	EA	\$1,400.00	\$4,200																\$4,200							\$4,200
D2010		Restrooms	8109868	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	15	15	4	EA	\$2,500.00	\$10,000																\$10,000							\$10,000
D2010		Throughout Building	8109874	Toilet, Commercial Water Closet, Replace		30	15	15	20	EA	\$1,300.00	\$26,000																\$26,000							\$26,000
D2010		Restrooms	8109885	Urinal, Standard, Replace		30	15	15	1	EA	\$1,100.00	\$1,100																\$1,100							\$1,100
D2060		Mechanical Room	8109975	Air Compressor, Tank-Style, Replace		20	13	7	1	EA	\$10,600.00	\$10,600								\$10,600															\$10,600
D2060		Mechanical Room	8109888	Supplemental Components, Compressed Air Dryer, Process Support, Replace		20	10	10	1	EA	\$5,600.00	\$5,600											\$5,600												\$5,600
D3020		Mechanical Room	8109953	Boiler, Gas, HVAC, Replace		30	22	8	1	EA	\$135,000.00	\$135,000									\$135,000														\$135,000
D3020		Mechanical Room	8109942	Boiler, Gas, HVAC, Replace		30	22	8	1	EA	\$135,000.00	\$135,000									\$135,000														\$135,000
D3020		Mechanical Room	8109916	Boiler Supplemental Components, Expansion Tank, Replace		40	24	16	1	EA	\$4,400.00	\$4,400																	\$4,400						\$4,400
D3030		Building Exterior	8109944	Chiller, Air-Cooled, Replace		25	14	11	1	EA	\$350,000.00	\$350,000												\$350,000											\$350,000
D3030		Throughout Building	8109870	Unit Ventilator, approx/nominal 2 Ton, Replace		20	13	7	30	EA	\$7,400.00	\$222,000								\$222,000															\$222,000

Replacement Reserves Report



10/1/2024

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D3030		Throughout Building		8109872	Unit Ventilator, approx/nominal 2 Ton, Replace	20	12	8	1	EA	\$7,400.00	\$7,400									\$7,400												\$7,400			
D3050		Mechanical Room		8109972	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	18	7	1	EA	\$22,000.00	\$22,000							\$22,000														\$22,000			
D3050		Mechanical Room		8109973	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$22,000.00	\$22,000								\$22,000													\$22,000			
D3050		Throughout Building		8109925	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	40000	SF	\$5.00	\$200,000																			\$200,000		\$200,000			
D3050		Roof		8109931	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	\$35,000.00	\$35,000		\$35,000																			\$35,000			
D3050		Roof		8109930	Make-Up Air Unit, MUA or MAU, Replace	20	15	5	1	EA	\$35,000.00	\$35,000					\$35,000																	\$35,000		
D3050		Roof		8109923	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000		
D3050		Roof		8109960	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000		
D3050		Roof		8109906	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000		
D3050		Throughout Building		8109898	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$25,000.00	\$25,000										\$25,000												\$25,000		
D3050		Throughout Building		8109911	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000		
D3050		Roof		8109889	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$25,000.00	\$25,000										\$25,000												\$25,000		
D3060		Roof		8109914	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	10	10	1	EA	\$4,000.00	\$4,000										\$4,000												\$4,000		
D4010		Commercial Kitchen		8109971	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																	\$3,200						\$3,200	
D4010		Cafeteria		8109951	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																	\$3,200						\$3,200	
D5020		Mechanical Room		8109926	Switchboard, 120/208 V, Replace	40	34	6	1	EA	\$80,000.00	\$80,000							\$80,000																\$80,000	
D5020		Throughout Building		8109967	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$6,000.00	\$6,000										\$6,000													\$6,000	
D5020		Mechanical Room		8109894	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$6,000.00	\$6,000										\$6,000													\$6,000	
D5020		Mechanical Room		8109881	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$7,000.00	\$7,000										\$7,000													\$7,000	
D5040		Building Exterior		8109899	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	\$600.00	\$2,400										\$2,400													\$2,400	
D5040		Building Exterior		8109937	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	5	EA	\$600.00	\$3,000										\$3,000													\$3,000	
D5040		Throughout Building		8109896	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	40000	SF	\$4.50	\$180,000										\$180,000													\$180,000	
D7050		Office Areas		8109871	Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,000.00	\$4,000								\$4,000															\$4,000	
D7050		Throughout Building		8109961	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	40000	SF	\$3.00	\$120,000										\$120,000													\$120,000	
E1030		Kitchen		8109936	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280											\$8,280						\$16,560	
E1030		Kitchen		8109907	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	\$2,000.00	\$2,000						\$2,000											\$2,000						\$4,000	
E1030		Kitchen		8109884	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280											\$8,280						\$16,560	
E1030		Kitchen		8109921	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280											\$8,280						\$16,560	
E1030		Kitchen		8109902	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	\$2,000.00	\$2,000						\$2,000											\$2,000						\$4,000	
E1030		Kitchen		8109947	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700																\$1,700	
E1030		Kitchen		8109895	Foodservice Equipment, Dishwasher Commercial, Replace	10	4	6	1	EA	\$21,500.00	\$21,500							\$21,500											\$21,500						\$43,000
E1030		Kitchen		8109905	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600																\$3,600
E1030		Kitchen		8109940	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		8109883	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600																\$3,600
E1030		Kitchen		8109933	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600																\$4,600
E1030		Kitchen		8109922	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	8	7	1	EA	\$3,100.00	\$3,100								\$3,100																\$3,100
E1030		Kitchen		8109903	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	8	7	1	EA	\$3,100.00	\$3,100								\$3,100																\$3,100
E1030		Kitchen		8109974	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	\$6,700.00	\$6,700								\$6,700																\$6,700
E1030		Kitchen		8109919	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600																\$4,600
E1030		Kitchen		8109909	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00	\$4,500									\$4,500															\$4,500
E1030		Kitchen		8109879	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00	\$4,500									\$4,500															\$4,500
E1030		Kitchen		8109929	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		8109935	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000													\$15,000
E1030		Kitchen		8109910	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000													\$25,000
E1030		Kitchen		8109897	Foodservice Equipment, Steam Kettle, Replace	20	10	10	1	EA	\$30,000.00	\$30,000											\$30,000													\$30,000
E1030		Kitchen		8109904	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600													\$4,600
E1030		Kitchen		8109966	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	19	11	1	EA	\$2,100.00	\$2,100												\$2,100												\$2,100
E1030		Kitchen		8109873	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	1	14	1	EA	\$4,600.00	\$4,600															\$4,600									\$4,600
E1030		Kitchen		8109956	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																	\$2,500							\$2,500
E1070		Cafeteria		8109941	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	300	SF	\$13.00	\$3,900								\$3,900																\$3,900
G2020		Site		8109867	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	25000	SF	\$0.45	\$11,250			\$11,250					\$11,250					\$11,250					\$11,250						\$45,000
G2020		Site		8109893	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	25000	SF	\$3.50	\$87,500																								\$87,500
G2020		Site		8109934	Parking Lots, Curb & Gutter, Concrete, Repair	0	-1	1	200	LF	\$30.00	\$6,000		\$6,000																						\$6,000
G2030		Site		8109928	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	\$20.00	\$10,000			\$10,000																					\$10,000
G2050		Site		8109924	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	1200																											



