

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Fairley High ASD
4950 Fairley Road
Memphis, Tennessee 38109

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High school campus
Number of Buildings	Four
Main Address	4950 Fairley Road, Memphis, Tennessee 38109
Site Developed	1968, Phase I/2010 Phase II
Site Area	17.0 acres Includes old Elementary school land (estimated)
Parking Spaces	177 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 15, 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)	Lasina Hull
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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

The campus is a series of four buildings: Main Classroom Building with Auditorium, Gymnasium, ROTC, and Auto Shop Building. The auditorium was added in 2010. The last ten years the school was operated as a Green Dot Public School.

Architectural

The campus has four buildings, most are brick veneer with the Automotive shop been a pre-engineered building with steel siding. The Automotive Shop has not been used for an unknown period of time. The space needs extensive cleaning and refresh. Part of that would be to bring space up to ADA standards. The ROTC building does not have restrooms for Male and Female. The Gymnasium has boarded over windows and needs to be refreshed. The bleachers have been damaged. Floors require refinishing. The Main school concrete columns on the entry roof are cracking. There are areas with ceiling tiles missing, older windows, some of the laboratory casework has damaged veneers. The flooring has areas that have cracked or broken tiles. The carpet and wood floor in the auditorium are in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems have been upgraded at different times. The Automotive Shop building has unit heaters that have been out of service for an unknown length of time. The ROTC building had its RTU replaced. The Gymnasium roof was not accessible to look at the equipment. The Main Classroom building has a mix of equipment on the roof. Some of the equipment may not even be in service but disconnects are On and covers/guards are missing. The chiller and cooling tower are recent additions. The interior Air Handlers are not all accessible. These are likely original and are noisy. Replacements should be planned. The electrical system has been expanded on with the various additions, The electrical service has not been replaced in the boiler room. Future upgrading of the electrical system should be considered. The lighting has not been upgraded to LED. There are multiple rooms that do not have functioning lighting. Some exterior lights have been upgraded to LED. The building is equipped with an Emergency Generator and ATS. Plumbing in the Automotive Shop Building has been out of service and is not ADA standard. ROTC building has a single Male Designed restroom. The Gymnasium and Main Classroom building have been updated for plumbing fixtures. There are still some original drinking fountains that should be upgraded. The under-slab plumbing in all buildings should be considered for replacement based on age. Hot water is provided by Electric Water heaters, Gas Water Heaters, and a dedicated boiler with storage tank. The buildings are all fitted out with sprinklers and portable fire extinguishers. The Gym had fire extinguishers lying on the floor. AED was beeping. Main Classroom building fire pump was in alarm condition.

Site

The site has had minimal work since the removal of the former elementary school. The main parking lot was repaved, and wheel stops have been added to the lot. The fencing condition varies by area. The trench drain covers are poorly fitting and should be replaced. The site's sump pump looked non-functional. The baseball area appears out of service and the batting cage is falling down. The rear paving should be milled and overlaid. The site lighting has been upgraded to LED.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

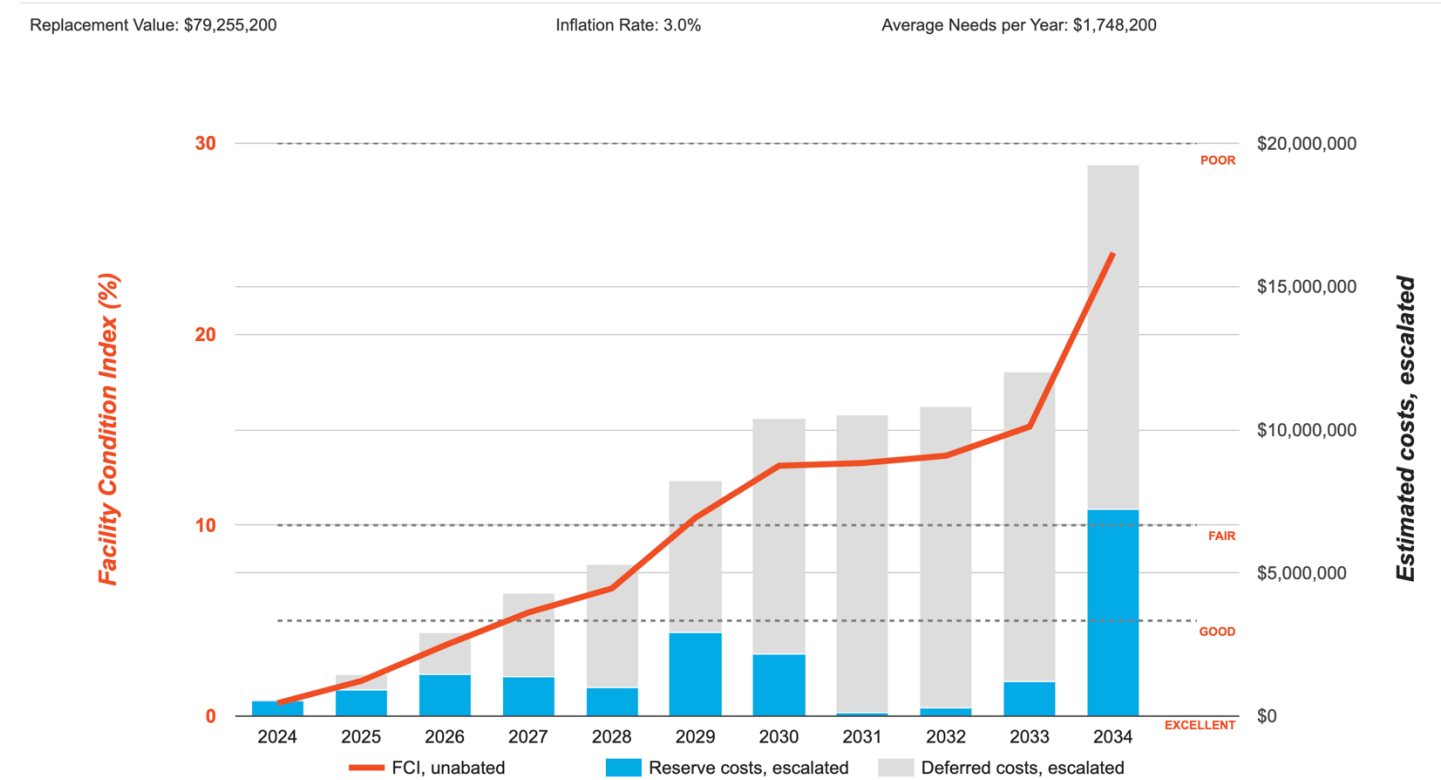
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Fairley High ASD / Auto Shop Building (1968)	\$400	10,900	\$4,360,000	0.6%	7.6%	12.1%	12.9%
Fairley High ASD / Gymnasium (1968)	\$400	26,973	\$10,789,200	0.0%	11.9%	16.6%	23.5%
Fairley High ASD / Main Classroom Building (1968)	\$400	153,800	\$61,520,000	0.8%	3.7%	8.4%	24.6%
Fairley High ASD / ROTC Building (1968)	\$400	6,465	\$2,586,000	0.0%	3.5%	8.5%	16.5%

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: Fairley High ASD



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	-	-	\$3,600	-	\$2,200	\$5,800
Facade	-	\$161,300	\$161,100	\$2,378,900	\$34,400	\$2,735,700
Roofing	-	\$486,500	\$189,900	\$1,818,500	\$200,600	\$2,695,500
Interiors	-	\$19,100	\$1,472,900	\$1,710,100	\$3,294,000	\$6,496,100
Conveying	-	-	\$9,800	-	\$129,000	\$138,800
Plumbing	\$30,700	\$11,800	\$501,400	\$2,457,700	\$307,500	\$3,309,100
HVAC	\$14,300	\$115,900	\$787,300	\$1,543,700	\$590,600	\$3,051,900
Fire Protection	-	-	\$9,000	\$56,700	\$342,100	\$407,800
Electrical	-	\$634,800	\$1,192,200	\$127,600	\$324,900	\$2,279,500
Fire Alarm & Electronic Systems	\$500,400	\$608,300	\$531,500	\$127,400	\$3,007,000	\$4,774,500
Equipment & Furnishings	-	\$321,700	\$190,200	\$724,800	\$861,600	\$2,098,200
Special Construction & Demo	-	\$23,900	-	-	-	\$23,900
Site Development	-	\$9,900	\$8,500	\$47,700	\$76,300	\$142,500
Site Pavement	-	-	\$219,100	-	\$224,000	\$443,100
Site Utilities	-	-	\$21,400	-	\$28,100	\$49,400
TOTALS (3% inflation)	\$545,300	\$2,393,200	\$5,297,900	\$10,993,100	\$9,422,200	\$28,651,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Fairley High ASD / Auto Shop Building	7	\$26,900
Fairley High ASD / Main Classroom Building	4	\$514,200
Fairley High ASD / Site	1	\$4,300
Total	12	\$545,400

Auto Shop Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8085651	Fairley High ASD / Auto Shop Building	Shop	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Retrofit/Adaptation	\$1,200
8085646	Fairley High ASD / Auto Shop Building	Restrooms	D2010	Urinal, Standard, Replace	Failed	Performance/Integrity	\$2,200
8085642	Fairley High ASD / Auto Shop Building	Classrooms Industrial Arts	D2010	Sink/Lavatory, Trough Style, Solid Surface, Replace	Failed	Performance/Integrity	\$5,000
8085644	Fairley High ASD / Auto Shop Building	Classrooms Industrial Arts	D2010	Sink/Lavatory, Service Sink, Wall-Hung, Replace	Failed	Performance/Integrity	\$1,400
8085650	Fairley High ASD / Auto Shop Building	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Failed	Performance/Integrity	\$2,600
8085655	Fairley High ASD / Auto Shop Building	Classrooms Industrial Arts	D2010	Water Heater, Electric, Residential, Replace	Failed	Performance/Integrity	\$1,600
8085638	Fairley High ASD / Auto Shop Building	Shop	D3020	Unit Heater, Natural Gas, Replace	Poor	Retrofit/Adaptation	\$12,900
Total (7 items)							\$26,900

Main Classroom Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8099077	Fairley High ASD / Main Classroom Building	Kitchen	D2010	Water Heater, Electric, Commercial (12 kW), Replace	Poor	Performance/Integrity	\$12,400
8092451	Fairley High ASD / Main Classroom Building	Roof	D3060	Exhaust Fan, Centrifugal, 12" Damper, Replace	Failed	Performance/Integrity	\$1,400
8099010	Fairley High ASD / Main Classroom Building	Throughout Building	D7010	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	Failed	Performance/Integrity	\$499,900
8099086	Fairley High ASD / Main Classroom Building	Office Areas	D7030	Security Panel, Annunciator, Replace	Failed	Performance/Integrity	\$500
Total (4 items)							\$514,200

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8099002	Fairley High ASD / Site	Site General	D2030	Pump, Sump, Replace	Failed	Performance/Integrity	\$4,300
Total (1 items)							\$4,300

Key Findings



Supplemental Components in Poor condition.

Drains, Trench
Fairley High ASD Site

Unimat Code: D2020
Recommendation: **Replace in 2025**

Priority Score: **95.8**

Plan Type: Safety

Cost Estimate: \$1,200

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Cover failed - AssetCALC ID: 8099100



Healthcare Equipment in Poor condition.

Defibrillator (AED), Cabinet-Mounted
Fairley High ASD Gymnasium

Unimat Code: E1040
Recommendation: **Replace in 2025**

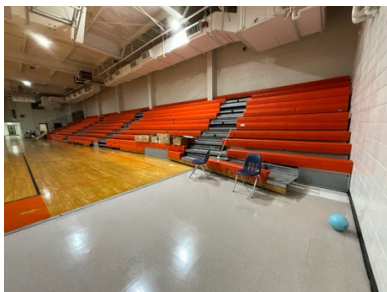
Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,500

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Kept beeping - AssetCALC ID: 8099150



Bleachers in Poor condition.

Telescoping Manual, up to 15 Tier (per Seat)
Fairley High ASD Gymnasium

Unimat Code: E2010
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$300,000

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Broken bleachers - AssetCALC ID: 8099152



Exhaust Fan in Failed condition.

Centrifugal, 12" Damper
Building Fairley High ASD Main Classroom
Roof

Unimat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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belt and cover missing - AssetCALC ID: 8092451



Pump in Failed condition.

Sump
Fairley High ASD Site General

Uniformat Code: D2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,300

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Sump full - AssetCALC ID: 8099002



Electrical System in Poor condition.

Wiring and Switches, High Density/Complexity
Fairley High ASD Auto Shop Building
Throughout Building

Uniformat Code: D5030
Recommendation: **Replace in 2025**

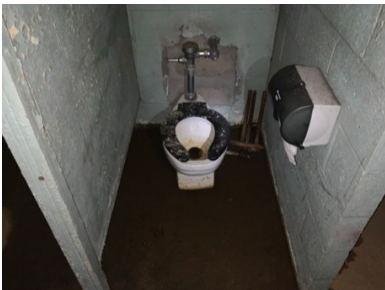
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,600

\$\$\$\$

Clean up and rework for new use. Lifts removed, yet power there - AssetCALC ID: 8085643



Toilet in Failed condition.

Commercial Water Closet
Fairley High ASD Auto Shop Building
Restrooms

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Building closed, everything dry - AssetCALC ID: 8085650



Sink/Lavatory in Failed condition.

Service Sink, Wall-Hung
Fairley High ASD Auto Shop Building
Classrooms Industrial Arts

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

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Building has been closed - AssetCALC ID: 8085644

**Sink/Lavatory in Failed condition.**

Trough Style, Solid Surface
Fairley High ASD Auto Shop Building
Classrooms Industrial Arts

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

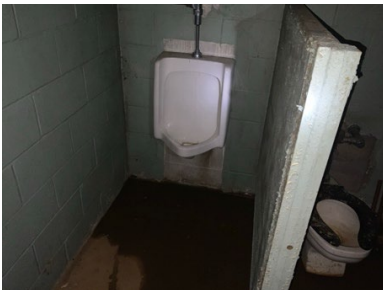
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Building has been closed - AssetCALC ID: 8085642

**Urinal in Failed condition.**

Standard
Fairley High ASD Auto Shop Building
Restrooms

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Building has been closed everything dry - AssetCALC ID: 8085646

**Water Heater in Failed condition.**

Electric, Residential
Fairley High ASD Auto Shop Building
Classrooms Industrial Arts

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

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Building has been closed - AssetCALC ID: 8085655

**Water Heater in Poor condition.**

Electric, Commercial (12 kW)
Fairley High ASD Main Classroom Building
Kitchen

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,400

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Rusted - AssetCALC ID: 8099077



Sports Apparatus in Poor condition.

Scoreboard, Electronic Basic
Fairley High ASD Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Not sure in use - AssetCALC ID: 8099024



Sports Apparatus in Poor condition.

Baseball, Batting Cage
Fairley High ASD Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Falling apart - AssetCALC ID: 8099061



Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link
Fairley High ASD Site

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

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Does not appear used at this time - AssetCALC ID: 8099059



Security Panel in Failed condition.

Annunciator
Fairley High ASD Main Classroom Building
Office Areas

Uniformat Code: D7030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

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re-cabling in process - AssetCALC ID: 8099086



Intrusion Detection System in Failed condition.

Full Alarm System Renovation/Upgrade
Fairley High ASD Main Classroom Building
Throughout Building

Uniformat Code: D7010

Recommendation: **Upgrade/Install in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$499,900

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Being recabled - AssetCALC ID: 8099010



Security/Surveillance System in Failed condition.

Full System Upgrade, Average Density
Fairley High ASD Main Classroom Building
Throughout Building

Uniformat Code: D7030

Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$307,600

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Being recabled - AssetCALC ID: 8099044



Flooring in Poor condition.

Wood, Strip
Fairley High ASD Gymnasium

Uniformat Code: C2030

Recommendation: **Refinish in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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surface is chipped discolored - AssetCALC ID: 8099161



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal
Fairley High ASD Site

Uniformat Code: F1020

Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,500

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Roof rusting out - AssetCALC ID: 8099097



Exterior Walls in Poor condition.

Metal/Insulated Sandwich Panels
Fairley High ASD Auto Shop Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **62.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$149,600

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Needs painting, bottom of panels Dave mower damage - AssetCALC ID: 8085653



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Fairley High ASD Auto Shop Building Shop

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

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,200

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Age - AssetCALC ID: 8085651



Unit Heater in Poor condition.

Natural Gas
Fairley High ASD Auto Shop Building Shop

Uniformat Code: D3020
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$12,900

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Replace with more efficient units, building closed - AssetCALC ID: 8085638



Security/Surveillance System in Failed condition.

Full System Upgrade, Average Density
Fairley High ASD ROTC Building Throughout Building

Uniformat Code: D7030
Recommendation: **Replace in 2025**

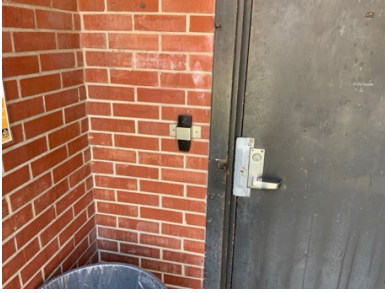
Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$12,900

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Campus being recabled - AssetCALC ID: 8086064



Intrusion Detection System in Failed condition.

Full Alarm System Renovation/Upgrade
Fairley High ASD ROTC Building Throughout Building

Uniformat Code: D7010
Recommendation: **Upgrade/Install in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$21,000

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Campus being recabled - AssetCALC ID: 8086040



Interior Lighting System in Failed condition.

Full Upgrade, Medium Density and Standard Fixtures
Fairley High ASD Auto Shop Building Throughout Building

Uniformat Code: D5040
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$49,100

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None working - AssetCALC ID: 8085637



Security/Surveillance System in Poor condition.

Full System Upgrade, Average Density
Fairley High ASD Gymnasium Throughout Building

Uniformat Code: D7030
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$54,000

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Campus being recabled - AssetCALC ID: 8084936



Intrusion Detection System in Poor condition.

Full Alarm System Renovation/Upgrade
Fairley High ASD Gymnasium Throughout Building

Uniformat Code: D7010
Recommendation: **Upgrade/Install in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$87,700

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Campus being recabled - AssetCALC ID: 8084940



Exterior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures
Fairley High ASD Main Classroom Building Throughout Building

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$461,400

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Many areas with fixtures out or completely dark - AssetCALC ID: 8099082



Wall Finishes in Failed condition.

Any Surface
Fairley High ASD Auto Shop Building Classrooms Industrial Arts

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$3,000

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Paint prior to reusing building. - AssetCALC ID: 8085648

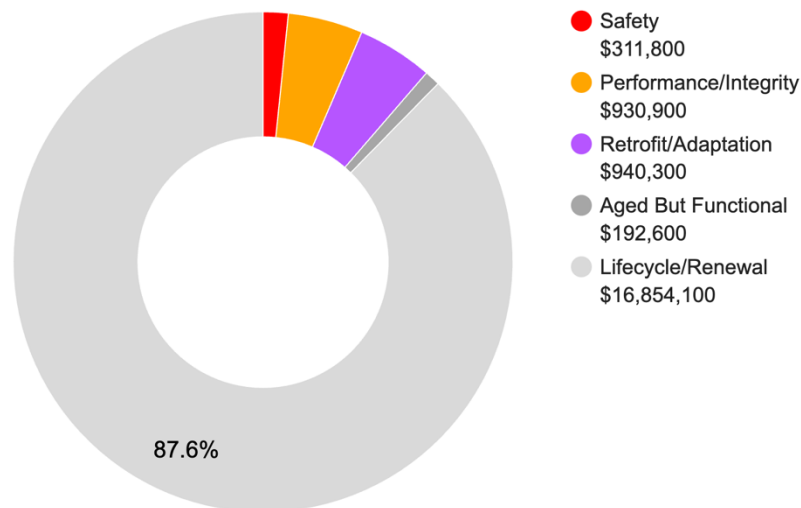
Plan Types

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: \$19,229,700

2. Main Classroom Building

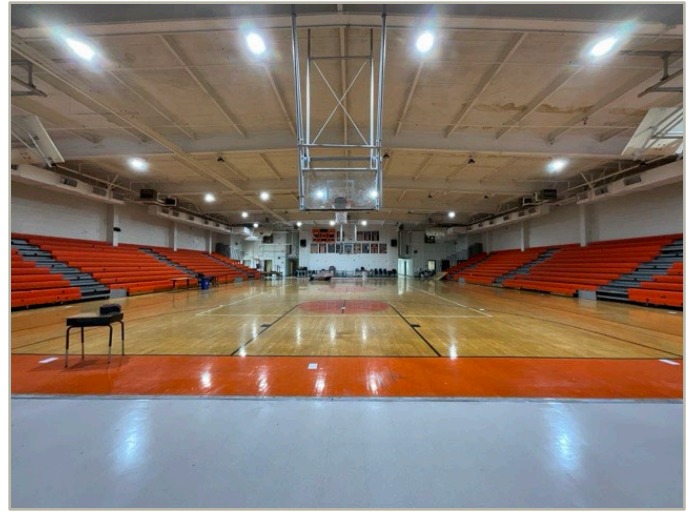


Main Classroom Building: Systems Summary

Constructed/Renovated	1968	
Building/Group Size	153,800 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 Panel Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, sound proofing panels Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, rubber tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: A hydraulic car serving both floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Classroom Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil, and cabinet terminal units Non-Central System: Packaged units, Furnaces with split-system condensing units	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
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	Fire Pump Controller in alarm, Security System being re-cabled, Exhaust fan missing cover/belt	

3. Gymnasium

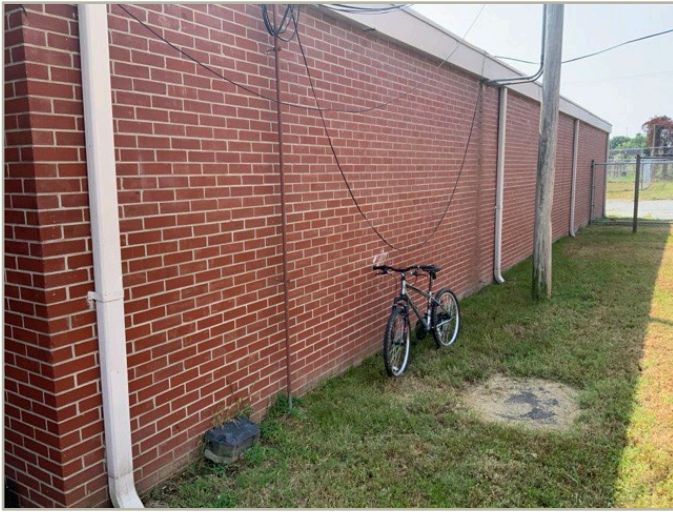


Gymnasium: Systems Summary

Constructed/Renovated	1968	
Building Size	26,973 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boiler with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler feeding unit ventilators and air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Gymnasium: Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: 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	Security System being Replaced, AED beeping, broken bleachers, flooring needs refinishing	

4. ROTC Building



ROTC Building: Systems Summary

Constructed/Renovated	1968	
Building Size	6,465 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: None	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU Floors: VCT Ceilings: Painted lath and plaster and hard tile	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Electric water heaters with integral tanks Fixtures: Toilet, urinals, and sink in restroom	Fair
HVAC	Non-Central System: Rooftop Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

ROTC Building: Systems Summary

Electrical	Source & Distribution: Fed from Main Classroom building with copper wiring Interior Lighting: 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	Security System being replaced	