10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	Site	8109900	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	100	LF	\$21.00	\$2,100																					\$2,100	\$2,100
G2060	Site	8109887	Signage, Property, Building or Pole-Mounted, Replace/Install	20	13	7	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500
G4050	Site	8109932	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	\$4,000.00	\$24,000										\$24,000												\$24,000
P2030	Throughout Building	8109976	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	10	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000
Totals, Unescalated											\$23,700	\$41,000	\$21,250	\$0	\$0	\$63,840	\$187,800	\$636,250	\$308,400	\$30,000	\$1,055,400	\$568,300	\$30,650	\$0	\$4,600	\$801,640	\$110,500	\$15,750	\$0	\$0	\$799,100	\$4,698,180
Totals, Escalated (3.0% inflation, compounded annually)											\$23,700	\$42,230	\$22,544	\$0	\$0	\$74,008	\$224,243	\$782,507	\$390,672	\$39,143	\$1,418,369	\$786,660	\$43,700	\$0	\$6,958	\$1,248,929	\$177,320	\$26,032	\$0	\$0	\$1,443,263	\$6,750,279

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8111158	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Egypt Elementary / Annex Building	Utility Rooms/Areas	State Industries, Inc.	EN6-40-D0RS 110	2407137831412	2024		
2	8111130	D2010	Water Heater	Electric, Residential	30 GAL	Egypt Elementary / Gymnasium	Utility Rooms/Areas	Ruud	ME 30-2	RU 0890C21089	1990		
3	8109964	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Egypt Elementary / Main Building	Mechanical Room	Rheem / Ruud	G100-310A	URNG 0303G00446	2003		
4	8109890	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Egypt Elementary / Main Building	Mechanical Room	Rheem / Ruud	G100-310A	URNG 0403G02566	2003		
5	8111148	D2010	Backflow Preventer	Domestic Water	1 IN	Egypt Elementary / Gymnasium	Utility Rooms/Areas	Watts Regulator	No dataplate	No dataplate	2000		
6	8109892	D2010	Backflow Preventer	Domestic Water	.75 IN	Egypt Elementary / Main Building	Commercial Kitchen	Watts	Illegible	Illegible	1995		
7	8109901	D2010	Backflow Preventer	Domestic Water	.75 IN	Egypt Elementary / Main Building	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2000		
8	8111129	D2010	Backflow Preventer	Domestic Water	2 IN	Egypt Elementary / Gymnasium	Utility Rooms/Areas	Watts Regulator	No dataplate	No dataplate	2000		
9	8109975	D2060	Air Compressor	Tank-Style	5 HP	Egypt Elementary / Main Building	Mechanical Room	Challenge air	Illegible	Illegible	1995		
10	8109888	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Egypt Elementary / Main Building	Mechanical Room	Hankison	HPR5-10	H510A1150412152	2000		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109953	D3020	Boiler	Gas, HVAC	2563 MBH	Egypt Elementary / Main Building	Mechanical Room	American Standard Inc.	KR10-G-207	N133	1970		
2	8109942	D3020	Boiler	Gas, HVAC	2563 MBH	Egypt Elementary / Main Building	Mechanical Room	American Standard Inc.	KR10-G-207	M4588	1970		
3	8109916	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Egypt Elementary / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2000		
4	8109944	D3030	Chiller	Air-Cooled	207 TON	Egypt Elementary / Main Building	Building Exterior	York	YCAV0207SA17VACSXTXXXXXLXXXX44SXXXXXHXXXSAXXXXXX XXXXXNJXXXXX	2GWM007133	2010		
5	8111136	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Egypt Elementary / Gymnasium	Building Exterior	No dataplate	No dataplate	No dataplate	2000		
6	8111156	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Egypt Elementary / Gymnasium	Building Exterior	Carrier	38AUZA12A0A5A0A0A0	1814C93130	2014		
7	8109870	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Egypt Elementary / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2001		30
8	8109872	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Egypt Elementary / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1995		
9	8109973	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Egypt Elementary / Main Building	Mechanical Room	Marathon Electric	Illegible	Illegible	2007		
10	8109972	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	30 HP	Egypt Elementary / Main Building	Mechanical Room	Marathon Electric	Illegible	Illegible	2000		
11	8111137	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Egypt Elementary / Gymnasium	Site Utility Areas	Carrier	40RUAA12A2A6A0A0A0	2914U02396	2014		
12	8111131	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	1050 CFM	Egypt Elementary / Gymnasium	Utility Rooms/Areas	Carrier	40YR036	3590H01156	1990		

13	8109931	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	Egypt Elementary / Main Building	Roof	Reznor	No dataplate	No dataplate	1995		
14	8109930	D3050	Make-Up Air Unit [MUA-2]	MUA or MAU	2000 CFM	Egypt Elementary / Main Building	Roof	Reznor	No dataplate	No dataplate	2005		
15	8109923	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8 TON	Egypt Elementary / Main Building	Roof	Carrier	50TH-008-A-501--	3707G30649	2007		
16	8111177	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	Egypt Elementary / Annex Building	Roof	Lennox	KCB102S4BN2Y	5620G08655	2020		
17	8111176	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Rheem	RACAZR036ACT000NA	F492300283	2023		
18	8111169	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Rheem	RACAZR036ACT000NA	F492300280	2023		
19	8111181	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Rheem	RACAZR036ACT000NA	F492300281	2023		
20	8111165	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Rheem	RACAZR0 36ACT000NA	F492300282	2023		
21	8111178	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Ruud	USKA-A036CK 600	5817F220307309	2003		
22	8111186	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Egypt Elementary / Annex Building	Roof	Rheem	RACAZR036ACT000NA	F492300279	2023		
23	8109898	D3050	Packaged Unit [RTU -6]	RTU, Pad or Roof-Mounted	12.5 TON	Egypt Elementary / Main Building	Throughout Building	Carrier	48TCDD 14A2A5ADA0A0	3511040482	2011		
24	8109960	D3050	Packaged Unit [RTU1]	RTU, Pad or Roof-Mounted	6 TON	Egypt Elementary / Main Building	Roof	Carrier	48TCEA07A2A5A0A0A0	5113C76311	2013		
25	8109906	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	6 TON	Egypt Elementary / Main Building	Roof	Carrier	48TCEA07A2A5A0A0A0	5113C76313	2013		
26	8109911	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	8.5 TON	Egypt Elementary / Main Building	Throughout Building	Carrier	48TCDD09A2A5A0A0A0	2311G50509	2011		
27	8109889	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	12.5 TON	Egypt Elementary / Main Building	Roof	Carrier	48TCDD14A2A5AUADA0	1411620493	2011		
28	8111170	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	Egypt Elementary / Annex Building	Roof	No dataplate	No dataplate	No dataplate	1995		
29	8109914	D3060	Exhaust Fan [Kit EX]	Roof or Wall-Mounted, 28" Damper	5000 CFM	Egypt Elementary / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109971	D4010	Backflow Preventer	Fire Suppression	2 IN	Egypt Elementary / Main Building	Commercial Kitchen	Watts Regulator	Illegible	Illegible	2000		
2	8109951	D4010	Backflow Preventer	Fire Suppression	2 IN	Egypt Elementary / Main Building	Cafeteria	Watts	Inaccessible	Inaccessible	1985		
3	8111161	D4010	Backflow Preventer	Fire Suppression	.75 IN	Egypt Elementary / Annex Building	Utility Rooms/Areas	Watts Regulator	No dataplate	No dataplate	2000		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109926	D5020	Switchboard	120/208 V	1600 AMP	Egypt Elementary / Main Building	Mechanical Room	Siemens	FC2	17-05803-1	1990		
2	8111144	D5020	Distribution Panel	120/208 V	400 AMP	Egypt Elementary / Gymnasium	Multi-Purpose Room	Siemens	SG42ML4400SBM	17-05803-B001	1990		
3	8109881	D5020	Distribution Panel	120/208 V	600 AMP	Egypt Elementary / Main Building	Mechanical Room	Square D	632837	No dataplate	1990		
4	8109967	D5020	Distribution Panel [KB-1]	120/208 V	400 AMP	Egypt Elementary / Main Building	Throughout Building	Siemens	SG36ML4400SBM	17-05803-B003 D	1990		