5. Auto Shop Building

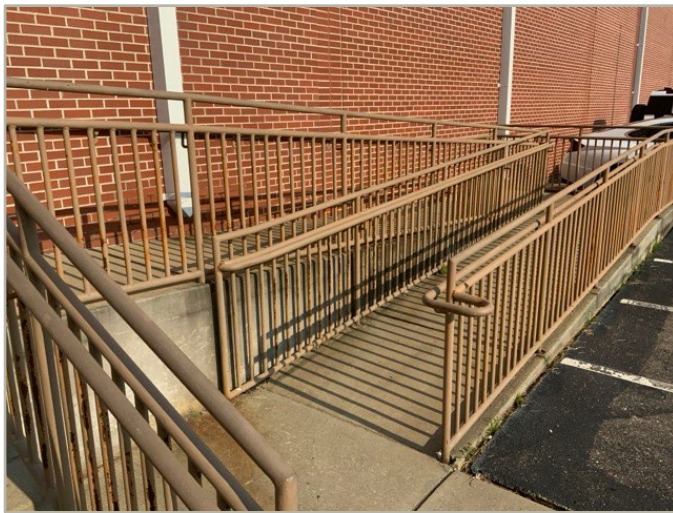


Auto Shop Building: Systems Summary

Constructed/Renovated	1968	
Building Size	10,900 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Pre-engineered steel structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Metal siding Windows: None	Poor
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted CMU, wire panels Floors: sealed concrete Ceilings: Unfinished/exposed	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Failed
HVAC	Supplemental components: Suspended unit heaters	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Auto Shop Building: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Failed
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	Security System being replaced, metal wall panels exterior damage, Painted CMU peeling in areas, plumbing fixtures dry, electrical distribution in poor condition, unit heaters not working	

6. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement, adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; open dumpster enclosures sports field with bleachers, dugouts, fencing Limited trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Sump pump failed, trench drain cover loose, sports apparatus falling apart	

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Roof of Gymnasium; locked room and no key
- Roof of ROTC Building; lack of ladder or other means of access
- Roof of Automotive Shop; lack of ladder or other means of access
- Exterior Cooling Tower and Air Handler; locked room and no key

8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1968 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1968/2010	No	No
Main Classroom Building	1968/2010	No	No
Gymnasium	1968	No	No

Campus: Accessibility Summary

ROTC Building	1968	No	No
Auto Shop Building	1968	No	No

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

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

9. 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.

10. 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.

11. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fairley High ASD, 4950 Fairley Road, Memphis, Tennessee 38109, 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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12. 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 MAIN CLASSROOM



2 - LEFT ELEVATION MAIN CLASSROOM



3 - REAR ELEVATION MAIN CLASSROOM



4 - RIGHT ELEVATION MAIN CLASSROOM



5 - FRONT ELEVATION GYMNASIUM



6 - LEFT ELEVATION GYMNASIUM



Photographic Overview



7 - REAR ELEVATION GYMNASIUM



8 - RIGHT ELEVATION GYMNASIUM



9 - FRONT ELEVATION ROTC BUILDING



10 - LEFT ELEVATION ROTC BUILDING



11 - REAR ELEVATION ROTC BUILDING



12 - RIGHT ELEVATION ROTC BUILDING

Photographic Overview



13 - FRONT ELEVATION AUTOMOTIVE SHOP



14 - LEFT ELEVATION AUTOMOTIVE SHOP



15 - REAR ELEVATION AUTOMOTIVE SHOP



16 - RIGHT ELEVATION AUTOMOTIVE SHOP



17 - FACADE MAIN CLASSROOM BUILDING



18 - FACADE GYMNASIUM

Photographic Overview



19 - FACADE AUTOMOTIVE SHOP



20 - ROOF OVERVIEW



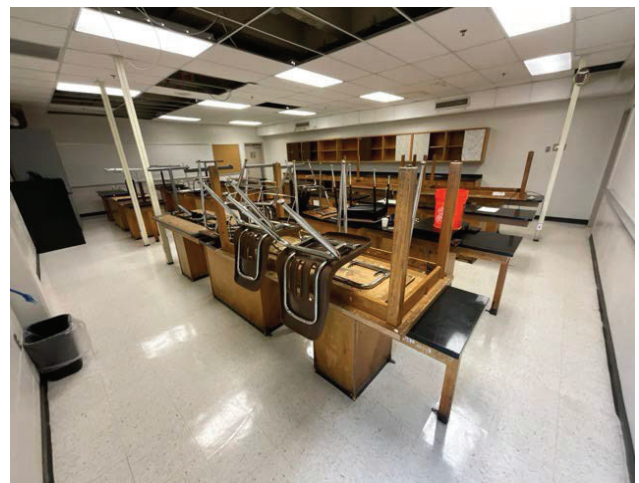
21 - ROOF OVERVIEW GYMNASIUM



22 - ROOF OVERVIEW ROTC AND AUTOMOTIVE SHOP



23 - HALLWAY



24 - SCIENCE CLASSROOM



Photographic Overview



25 - AUDITORIUM



26 - WHEELCHAIR VERTICAL LIFT



27 - GYMNASIUM



28 - ROTC CLASSROOM



29 - AUTOMOTIVE SHOP INTERIOR



30 - RTU MAIN CLASSROOM

Photographic Overview



31 - EXHAUST FAN MAIN CLASSROOM



32 - UNIT VENTILATOR MAIN CLASSROOM



33 - FAN COIL UNIT



34 - AIR HANDLER



35 - BOILER



36 - COOLING TOWER

Photographic Overview



37 - CHILLER



38 – DOMESTIC BOILER GYMNASIUM



39 – DOMESTIC WATER STORAGE TANKS



40 - WATER HEATER AUTOMOTIVE SHOP



41 - SWITCHBOARD MAIN CLASSROOM



42 - ATS AND DISTRIBUTION PANELS MAIN CLASSROOM

Photographic Overview



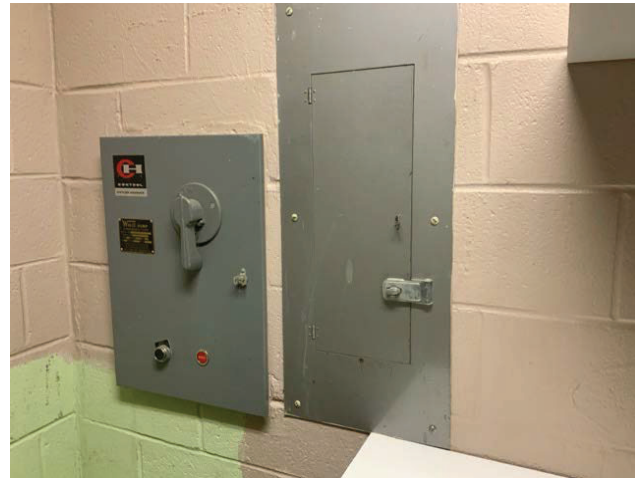
43 - GENERATOR MAIN CLASSROOM



44 - FIRE ALARM PANEL



45 - FIRE PUMP MAIN CLASSROOM



46 - DISTRIBUTION PANEL ROTC BUILDING



47 - DISTRIBUTION PANEL AUTOMOTIVE SHOP



48 - UNIT HEATER AUTOMOTIVE SHOP

Photographic Overview



49 - POLE SIGNAGE



50 - WALL SIGNAGE



51 - BLEACHERS



52 - DUGOUT AREA



53 - POLE LIGHT FIXTURES



54 - CONCRETE SIDEWALK WITH DAMAGED DRAIN COVER



Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-096.354

Source

Google

Project Name

Fairley High ASD

On-Site Date

August 15, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fairley High ASD

Name of person completing form: Lasina

Title / Association w/ property: Plant manager

Length of time associated w/ property: 3 months

Date Completed: August 7, 2024

Phone Number: 901.571.0924

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 1968	Renovated 2013	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical	2024	Recabling it
		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?	Bleachers and gym floor		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Old HVAC equipment		

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?	✗				Canopy at entry
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Library, has been repaired
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?		✗			
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.	✗				Some restrooms
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

R3Path

Signature of Assessor

A. Hull

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fairley High ASD

BV Project Number: 163745.23R000-096.354

Abbreviated Accessibility Checklist

Facility History and 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.	✗			Some restrooms
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



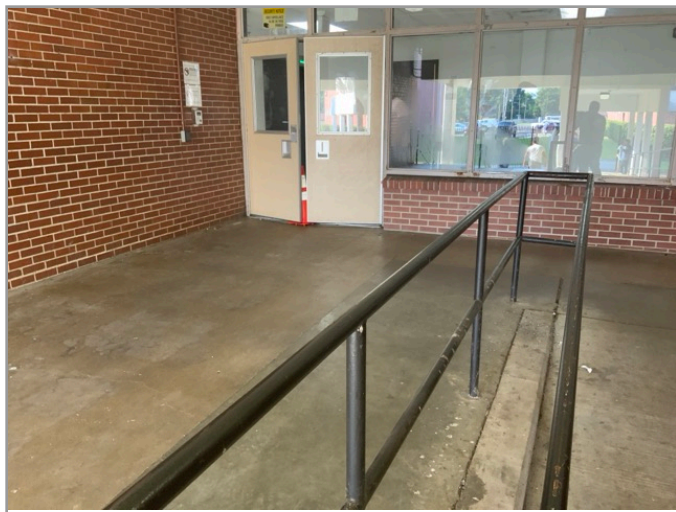
ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			×	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	×			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	×			
4	Do curb ramps appear to have compliant slopes for all components ?	×			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	×			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	×			

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



RAMP INTO BUILDING

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



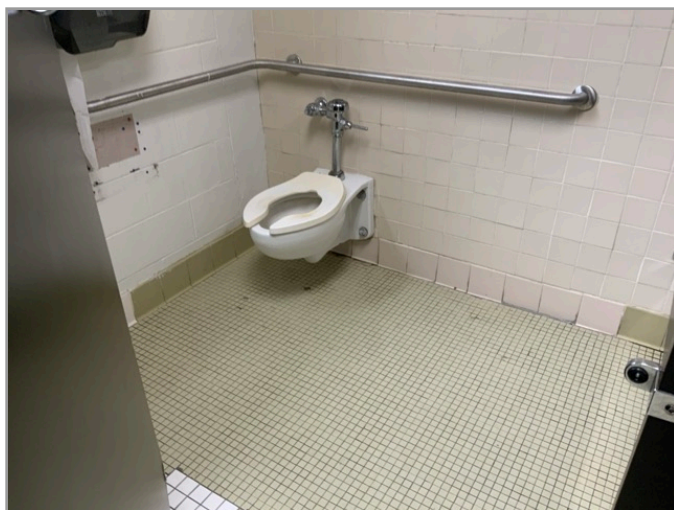
EMERGENCY CALL PANEL

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

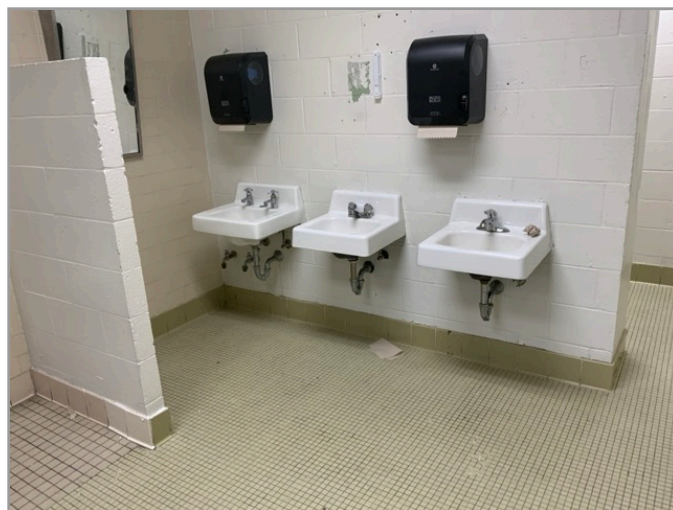
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:

Component Condition Report

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site General	Fair	Balcony Structure, Concrete	29 SF	4	8137831
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	37,000 SF	10	8099072
B2010	Building Exterior	Fair	Exterior Walls, Concrete	10,000 SF	10	8099032
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	77	3	8099053
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,200 SF	5	8099028
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	16	8099073
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	26	8	8099009
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	26	8099026
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	89,400 SF	6	8099047
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	350 LF	6	8099041
Interiors						
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	21	10	8099058
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	219	10	8099071
C1030	Throughout Building	Fair	Door Hardware, School, per Door	279	14	8092408
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	120,000 SF	9	8092414
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	150,800 SF	10	8099037
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	12	8092479
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	68	5	8099105
C2010	Auditorium	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	2,500 SF	6	8098987
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	10,000 SF	16	8092396
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	330,000 SF	4	8099065