5	8109894	D5020	Distribution Panel [KB-2]	120/208 V	400 AMP	Egypt Elementary / Main Building	Mechanical Room	Siemens	SG24ML4400STM	17-05803-B002 D	1990		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109871	D7050	Fire Alarm Panel	Multiplex		Egypt Elementary / Main Building	Office Areas	Honeywell	No dataplate	No dataplate	2000		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8109884	E1030	Foodservice Equipment	Convection Oven, Double		Egypt Elementary / Main Building	Kitchen	Vulcan	No dataplate	No dataplate	2000		
2	8109936	E1030	Foodservice Equipment	Convection Oven, Double		Egypt Elementary / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2000		
3	8109921	E1030	Foodservice Equipment	Convection Oven, Double		Egypt Elementary / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2000		
4	8109905	E1030	Foodservice Equipment	Dairy Cooler/Wells		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005		
5	8109883	E1030	Foodservice Equipment	Dairy Cooler/Wells		Egypt Elementary / Main Building	Kitchen	MasterBuilt	No dataplate	No dataplate	2005		
6	8109895	E1030	Foodservice Equipment	Dishwasher Commercial		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2010		
7	8109879	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005		
8	8109909	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005		
9	8109902	E1030	Foodservice Equipment	Food Puree		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005		
10	8109907	E1030	Foodservice Equipment	Food Puree		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2005		
11	8109929	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Egypt Elementary / Main Building	Kitchen	FWE	MTU-12	102727002	2018		
12	8109940	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2000		
13	8109947	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Egypt Elementary / Main Building	Kitchen	FWE	No dataplate	No dataplate	2015		
14	8109922	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Egypt Elementary / Main Building	Kitchen	True Manufacturing Co	T-23F-HC	10728074	2005		
15	8109903	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Egypt Elementary / Main Building	Kitchen	Fagor	QVF-1 115 V 60HZ	13100039M	2010		
16	8109974	E1030	Foodservice Equipment	Icemaker, Freestanding		Egypt Elementary / Main Building	Kitchen	Manitowoc	B400	1101012442	2010		
17	8109873	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Egypt Elementary / Main Building	Kitchen	Atosa	MBF8005GR	MBF8005GRAUS 1T0323030700C40045	2023		
18	8109919	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Egypt Elementary / Main Building	Kitchen	MasterBuilt	R49-S	R49S 11110097	2005		
19	8109897	E1030	Foodservice Equipment	Steam Kettle		Egypt Elementary / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2000		
20	8109904	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Egypt Elementary / Main Building	Kitchen	STANDEX	Inaccessible	Illegible	2005		
21	8109933	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Egypt Elementary / Main Building	Kitchen	STANDEX	Inaccessible	Inaccessible	2005		
22	8109910	E1030	Foodservice Equipment	Walk-In, Freezer		Egypt Elementary / Main Building	Kitchen	STANDEX	No dataplate	No dataplate	2005		

23	8109935	E1030	Foodservice Equipment	Walk-In, Refrigerator	Egypt Elementary / Main Building	Kitchen	STANDEX	DRC36098EE/856978/02	1905915010	2000
24	8109966	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Egypt Elementary / Main Building	Kitchen				2005
25	8109956	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Egypt Elementary / Main Building	Kitchen				2005