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	4	8099066
C2030	Weight Room	Good	Flooring, Rubber Tile	500 SF	5	8099036
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	120,000 SF	5	8099020
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	4	8099022
C2030	Cafeteria	Fair	Flooring, Quarry Tile	7,000 SF	26	8092471
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	16	8092466
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	6	8092452
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	14	8092441
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	11	8099091
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	11	8092447
D1010	Hallways & Common Areas	Fair	Elevator Cab Finishes, Standard	1	3	8092391
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	153,800 SF	10	8099092
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	8092481
D2010	Restrooms	Fair	Urinal, Standard	21	6	8099030
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	6	8099031
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	5	8098996
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	72	6	8099069
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	6	8099001
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	11	13	8098998
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8099081
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8098995
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8099019
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	8092439

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	8099077
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	2	8099106
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	1	4	8092431
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	8	8092460
D2010	Auditorium	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	56	16	8099070
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	4	14	8099033
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	2	8092433
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8099006
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	1	5	8098982
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	1	3	8092407
D2060	Boiler Room	Good	Air Compressor, Tank-Style	1	15	8099018
D2060	Fire Sprinkler	Good	Air Compressor, Tank-Style	1	18	8099068
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	14	8098985
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	8	8092416
D3020	Classrooms General	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	14	8099015
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	11	14	8099011
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	8092438
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted, 1 to 2 TON	1	4	8092432
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8092422
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted, 1 to 2 TON	1	4	8092390
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8099023
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8099027
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8092411
D3030	Mechanical Room	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	8092386

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	1	6	8092464
D3030	Boiler Room	Good	Chiller, Water-Cooled	1	24	8099057
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8098986
D3030	Roof	Fair	Heat Pump, Packaged & Wall-Mounted, 1 to 2 TON	1	3	8092420
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8099080
D3030	Mechanical Room	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON	1	3	8092419
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8099083
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8099104
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	8092410
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	1	4	8098990
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 13 to 15 TON	1	3	8092423
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	2	8092485
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	24	8099051
D3050	Electrical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8092459
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	5	8099084
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	153,800 SF	10	8099017
D3050	Boiler Room	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	3	8092454
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8092440
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8099090
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	3	8092470
D3050	Stairwells	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	2	8092450
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	5	8092429
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	5	8092426
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	153,800 SF	10	8099107
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	5	8092472

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Building Exterior	Fair	Air Handler, Exterior AHU [Rtu15]	1	3	8099096
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8098999
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8092461
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	24	8099025
D3050	Electrical Room	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1	4	8092384
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	5	8092395
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	5	8092474
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	2	8092462
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8092403
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	13	8092444
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8092401
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	11	3	8092449
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	8092397
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM	1	3	8092394
D3060	Roof	Failed	Exhaust Fan, Centrifugal, 12" Damper	1	0	8092451
Fire Protection						
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	16	8098997
D4010	Mechanical Room	Fair	Pump, Fire Suppression	1	11	8099005
D4010	Fire Sprinkler	Fair	Supplemental Components, Fire Jockey Pump	1	6	8099021
D4010	Fire Sprinkler	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	153,800 SF	11	8098993
D4010	Fire Sprinkler	Fair	Supplemental Components, Fire Pump Controller	1	6	8099075
D4010	Fire Sprinkler	Good	Supplemental Components, Fire Riser, Wet	1	26	8099074
D4010	Fire Sprinkler	Good	Supplemental Components, Fire Pump Controller	1	17	8099085
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double, 3 IN	2	16	8098983
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	50	5	8098989

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8099042
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel	1	2	8099049
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	3	8092437
D5020	Storeroom	Fair	Distribution Panel, 277/480 V	1	5	8099054
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	5	8099095
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	18	8092425
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	5	8099089
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	8092409
D5020	Office Areas	Fair	Distribution Panel, 120/208 V	1	16	8099103
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	21	5	8099008
D5020	Boiler Room	Fair	Motor Control Center, w/ Main Breaker	1	5	8099003
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8092413
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	5	8099093
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8092412
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	8	8092398
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	18	8092405
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	153,800 SF	5	8099078
D5040	Throughout Building	Poor	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	153,800 SF	2	8099082
D5040	Office Areas	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	6	8099079
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	45	5	8099067
D5040	Auditorium	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	6	8099007
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	14,600 SF	6	8099063
D7010	Kitchen	Excellent	Access Control Devices, Screening X-Ray Machine	1	10	8092465

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Hallways & Common Areas	Excellent	Entry Security, Metal Detector, Full Body Walkthrough	1	10	8092430
D7010	Hallways & Common Areas	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	9	8099102
D7010	Hallways & Common Areas	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	7	8092478
D7010	Throughout Building	Failed	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	153,800 SF	0	8099010
D7030	Throughout Building	Failed	Security/Surveillance System, Full System Upgrade, Average Density	153,800 SF	1	8099044
D7030	Office Areas	Failed	Security Panel, Annunciator	1	0	8099086
D7050	Hallways & Common Areas	Good	Fire Alarm Panel, Annunciator	2	10	8099101
D7050	Throughout Building	Good	Fire Alarm Panel, Fully Addressable	1	11	8099088
D7050	Office Areas	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	153,800 SF	16	8099043
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	153,800 SF	3	8098994
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	8099012
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8092458
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	8092446
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	8099034
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8098988
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	8092467
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	2	8	8092463
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	8092389
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	5	8099055
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8099109
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8092417
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	5	8099060
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	8099029
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	3	8099062

Component Condition Report | Fairley High ASD / Main Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	8092415
E1030		Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	5	8098981
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	8099098
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	10	8098991
E1030		Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	5	8098980
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	3	8092475
E1030	Building Exterior	Excellent	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	15	8099056
E1040	Classrooms Science	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	10	8092402
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	9	14	8092385
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	8	8092482
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	8092388
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8099013
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,500 SF	5	8098984
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	700 LF	12	8092404
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	80 LF	5	8098992
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,331	9	8099064
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	160 LF	5	8099076

Component Condition Report | Fairley High ASD / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	1,000 LF	3	8099039
Plumbing						
D2020	Site	Poor	Supplemental Components, Drains, Trench	5 LF	1	8099100
D2030	Site General	Failed	Pump, Sump	1	0	8099002

Component Condition Report | Fairley High ASD / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Site General	Fair	Cooling Tower, (Typical) Open Circuit	1	3	8099099
D3030	Site General	Fair	Chiller, Air-Cooled	1	3	8099108
D3050	Site General	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	8099046
Special Construction & Demo						
F1020	Site	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	900 SF	2	8099097
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	1,313 SF	26	8099050
G2020	Site	Good	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	89	22	8099087
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	80,900 SF	11	8099048
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	21,000 SF	5	8099045
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	3	8099014
G2050	Site	Poor	Sports Apparatus, Baseball, Batting Cage	1	1	8099061
G2050	Site	Poor	Sports Apparatus, Scoreboard, Electronic Basic	1	1	8099024
G2050	Site	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	2	8099059
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	108	9	8099038
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	52	9	8099004
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	9	8099094
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,775 LF	13	8099016
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	2	18	8099000
G2060	Site	Fair	Flagpole, Metal	1	4	8099040
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	19	8099052
Utilities						

Component Condition Report | Fairley High ASD / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3010	Site General	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	5	3	8099035

Component Condition Report | Fairley High ASD / Auto Shop Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Metal/Insulated Sandwich Panels	6,800 SF	2	8085653
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	2	8085640
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	16	8085645
Roofing						
B3010	Roof	Fair	Roofing, Metal	12,980 SF	4	8085641
Interiors						
C1010	Shop	Fair	Interior Wall, Wire Mesh Channel-Frame	1,000 SF	10	8085649
C2010	Classrooms Industrial Arts	Failed	Wall Finishes, any surface, Prep & Paint	2,000 SF	1	8085648
Plumbing						
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	10,900 SF	3	8085647
D2010	Shop	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	8085651
D2010	Classrooms Industrial Arts	Failed	Water Heater, Electric, Residential	1	0	8085655
D2010	Restrooms	Failed	Urinal, Standard	2	0	8085646
D2010	Classrooms Industrial Arts	Failed	Sink/Lavatory, Trough Style, Solid Surface	2	0	8085642
D2010	Classrooms Industrial Arts	Failed	Sink/Lavatory, Service Sink, Wall-Hung	1	0	8085644
D2010	Restrooms	Failed	Toilet, Commercial Water Closet	2	0	8085650
HVAC						
D3020	Shop	Poor	Unit Heater, Natural Gas	3	0	8085638
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,900 SF	11	8085657

Component Condition Report | Fairley High ASD / Auto Shop Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Shop	Fair	Distribution Panel, 120/208 V	2	2	8085654
D5030	Throughout Building	Poor	Electrical System, Wiring & Switches, High Density/Complexity	10,900 SF	1	8085643
D5040	Throughout Building	Failed	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,900 SF	1	8085637
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	2	8085652
Fire Alarm & Electronic Systems						
D7050	Shop	Fair	Fire Alarm Panel, Annunciator	1	2	8085639
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	10,900 SF	2	8085656
Equipment & Furnishings						
E1030	Shop	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8085636

Component Condition Report | Fairley High ASD / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	11,600 SF	10	8084943
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	10	8084937
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	5	8084952
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	10	8084946
Roofing						
B3010	Main roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	26,975 SF	2	8107710
Interiors						
C1030	Throughout Building	Fair	Door Hardware, School, per Door	31	14	8099170
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	37	24	8099147
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	100 SF	3	8099184
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	100 LF	8	8099156

Component Condition Report | Fairley High ASD / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	10	8099155
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	4	8099157
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	16	8099165
C2030	Gymnasium	Poor	Flooring, Wood, Strip, Refinish	1,000 SF	1	8099161
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	3,000 SF	10	8099167
C2030	Locker Rooms	Fair	Flooring, Ceramic Tile	2,000 SF	20	8099182
C2030	Restrooms	Fair	Flooring, Quarry Tile	1,000 SF	20	8099183
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	14,000 SF	7	8099185
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	7	8099174
Plumbing						
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	6	8084950
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	17	14	8099151
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	26,975 SF	5	8107711
D2010	Restrooms	Fair	Urinal, Standard	9	14	8099169
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	7	8099166
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	11	8084948
D2010	Gymnasium	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	2	8099168
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential, 53 to 120 GAL	1	3	8099153
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	11	8084942
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	8099160
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	14	8099171
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	1	5	8084951
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	8084949
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	10	8099158

Component Condition Report | Fairley High ASD / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	1	6	8099149
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	8099176
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	26,973 SF	6	8099188
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8099146
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	3	8	8099148
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	8099181
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	2	8	8099179
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	3	8084938
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	8	8084947
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	3	8084939
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	26,975 SF	3	8084964
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	19	3	8084945
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	26,975 SF	3	8084965
Fire Alarm & Electronic Systems						
D6030	Electrical Room	Fair	Sound System, Theater/Auditorium/Church	26,973 SF	2	8099154
D7010	Throughout Building	Poor	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	26,975 SF	1	8084940
D7030	Throughout Building	Poor	Security/Surveillance System, Full System Upgrade, Average Density	26,975 SF	1	8084936
D7050	Gymnasium	Fair	Fire Alarm Panel, Fully Addressable	1	3	8099180
D7050		Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	26,975 SF	2	8107894
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	26,975 SF	5	8084941
Equipment & Furnishings						
E1030	Gymnasium	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	8099177
E1030	Gymnasium	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	8099175

Component Condition Report | Fairley High ASD / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Gymnasium	Poor	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	1	8099150
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	14	8099172
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	2	14	8099187
E2010	Gymnasium	Poor	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	1,000	1	8099152

Sitework

G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	41	10	8084944
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Component Condition Report | Fairley High ASD / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	5,000 SF	10	8086050
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	5	8086049
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	6,465 SF	19	8086062
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	19	8086063
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	5	8086041
C1070	Rifle range	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,200 SF	2	8086042
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	14,100 SF	4	8086053
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	6,465 SF	5	8086051
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	4	8086067
Plumbing						
D2010	Restrooms	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,465 SF	5	8086047
D2010	Restrooms	Fair	Urinal, Standard	2	6	8086044
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	8086054

Component Condition Report | Fairley High ASD / ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	6	8086066
D2010	Restrooms	Fair	Water Heater, Electric, Residential	1	4	8086052
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	6	8086048
D2030	Storeroom	Fair	Pump, Sump	1	5	8086058
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	6,465 SF	10	8086055
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8086045
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,465 SF	11	8086057
Electrical						
D5020	Storeroom	Fair	Distribution Panel, 120/208 V	1	3	8086059
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,465 SF	5	8086060
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,465 SF	3	8086056
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	5	8086061
Fire Alarm & Electronic Systems						
D7010	Throughout Building	Failed	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,465 SF	1	8086040
D7030	Throughout Building	Failed	Security/Surveillance System, Full System Upgrade, Average Density	6,465 SF	1	8086064
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	5	8086043
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,465 SF	5	8086065
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	5	8086046

Appendix F:

Replacement Reserves

Replacement Reserves Report



9/30/2024

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
Fairley High ASD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fairley High ASD / Auto Shop Building	\$26,900	\$98,520	\$193,487	\$11,911	\$189,918	\$5,217	\$0	\$0	\$0	\$0	\$36,286	\$20,297	\$0	\$0	\$0	\$4,362	\$26,060	\$2,611	\$0	\$0	\$31,426	\$646,996
Fairley High ASD / Gymnasium	\$0	\$460,532	\$574,899	\$247,148	\$42,094	\$469,289	\$52,611	\$95,438	\$105,142	\$0	\$484,952	\$14,258	\$72,429	\$0	\$199,057	\$2,181	\$299,468	\$126,278	\$28,260	\$0	\$233,779	\$3,507,814
Fairley High ASD / Main Classroom Building	\$514,150	\$316,828	\$658,363	\$783,737	\$735,610	\$2,138,165	\$2,099,550	\$17,501	\$197,616	\$1,168,294	\$6,491,533	\$322,895	\$870,427	\$58,125	\$1,514,745	\$820,348	\$1,503,482	\$71,122	\$1,093,558	\$10,433	\$1,381,224	\$22,767,704
Fairley High ASD / ROTC Building	\$0	\$34,959	\$20,581	\$35,287	\$31,627	\$98,460	\$5,970	\$0	\$0	\$0	\$198,806	\$9,576	\$0	\$0	\$41,672	\$0	\$54,466	\$0	\$2,043	\$201,574	\$68,948	\$803,969
Fairley High ASD / Site	\$4,270	\$5,876	\$29,175	\$287,551	\$2,814	\$219,103	\$0	\$0	\$0	\$39,482	\$0	\$223,969	\$0	\$70,627	\$0	\$6,653	\$2,407	\$0	\$5,448	\$28,056	\$0	\$925,431
Grand Total	\$545,320	\$916,715	\$1,476,504	\$1,365,633	\$1,002,063	\$2,930,233	\$2,158,131	\$112,939	\$302,758	\$1,207,776	\$7,211,576	\$590,994	\$942,856	\$128,752	\$1,755,474	\$833,544	\$1,885,883	\$200,011	\$1,129,309	\$240,064	\$1,715,377	\$28,651,913

Fairley High ASD

Fairley High ASD / Auto Shop Building

Form	at Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	Unit Cost	*Subtotal	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate					
B2010		Building	Exterior	8085653	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	43	2	6800	SF	\$22.00	\$149,600			\$149,600																					\$149,600					
B2050		Building	Exterior	8085640	Exterior Door, Steel, Standard, Replace	30	28	2	4	EA	\$600.00	\$2,400			\$2,400																					\$2,400					
B2050		Building	Exterior	8085645	Exterior Door, Steel, Commercial, Replace	40	24	16	4	EA	\$4,060.00	\$16,240																			\$16,240					\$16,240					
B3010		Roof		8085641	Roofing, Metal, Replace	40	36	4	12980	SF	\$13.00	\$168,740					\$168,740																			\$168,740					
C1010		Shop		8085649	Interior Wall, Wire Mesh Channel-Frame, Replace	25	15	10	1000	SF	\$27.00	\$27,000												\$27,000												\$27,000					
C2010		Classrooms	Industrial Arts	8085648	Wall Finishes, any surface, Prep & Paint	10	9	1	2000	SF	\$1.50	\$3,000		\$3,000											\$3,000											\$3,000					
D2010		Classrooms	Industrial Arts	8085655	Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$1,600.00	\$1,600	\$1,600																	\$1,600						\$1,600					
D2010		Restrooms		8085647	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	37	3	10900	SF	\$1.00	\$10,900			\$10,900																					\$10,900					
D2010		Restrooms		8085646	Urinal, Standard, Replace	30	30	0	2	EA	\$1,100.00	\$2,200	\$2,200																							\$2,200					
D2010		Classrooms	Industrial Arts	8085642	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	30	0	2	EA	\$2,500.00	\$5,000	\$5,000																							\$5,000					
D2010		Classrooms	Industrial Arts	8085644	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	35	0	1	EA	\$1,400.00	\$1,400	\$1,400																							\$1,400					
D2010		Restrooms		8085650	Toilet, Commercial Water Closet, Replace	30	30	0	2	EA	\$1,300.00	\$2,600	\$2,600																							\$2,600					
D2010		Shop		8085651	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	52	0	1	EA	\$1,200.00	\$1,200	\$1,200																	\$1,200						\$1,200					
D3020		Shop		8085638	Unit Heater, Natural Gas, Replace	20	20	0	3	EA	\$4,300.00	\$12,900	\$12,900																						\$12,900	\$12,900					
D4010		Throughout Building		8085657	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	10900	SF	\$1.07	\$11,663													\$11,663											\$11,663					
D5020		Shop		8085654	Distribution Panel, 120/208 V, Replace	30	28	2	2	EA	\$2,000.00	\$4,000			\$4,000																					\$4,000					
D5030		Throughout Building		8085643	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	39	1	10900	SF	\$4.00	\$43,600		\$43,600																						\$43,600					
D5040		Throughout Building		8085637	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	10900	SF	\$4.50	\$49,050		\$49,050																						\$49,050					
D5040		Building Exterior		8085652	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	5	EA	\$600.00	\$3,000			\$3,000																					\$3,000					
D7050		Throughout Building		8085656	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	18	2	10900	SF	\$2.00	\$21,800			\$21,800																					\$21,800					
D7050		Shop		8085639	Fire Alarm Panel, Annunciator, Replace	15	13	2	1	EA	\$1,580.00	\$1,580			\$1,580																	\$1,580				\$1,580					
E1030		Shop		8085636	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,500.00	\$4,500							\$4,500																\$4,500	\$9,000					
Totals, Unescalated													\$26,900	\$95,650	\$182,380	\$10,900	\$168,740	\$4,500	\$0	\$0	\$0	\$0	\$27,000	\$14,663	\$0	\$0	\$0	\$2,800	\$16,240	\$1,580	\$0	\$0	\$17,400					\$568,753			
Totals, Escalated (3.0% inflation, compounded annually)													\$26,900	\$98,520	\$193,487	\$11,911	\$189,918	\$5,217	\$0	\$0	\$0	\$0	\$36,286	\$20,297	\$0	\$0	\$0	\$4,362	\$26,060	\$2,611	\$0	\$0	\$31,426								\$646,996

Fairley High ASD / Gymnasium

Info	Format	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		
B2010		Building Exterior	8084943	Exterior Walls, Brick Veneer, Replace			50	40	10	11600	SF	\$27.00	\$313,200											\$313,200											\$313,200		
B2020		Building Exterior	8084952	Window, Aluminum Double-Glazed, 16-25 SF, Replace			30	25	5	3	EA	\$950.00	\$2,850						\$2,850																\$2,850		
B2020		Building Exterior	8084937	Window, Aluminum Double-Glazed, 16-25 SF, Replace			30	20	10	4	EA	\$950.00	\$3,800										\$3,800												\$3,800		
B2050		Building Exterior	8084946	Exterior Door, Steel, Standard, Replace			30	20	10	24	EA	\$600.00	\$14,400										\$14,400												\$14,400		
B3010		Main roof	8107710	Roofing, Single-Ply Membrane, TPO/PVC, Replace			20	18	2	26975	SF	\$17.00	\$458,575			\$458,575																			\$458,575		
C1030		Throughout Building	8099170	Door Hardware, School, per Door, Replace			30	16	14	31	EA	\$400.00	\$12,400															\$12,400								\$12,400	
C1070		Throughout Building	8099184	Suspended Ceilings, Acoustical Tile (ACT), Replace			25	22	3	100	SF	\$3.50	\$350				\$350																			\$350	
C1090		Restrooms	8099155	Toilet Partitions, Plastic/Laminate, Replace			20	10	10	10	EA	\$750.00	\$7,500										\$7,500													\$7,500	
C1090		Gymnasium	8099156	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace			20	12	8	100	LF	\$500.00	\$50,000									\$50,000														\$50,000	
C2010		Restrooms	8099165	Wall Finishes, Ceramic Tile, Replace			40	24	16	2500	SF	\$18.00	\$45,000																	\$45,000							\$45,000
C2010		Throughout Building	8099157	Wall Finishes, any surface, Prep & Paint			10	6	4	20000	SF	\$1.50	\$30,000					\$30,000										\$30,000									\$60,000
C2030		Locker Rooms	8099182	Flooring, Ceramic Tile, Replace			40	20	20	2000	SF	\$18.00	\$36,000																							\$36,000	\$36,000
C2030		Restrooms	8099183	Flooring, Quarry Tile, Replace			50	30	20	1000	SF	\$26.00	\$26,000																							\$26,000	\$26,000
C2030		Gymnasium	8099161	Flooring, Wood, Strip, Refinish			10	9	1	1000	SF	\$4.00	\$4,000		\$4,000									\$4,000												\$8,000	
C2030		Throughout Building	8099167	Flooring, Vinyl Tile (VCT), Replace			15	5	10	3000	SF	\$5.00	\$15,000										\$15,000														\$15,000
C2030		Gymnasium	8099185	Flooring, Maple Sports Floor, Refinish			10	3	7	14000	SF	\$5.00	\$70,000								\$70,000											\$70,000					\$140,000
C2050		Restrooms	8099174	Ceiling Finishes, any flat surface, Prep & Paint			10	3	7	2000	SF	\$2.00	\$4,000								\$4,000											\$4,000					\$8,000
D2010		Boiler Room	8084942	Storage Tank, Domestic Water, Replace			30	19	11	1	EA	\$2,400.00	\$2,400											\$2,400													\$2,400

Replacement Reserves Report



9/30/2024

Information	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		Boiler Room	8084948		Storage Tank, Domestic Water, Replace	30	19	11	1	EA	\$2,400.00	\$2,400												\$2,400									\$2,400	
D2010		Mechanical Room	8099153		Water Heater, Electric, Residential, 53 to 120 GAL, Replace	15	12	3	1	EA	\$1,600.00	\$1,600				\$1,600															\$1,600		\$3,200	
D2010		Boiler Room	8084951		Boiler, Gas, Domestic, Replace	25	20	5	1	EA	\$37,800.00	\$37,800						\$37,800															\$37,800	
D2010		Gymnasium	8107711		Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	26975	SF	\$11.00	\$296,725						\$296,725															\$296,725	
D2010		Boiler Room	8084950		Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$1,100.00	\$1,100							\$1,100														\$1,100	
D2010		Gymnasium	8099168		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	2	EA	\$1,200.00	\$2,400			\$2,400																\$2,400		\$4,800	
D2010		Throughout Building	8099166		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	3	EA	\$1,200.00	\$3,600								\$3,600													\$3,600	
D2010		Restrooms	8099151		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	17	EA	\$1,500.00	\$25,500															\$25,500						\$25,500	
D2010		Restrooms	8099169		Urinal, Standard, Replace	30	16	14	9	EA	\$1,100.00	\$9,900															\$9,900						\$9,900	
D2010		Restrooms	8099171		Toilet, Commercial Water Closet, Replace	30	16	14	17	EA	\$1,300.00	\$22,100															\$22,100						\$22,100	
D2010		Utility Rooms/Areas	8099160		Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,400.00	\$1,400																					\$1,400	
D3020		Boiler Room	8084949		Boiler, Gas, HVAC, Replace	30	18	12	1	EA	\$50,800.00	\$50,800												\$50,800									\$50,800	
D3020		Throughout Building	8099158		Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	20	10	1	EA	\$800.00	\$800											\$800										\$800	
D3030		Throughout Building	8099176		Unit Ventilator, approx/nominal 2 Ton, Replace	20	16	4	1	EA	\$7,400.00	\$7,400					\$7,400																\$7,400	
D3030		Throughout Building	8099149		Unit Ventilator, approx/nominal 2 Ton, Replace	20	14	6	1	EA	\$7,400.00	\$7,400							\$7,400														\$7,400	
D4010		Throughout	8099188		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	26973	SF	\$1.07	\$28,861							\$28,861														\$28,861	
D5020		Electrical Room	8099146		Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000	
D5020		Boiler Room	8084938		Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																	\$2,000	
D5020		Boiler Room	8084939		Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000																	\$7,000	
D5020		Electrical Room	8099181		Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5020		Boiler Room	8084947		Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$7,000.00	\$7,000									\$7,000												\$7,000	
D5020		Electrical Room	8099179		Distribution Panel, 120/208 V, Replace	30	22	8	2	EA	\$2,000.00	\$4,000									\$4,000												\$4,000	
D5020		Electrical Room	8099148		Distribution Panel, 120/208 V, Replace	30	22	8	3	EA	\$2,000.00	\$6,000									\$6,000												\$6,000	
D5030		Throughout Building	8084964		Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	26975	SF	\$2.50	\$67,438				\$67,438																	\$67,438	
D5040		Throughout Building	8084965		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	26975	SF	\$4.50	\$121,388				\$121,388																	\$121,388	
D5040		Building Exterior	8084945		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	19	EA	\$600.00	\$11,400				\$11,400																	\$11,400	
D6030		Electrical Room	8099154		Sound System, Theater/Auditorium/Church, Replace	20	18	2	26973	SF	\$1.50	\$40,460			\$40,460																		\$40,460	
D7010		Throughout Building	8084940		Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	14	1	26975	SF	\$3.25	\$87,669		\$87,669																\$87,669			\$175,338	
D7030		Throughout Building	8084936		Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	14	1	26975	SF	\$2.00	\$53,950		\$53,950																\$53,950			\$107,900	
D7050		Gymnasium	8107894		Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	18	2	26975	SF	\$1.50	\$40,463			\$40,463																		\$40,463	
D7050		Gymnasium	8099180		Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000																\$15,000		\$30,000
D8010		Throughout Building	8084941		BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	26975	SF	\$2.50	\$67,438						\$67,438													\$67,438		\$134,875	
E1030		Gymnasium	8099177		Foodservice Equipment, Ice maker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700							\$6,700														\$6,700	
E1030		Gymnasium	8099175		Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$2,500.00	\$2,500															\$2,500						\$2,500	
E1040		Gymnasium	8099150		Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	9	1	1	EA	\$1,500.00	\$1,500		\$1,500									\$1,500									\$3,000		
E1070		Gymnasium	8099172		Basketball Backboard, Wall-Mounted, Operable	30	16	14	6	EA	\$4,300.00	\$25,800															\$25,800						\$25,800	
E1070		Gymnasium	8099187		Gym Scoreboard, Electronic Basic, Replace	30	16	14	2	EA	\$1,700.00	\$3,400															\$3,400						\$3,400	
E2010		Gymnasium	8099152		Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	19	1	1000	EA	\$300.00	\$300,000		\$300,000																			\$300,000	
G2060		Site	8084944		Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	41	EA	\$150.00	\$6,150											\$6,150										\$6,150	
Totals, Unescalated													\$0	\$447,119	\$541,897	\$226,175	\$37,400	\$404,813	\$44,061	\$77,600	\$83,000	\$0	\$360,850	\$10,300	\$50,800	\$0	\$131,600	\$1,400	\$186,619	\$76,400	\$16,600	\$0	\$129,438	\$2,826,071
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$460,532	\$574,899	\$247,148	\$42,094	\$469,289	\$52,611	\$95,438	\$105,142	\$0	\$484,952	\$14,258	\$72,429	\$0	\$199,057	\$2,181	\$299,468	\$126,278	\$28,260	\$0	\$233,779	\$3,507,814

Fairley High ASD / Main Classroom Building

[illegible]

9/30/2024																																	
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	
C1070	Throughout Building	8099037	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	150800	SF	\$3.50	\$527,800											\$527,800											\$527,800	
C1090	Restrooms	8099105	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	68	EA	\$750.00	\$51,000						\$51,000																\$51,000	
C1090	Throughout Building	8092479	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	500	LF	\$500.00	\$250,000												\$250,000										\$250,000	
C2010	Throughout Building	8092396	Wall Finishes, Ceramic Tile, Replace	40	24	16	10000	SF	\$18.00	\$180,000																	\$180,000						\$180,000
C2010	Auditorium	8098987	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	14	6	2500	SF	\$11.42	\$28,550							\$28,550																\$28,550
C2010	Throughout Building	8099065	Wall Finishes, any surface, Prep & Paint	10	6	4	330000	SF	\$1.50	\$495,000					\$495,000										\$495,000								\$990,000
C2030	Restrooms	8092466	Flooring, Ceramic Tile, Replace	40	24	16	3000	SF	\$18.00	\$54,000																		\$54,000					\$54,000
C2030	Auditorium	8099066	Flooring, Wood, Strip, Refinish	10	6	4	1000	SF	\$4.00	\$4,000					\$4,000										\$4,000								\$8,000
C2030	Weight Room	8099036	Flooring, Rubber Tile, Replace	15	10	5	500	SF	\$9.00	\$4,500						\$4,500															\$4,500		\$9,000
C2030	Throughout Building	8099020	Flooring, Vinyl Tile (VCT), Replace	15	10	5	120000	SF	\$5.00	\$600,000						\$600,000															\$600,000		\$1,200,000
C2030	Throughout Building	8099022	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5000	SF	\$7.50	\$37,500					\$37,500										\$37,500								\$75,000
C2050	Restrooms	8092452	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	3000	SF	\$2.00	\$6,000							\$6,000										\$6,000						\$12,000
D1010	Hallways & Common Areas	8092391	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000															\$9,000				\$18,000
D1010	Elevator Shafts/Utility	8092447	Elevator Controls, Automatic, 1 Car, Replace	20	9	11	1	EA	\$5,000.00	\$5,000												\$5,000											\$5,000
D1010	Elevator Shafts/Utility	8092441	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	16	14	1	EA	\$55,000.00	\$55,000														\$55,000									\$55,000
D1010	Auditorium	8099091	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	14	11	1	EA	\$17,000.00	\$17,000												\$17,000											\$17,000
D2010	Kitchen	8099077	Water Heater, Electric, Commercial (12 kW), Replace	20	20	0	1	EA	\$12,400.00	\$12,400	\$12,400																				\$12,400		\$24,800
D2010	Utility Rooms/Areas	8099106	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$1,600.00	\$1,600			\$1,600																\$1,600				\$3,200
D2010	Mechanical Room	8092481	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	\$16,600.00	\$16,600						\$16,600																	\$16,600
D2010	Boiler Room	8098982	Boiler, Gas, Domestic, Replace	25	20	5	1	EA	\$22,500.00	\$22,500						\$22,500																	\$22,500
D2010	Mechanical Room	8092439	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	\$16,600.00	\$16,600						\$16,600																	\$16,600
D2010	Boiler Room	8099081	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$1,400.00	\$1,400						\$1,400																	\$1,400
D2010	Boiler Room	8098995	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,200.00	\$3,200						\$3,200																	\$3,200
D2010	Boiler Room	8099019	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,200.00	\$3,200						\$3,200																	\$3,200
D2010	Boiler Room	8099006	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$3,200.00	\$3,200						\$3,200																	\$3,200
D2010	Throughout Building	8099092	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	153800	SF	\$11.00	\$1,691,800											\$1,691,800												\$1,691,800
D2010	Throughout Building	8092433	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	5	EA	\$1,200.00	\$6,000			\$6,000															\$6,000					\$12,000
D2010	Classrooms Science	8092407	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500
D2010	Classrooms Science	8092431	Emergency Plumbing Fixtures, Eye Wash, Replace	20	16	4	1	EA	\$1,500.00	\$1,500					\$1,500																		\$1,500
D2010	Utility Rooms/Areas	8098996	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	3	EA	\$1,400.00	\$4,200						\$4,200																	\$4,200
D2010	Restrooms	8099001	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	12	EA																									

Replacement Reserves Report



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Item	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	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		Classrooms	General	8099083	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000	
D3030		Classrooms	General	8099104	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000	
D3030		Classrooms	General	8099080	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000	
D3030		Classrooms	General	8098990	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																	\$9,000	
D3030		Roof		8092464	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	14	6	1	EA	\$4,400.00	\$4,400						\$4,400																\$4,400	
D3050		Boiler Room		8099084	Supplemental Components, Air Separator, HVAC, Replace	15	10	5	1	EA	\$3,900.00	\$3,900						\$3,900														\$3,900		\$7,800	
D3050		Throughout Building		8099017	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	153800	SF	\$5.00	\$769,000											\$769,000											\$769,000	
D3050		Boiler Room		8092444	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	\$7,600.00	\$7,600														\$7,600								\$7,600	
D3050		Stairwells		8092450	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	18	2	1	EA	\$1,670.00	\$1,670				\$1,670																		\$1,670	
D3050		Roof		8092462	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	18	2	1	EA	\$48,000.00	\$48,000				\$48,000																			\$48,000
D3050		Roof		8092485	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	18	2	1	EA	\$48,000.00	\$48,000				\$48,000																			\$48,000
D3050		Building Exterior		8099096	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200					\$37,200																		\$37,200
D3050		Roof		8092470	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	17	3	1	EA	\$35,000.00	\$35,000					\$35,000																		\$35,000
D3050		Boiler Room		8092454	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	\$48,000.00	\$48,000					\$48,000																		\$48,000
D3050		Mechanical Room		8092401	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	\$6,200.00	\$6,200						\$6,200																	\$6,200
D3050		Electrical Room		8092384	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	16	4	1	EA	\$3,840.00	\$3,840						\$3,840																	\$3,840
D3050		Electrical Room		8092459	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$3,600.00	\$3,600							\$3,600																\$3,600
D3050		Roof		8092403	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,200.00	\$8,200						\$8,200																	\$8,200
D3050		Mechanical Room		8092395	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000																	\$22,000
D3050		Mechanical Room		8092474	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	20	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D3050		Mechanical Room		8098999	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000																	\$22,000
D3050		Mechanical Room		8099090	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000																	\$22,000
D3050		Mechanical Room		8092429	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000																	\$22,000
D3050		Mechanical Room		8092426	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	20	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D3050		Mechanical Room		8092472	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	20	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D3050		Mechanical Room		8092440	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$6,200.00	\$6,200						\$6,200																	\$6,200
D3050		Mechanical Room		8092461	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$6,200.00	\$6,200						\$6,200																	\$6,200
D3050		Throughout Building		8099107	HVAC System, Ductwork, Low Density, Replace	30	20	10	153800	SF	\$2.00	\$307,600											\$307,600												\$307,600
D3060		Roof		8092451	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	25	0	1	EA	\$1,400.00	\$1,400	\$1,400																						\$1,400
D3060		Roof		8092449	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	11	EA	\$2,400.00	\$26,400					\$26,400																		\$26,400
D3060		Roof		8092394	Exhaust Fan, Centrifugal, 28" Damper, 5001 to 8500 CFM, Replace	25	22	3	1	EA	\$4,000.00	\$4,000					\$4,000																		\$4,000
D3060		Roof		8092397	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400						\$1,400																	\$1,400
D4010		Fire Sprinkler		8099075	Supplemental Components, Fire Pump Controller, Replace	20	14	6	1	EA	\$17,800.00	\$17,800							\$17,800																\$17,800
D4010		Fire Sprinkler		8099021	Supplemental Components, Fire Jockey Pump, Replace	20	14	6	1	EA	\$800.00	\$800							\$800																\$800
D4010		Fire Sprinkler		8098993	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	153800	SF	\$1.07	\$164,566												\$164,566											\$164,566
D4010		Mechanical Room		8099005	Pump, Fire Suppression, Replace	25	14	11	1	EA	\$30,000.00	\$30,000												\$30,000											\$30,000
D4010		Building Exterior		8098983	Supplemental Components, Fire Department Connection, Double, 3 IN, Replace	30	14	16	2	EA	\$1,140.00	\$2,280																				\$2,280			\$2,280
D4010		Building Exterior		8098997	Supplemental Components, Fire Department Connection, Double, Replace	30	14	16	1	EA	\$1,140.00	\$1,140																				\$1,140			\$1,140
D4010		Fire Sprinkler		8099085	Supplemental Components, Fire Pump Controller, Replace	20	3	17	1	EA	\$17,800.00	\$17,800																				\$17,800			\$17,800
D4030		Commercial Kitchen		8099042	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300															\$300		\$600
D4030		Throughout Building		8098989	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	50	EA	\$150.00	\$7,500						\$7,500															\$7,500		\$15,000
D5010		Building Exterior		8099049	Generator, Diesel, Replace	25	23	2	1	EA	\$40,000.00	\$40,000				\$40,000																			\$40,000
D5010		Electrical Room		8092437	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	22	3	1	EA	\$12,000.00	\$12,000					\$12,000																		\$12,000
D5020		Boiler Room		8099095	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$50,000.00	\$50,000						\$50,000																	\$50,000
D5020		Electrical Room		8092413	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$10,000																							\$10,000
D5020		Electrical Room		8092412	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$30,000.00	\$30,000																							\$30,000
D5020		Electrical Room		8092425	Switchboard, 277/480 V, Replace	40	22	18	1	EA	\$90,000.00	\$90,000																					\$90,000		\$90,000
D5020		Electrical Room		8092405	Switchboard, 277/480 V, Replace	40	22	18	1	EA	\$90,000.00	\$90,000																					\$90,000		\$90,000
D5020		Boiler Room		8099089	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																	\$10,000
D5020		Storeroom		8099054	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																	\$7,000
D5020		Boiler Room		8099003	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D5020		Boiler Room		8099093	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,000.00	\$7,000						\$7,000																	\$7,000
D5020		Throughout Building		8099008	Distribution Panel, 120/208 V, Replace	30	25	5	21	EA	\$2,000.00	\$42,000						\$42,000																	\$42,000
D5020		Electrical Room		8092409	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$11,500.00	\$11,500																							\$11,500
D5020		Electrical Room		8092398	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$3,000.00																								

Replacement Reserves Report



9/30/2024

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		
D5040	Throughout Building	8099082	Exterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	153800	SF	\$3.00	\$461,400			\$461,400																			\$461,400		
D5040	Office Areas	8099079	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	14	6	1	EA	\$4,680.00	\$4,680							\$4,680																\$4,680	
D5040	Auditorium	8099007	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	14	6	1	EA	\$9,360.00	\$9,360							\$9,360																\$9,360	
D5040	Building Exterior	8099067	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	45	EA	\$600.00	\$27,000						\$27,000																	\$27,000	
D6030	Auditorium	8099063	Sound System, Theater/Auditorium/Church, Replace	20	14	6	14600	SF	\$1.50	\$21,900							\$21,900																\$21,900	
D7010	Hallways & Common Areas	8092478	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	3	7	1	EA	\$5,950.00	\$5,950								\$5,950										\$5,950					\$11,900	
D7010	Hallways & Common Areas	8099102	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	1	9	1	EA	\$5,950.00	\$5,950										\$5,950										\$5,950			\$11,900	
D7010	Hallways & Common Areas	8092430	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	0	10	1	EA	\$5,950.00	\$5,950											\$5,950										\$5,950		\$11,900	
D7010	Kitchen	8092465	Access Control Devices, Screening X-Ray Machine, Replace	10	0	10	1	EA	\$55,000.00	\$55,000											\$55,000										\$55,000		\$110,000	
D7010	Throughout Building	8099010	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	15	0	153800	SF	\$3.25	\$499,850	\$499,850															\$499,850							\$999,700	
D7030	Throughout Building	8099044	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	14	1	153800	SF	\$2.00	\$307,600		\$307,600																\$307,600					\$615,200	
D7030	Office Areas	8099086	Security Panel, Annunciator, Replace	15	15	0	1	EA	\$500.00	\$500	\$500																\$500						\$1,000	
D7050	Hallways & Common Areas	8099101	Fire Alarm Panel, Annunciator, Replace	15	5	10	2	EA	\$1,580.00	\$3,160											\$3,160												\$3,160	
D7050	Throughout Building	8099088	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000												\$15,000											\$15,000	
D7050	Office Areas	8099043	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	4	16	153800	SF	\$2.00	\$307,600																		\$307,600					\$307,600	
D8010	Throughout Building	8098994	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	153800	SF	\$2.50	\$384,500				\$384,500																\$384,500			\$769,000	
E1030	Kitchen	8099012	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	\$10,500.00	\$10,500			\$10,500										\$10,500									\$21,000		
E1030	Kitchen	8092417	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600																\$3,600			\$7,200	
E1030	Kitchen	8092415	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	\$4,700.00	\$4,700				\$4,700																\$4,700			\$9,400	
E1030	Kitchen	8099109	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280									\$16,560	
E1030	Kitchen	8098988	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700																\$1,700			\$3,400	
E1030	Kitchen	8099034	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$10,500				\$10,500									\$10,500										\$21,000	
E1030	Kitchen	8099062	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA	\$3,800.00	\$3,800				\$3,800																\$3,800			\$7,600	
E1030	Kitchen	8092475	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	4	EA	\$4,700.00	\$18,800				\$18,800																\$18,800			\$37,600	
E1030	Main Classroom Building	8098980	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$4,600.00	\$9,200						\$9,200															\$9,200		\$18,400	
E1030	Main Classroom Building	8098981	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$6,300.00	\$12,600						\$12,600															\$12,600		\$25,200	
E1030	Kitchen	8099055	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700		\$13,400	
E1030	Kitchen	8099060	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	2	EA	\$4,500.00	\$9,000						\$9,000															\$9,000		\$18,000	
E1030	Kitchen	8099098	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$8,280.00	\$8,280								\$8,280											\$8,280					\$16,560
E1030	Kitchen	8092463	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	2	EA	\$15,000.00	\$30,000									\$30,000														\$30,000	
E1030	Kitchen	8092389	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600													\$3,600	
E1030	Kitchen	8092458	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000												\$25,000	
E1030	Kitchen	8099029	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500												\$2,500	
E1030	Kitchen	8098991	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	2	EA	\$2,100.00	\$4,200											\$4,200												\$4,200	
E1030	Kitchen	8092467	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600												\$4,600	
E1030	Kitchen	8092446	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	\$1,700.00	\$1,700												\$1,700											\$1,700	
E1030	Building Exterior	8099056	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	0	15	1	EA	\$6,300.00	\$6,300																	\$6,300						\$6,300	
E1040	Classrooms Science	8092388	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800																\$2,800			\$5,600	
E1040	Classrooms Science	8092482	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	7	8	1	EA	\$2,800.00	\$2,800									\$2,800														\$2,800	
E1040	Classrooms Science	8092402	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	5	10	1	EA	\$2,800.00	\$2,800											\$2,800												\$2,800	
E1040	Classrooms Science	8092385	Laboratory Equipment, Sink, 1-Bowl, Replace	30	16	14	9	EA	\$1,725.00	\$15,525															\$15,525									

Fairley High ASD / ROTC Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	Building Exterior	8086050	Exterior Walls, Brick Veneer, Replace	50	40	10	5000	SF	\$27.00	\$135,000										\$135,000												\$135,000	
B2050	Building Exterior	8086049	Exterior Door, Steel, Standard, Replace	30	25	5	2	EA	\$600.00	\$1,200						\$1,200																	\$1,200
B3010	Roof	8086062	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	1	19	6465	SF	\$17.00	\$109,905																							\$109,905
B3020	Roof	8086063	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	1	19	500	LF	\$9.00	\$4,500																							\$4,500
C1030	Throughout Building	8086041	Interior Door, Wood, Solid-Core, Replace	40	35	5	8	EA	\$700.00	\$5,600						\$5,600																	\$5,600

Replacement Reserves Report



9/30/2024

Unif	mat	Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
C1070			Rifle range	8086042	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25		23	2	3200	SF	\$3.50	\$11,200			\$11,200																			\$11,200			
C2010			Throughout Building	8086053	Wall Finishes, any surface, Prep & Paint	10		6	4	14100	SF	\$1.50	\$21,150					\$21,150										\$21,150								\$42,300		
C2030			Throughout Building	8086051	Flooring, Vinyl Tile (VCT), Replace	15		10	5	6465	SF	\$5.00	\$32,325						\$32,325															\$32,325		\$64,650		
C2050			Classrooms General	8086067	Ceiling Finishes, any flat surface, Prep & Paint	10		6	4	3200	SF	\$2.00	\$6,400					\$6,400										\$6,400								\$12,800		
D2010			Restrooms	8086052	Water Heater, Electric, Residential, Replace	15		11	4	1	EA	\$550.00	\$550					\$550																\$550		\$1,100		
D2010			Restrooms	8086047	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40		35	5	6465	SF	\$1.00	\$6,465						\$6,465																	\$6,465		
D2010			Hallways & Common Areas	8086054	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15		12	3	1	EA	\$1,200.00	\$1,200				\$1,200															\$1,200				\$2,400		
D2010			Restrooms	8086044	Urinal, Standard, Replace	30		24	6	2	EA	\$1,100.00	\$2,200							\$2,200																\$2,200		
D2010			Restrooms	8086066	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30		24	6	1	EA	\$1,500.00	\$1,500							\$1,500																\$1,500		
D2010			Restrooms	8086048	Toilet, Commercial Water Closet, Replace	30		24	6	1	EA	\$1,300.00	\$1,300							\$1,300																\$1,300		
D2030			Storeroom	8086058	Pump, Sump, Replace	15		10	5	1	EA	\$4,270.00	\$4,270						\$4,270																\$4,270		\$8,540	
D3050			Roof	8086045	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20		18	2	1	EA	\$8,200.00	\$8,200			\$8,200																					\$8,200	
D3050			Throughout Building	8086055	HVAC System, Ductwork, Low Density, Replace	30		20	10	6465	SF	\$2.00	\$12,930											\$12,930													\$12,930	
D4010			Throughout Building	8086057	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25		14	11	6465	SF	\$1.07	\$6,918												\$6,918												\$6,918	
D5020			Storeroom	8086059	Distribution Panel, 120/208 V, Replace	30		27	3	1	EA	\$2,000.00	\$2,000				\$2,000																				\$2,000	
D5030			Throughout Building	8086060	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40		35	5	6465	SF	\$2.50	\$16,163						\$16,163																		\$16,163	
D5040			Throughout Building	8086056	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20		17	3	6465	SF	\$4.50	\$29,093				\$29,093																				\$29,093	
D5040			Building Exterior	8086061	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		15	5	2	EA	\$600.00	\$1,200						\$1,200																		\$1,200	
D7010			Throughout Building	8086040	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15		14	1	6465	SF	\$3.25	\$21,011		\$21,011																\$21,011						\$42,023	
D7030			Throughout Building	8086064	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15		14	1	6465	SF	\$2.00	\$12,930		\$12,930																\$12,930						\$25,860	
D7050			Throughout Building	8086065	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20		15	5	6465	SF	\$2.00	\$12,930						\$12,930																		\$12,930	
D7050			Lobby	8086043	Fire Alarm Panel, Annunciator, Replace	15		10	5	1	EA	\$1,580.00	\$1,580						\$1,580																\$1,580		\$3,160	
G2060			Building Exterior	8086046	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25		20	5	2	EA	\$1,600.00	\$3,200						\$3,200																		\$3,200	
Totals, Unescalated														\$0	\$33,941	\$19,400	\$32,293	\$28,100	\$84,933	\$5,000	\$0	\$0	\$0	\$147,930	\$6,918	\$0	\$0	\$27,550	\$0	\$33,941	\$0	\$1,200	\$114,955	\$38,175	\$574,335			
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$34,959	\$20,581	\$35,287	\$31,627	\$98,460	\$5,970	\$0	\$0	\$0	\$198,806	\$9,576	\$0	\$0	\$41,672	\$0	\$54,466	\$0	\$2,043	\$201,574	\$68,948	\$803,969			

Fairley High ASD / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	8099039	Stair/Ramp Rails, Metal, Refinish	10	7	3	1000	LF	\$1.50	\$1,500				\$1,500										\$1,500									\$3,000
D2020	Site	8099100	Supplemental Components, Drains, Trench, Replace	40	39	1	5	LF	\$241.00	\$1,205		\$1,205																					\$1,205
D2030	Site General	8099002	Pump, Sump, Replace	15	15	0	1	EA	\$4,270.00	\$4,270	\$4,270															\$4,270							\$8,540
D3030	Site General	8099108	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$180,000.00	\$180,000				\$180,000																			\$180,000
D3030	Site General	8099099	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$46,700.00	\$46,700				\$46,700																			\$46,700
D3050	Site General	8099046	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$13,600.00	\$13,600				\$13,600																			\$13,600
F1020	Site	8099097	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	28	2	900	SF	\$25.00	\$22,500			\$22,500																				\$22,500
G2020	Site	8099048	Parking Lots, Pavement, Asphalt, Overlay	25	14	11	80900	SF	\$2.00	\$161,800											\$161,800												\$161,800
G2030	Site	8099045	Sidewalk, Concrete, Large Areas, Replace	50	45	5	21000	SF	\$9.00	\$189,000						\$189,000																	\$189,000
G2050	Site	8099061	Sports Apparatus, Baseball, Batting Cage, Replace	15	14	1	1	EA	\$1,500.00	\$1,500		\$1,500															\$1,500						\$3,000
G2050	Site	8099024	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	24	1	1	EA	\$3,000.00	\$3,000		\$3,000																					\$3,000
G2050	Site	8099059	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																				\$5,000
G2050	Site	8099014	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	12	3	4	EA	\$450.00	\$1,800				\$1,800																\$1,800			\$3,600
G2050	Site	8099038	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	16	9	108	EA	\$120.00	\$12,960										\$12,960													\$12,960
G2060	Site	8099016	Fences & Gates, Fence, Chain Link 6', Replace	40	27	13	1775	LF	\$26.25	\$46,594													\$46,594										\$46,594
G2060	Site	8099000	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	2	EA	\$700.00	\$1,400																			\$1,400				\$1,400
G2060	Site	8099040	Flagpole, Metal, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																		\$2,500
G2060	Site	8099004	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	11	9	52	EA	\$150.00	\$7,800										\$7,800													\$7,800
G2060	Site	8099094	Signage, Property, Pylon Standard, Replace/Install	20	11	9	1	EA	\$9,500.00	\$9,500										\$9,500													\$9,500
G3010	Site General	8099035	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	27	3	5	EA	\$3,910.00	\$19,550				\$19,550																			\$19,550
G4050	Site	8099052	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	1	19	4	EA	\$4,000.00	\$16,000																					\$16,000		\$16,000
Totals, Unescalated											\$4,270	\$5,705	\$27,500	\$263,150	\$2,500	\$189,000	\$0	\$0	\$0	\$30,260	\$0	\$161,800	\$0	\$48,094	\$0	\$4,270	\$1,500	\$0	\$3,200	\$16,000	\$0	\$757,249	
Totals, Escalated (3.0% inflation, compounded annually)											\$4,270	\$5,876	\$29,175	\$287,551	\$2,814	\$219,103	\$0	\$0	\$0	\$39,482	\$0	\$223,969	\$0	\$70,627	\$0	\$6,653	\$2,407	\$0	\$5,448	\$28,056	\$0	\$925,431	

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8092447	D1010	Elevator Controls	Automatic, 1 Car	2500 LB	Fairley High ASD / Main Classroom Building	Elevator Shafts/Utility	ThyssenKrupp	TAC20	Inaccessible	2015		
2	8092441	D1010	Passenger Elevator	Hydraulic, 2 Floors		Fairley High ASD / Main Classroom Building	Elevator Shafts/Utility	ThyssenKrupp	tac20	Inaccessible	2008		
3	8099091	D1010	Vertical Lift	Wheelchair, 5' Rise		Fairley High ASD / Main Classroom Building	Auditorium	Garaventa	Genesis	Inaccessible	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8084948	D2010	Storage Tank	Domestic Water	115 GAL	Fairley High ASD / Gymnasium	Boiler Room	Rheem / Ruud	RR 0105E00997	ST120A	2005		
2	8084942	D2010	Storage Tank	Domestic Water	115 GAL	Fairley High ASD / Gymnasium	Boiler Room	Rheem / Ruud	ST120A	RR 0105E00208	2005		
3	8084951	D2010	Boiler	Gas, Domestic	722 MBH	Fairley High ASD / Gymnasium	Boiler Room	Raytherm	722-WT	087222	1972		
4	8098982	D2010	Boiler	Gas, Domestic	16 GAL	Fairley High ASD / Main Classroom Building	Boiler Room	No dataplate	No dataplate	No dataplate			
5	8099077	D2010	Water Heater	Electric, Commercial (12 kW)		Fairley High ASD / Main Classroom Building	Kitchen	Hatco	BMC-45	47667-TL34-F	2004		
6	8085655	D2010	Water Heater	Electric, Residential		58 GAL	Fairley High ASD / Auto Shop Building	Classrooms Industrial Arts	A. O. Smith	EES 52 917	Illegible		
7	8099106	D2010	Water Heater	Electric, Residential	80 GAL	Fairley High ASD / Main Classroom Building	Utility Rooms/Areas	Rheem / Ruud	ELD80-B	D0910RR0810D07998	2010		

8	8086052	D2010	Water Heater	Electric, Residential	10 GAL	Fairley High ASD / ROTC Building	Restrooms	State Industries, Inc.	ES61080MSK 200	13 71005876	2013
9	8099153	D2010	Water Heater	Electric, Residential, 53 to 120 GAL	80 GAL	Fairley High ASD / Gymnasium	Mechanical Room	No dataplate	No dataplate	No dataplate	2012
10	8092481	D2010	Water Heater	Gas, Commercial (200 MBH)	119 GAL	Fairley High ASD / Main Classroom Building	Mechanical Room	Voyager	SSV199-119 RB	F291 242	2002
11	8092439	D2010	Water Heater	Gas, Commercial (200 MBH)	119 GAL	Fairley High ASD / Main Classroom Building	Mechanical Room	Voyager	SSV199.9RB	F291 241	2002
12	8084950	D2010	Backflow Preventer	Domestic Water	.75 IN	Fairley High ASD / Gymnasium	Boiler Room	Watts Regulator	909M0DCW 140 RPZ	323175	2000
13	8099081	D2010	Backflow Preventer	Domestic Water	1 IN	Fairley High ASD / Main Classroom Building	Boiler Room	Watts Regulator	909M0DICW 140 RPZ	229751	
14	8098995	D2010	Backflow Preventer	Domestic Water	1.5 IN	Fairley High ASD / Main Classroom Building	Boiler Room	Watts	LF909M1 QT RP	16630	
15	8099019	D2010	Backflow Preventer	Domestic Water	1.5 IN	Fairley High ASD / Main Classroom Building	Boiler Room	Watts	919-QT	12500	
16	8099006	D2010	Backflow Preventer	Domestic Water	1.5 IN	Fairley High ASD / Main Classroom Building	Boiler Room	Watts	919-QT	12757	
17	8086058	D2030	Pump	Sump	3 HP	Fairley High ASD / ROTC Building	Storeroom	Weil Pump	3-260104-1 1/2	209-4378	
18	8099002	D2030	Pump	Sump	3 HP	Fairley High ASD / Site	Site General	Inaccessible	Inaccessible	Inaccessible	
19	8099018	D2060	Air Compressor	Tank-Style	5 HP	Fairley High ASD / Main Classroom Building	Boiler Room	FS Curtis	FCA05E57V8S-A3L1XX	CA05E57F23112	
20	8099068	D2060	Air Compressor	Tank-Style	.75 HP	Fairley High ASD / Main Classroom Building	Fire Sprinkler	Inaccessible	Inaccessible	Inaccessible	2022

D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8098985	D3020	Boiler	Gas, HVAC	5900 MBH	Fairley High ASD / Main Classroom Building	Boiler Room	Burnham	4FW.563A.40-6.GP	24646			
2	8084949	D3020	Boiler	Gas, HVAC	1137 MBH	Fairley High ASD / Gymnasium	Boiler Room	Smith	19A	19A-8-060xx	2006		
3	8092416	D3020	Boiler	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Fairley High ASD / Main Classroom Building	Boiler Room	Bryan Boilers	AB200-W-FDG	89180	2002		
4	8099015	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	400 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	McQuay	Inaccessible	Inaccessible	2008		
5	8099011	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	400 CFM	Fairley High ASD / Main Classroom Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2008		11
6	8099158	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	750 CFM	Fairley High ASD / Gymnasium	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2008		
7	8085638	D3020	Unit Heater	Natural Gas	25 MBH	Fairley High ASD / Auto Shop Building	Shop	Inaccessible	Inaccessible	Inaccessible			3
8	8099108	D3030	Chiller	Air-Cooled	101 TON	Fairley High ASD / Site	Site General	Trane	RIAALI04YM0LASD0BGKM	U02F05327	2002		
9	8099057	D3030	Chiller	Water-Cooled	100 TON	Fairley High ASD / Main Classroom Building	Boiler Room	Trane	Illegible	U23L03570	2023		
10	8099099	D3030	Cooling Tower	(Typical) Open Circuit	125 TON	Fairley High ASD / Site	Site General	Evapco	Inaccessible	Inaccessible	2002		
11	8092432	D3030	Heat Pump	Packaged & Wall-Mounted, 1 to 2 TON	1 TON	Fairley High ASD / Main Classroom Building	Roof	Trane	TTB012C100A2	212345A5F	2002		
12	8092390	D3030	Heat Pump	Packaged & Wall-Mounted, 1 to 2 TON	1 TON	Fairley High ASD / Main Classroom Building	Roof	Trane	118018C TUUA2	2233HA45F	2002		

13	8092420	D3030	Heat Pump	Packaged & Wall-Mounted, 1 to 2 TON	2 TON	Fairley High ASD / Main Classroom Building	Roof	Ducane	AC10B24		5476080449	2002
14	8092464	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	2.5 TON	Fairley High ASD / Main Classroom Building	Roof	Trane	TTB0300100A2		2206 635F	2002
15	8092423	D3030	Split System	Condensing Unit/Heat Pump, 13 to 15 TON	12.5 TON	Fairley High ASD / Main Classroom Building	Roof	American Standard Inc.	TTA150B400DA		2222LTRAD	2002
16	8092410	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Fairley High ASD / Main Classroom Building	Roof	Trane	TTB034C100A2		22411HX5F	2002
17	8092419	D3030	Split System	Fan Coil Unit, DX, 2 to 2.5 TON	2 TON	Fairley High ASD / Main Classroom Building	Mechanical Room	American Standard Inc.	TWE024C140B0		2233J522V	2002
18	8092438	D3030	Unit Ventilator	approx/nominal 2 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Hallways & Common Areas	AAF	U.AVS.6.\$13.8.3.F.23.AN. 22.6.1.01		AUBU083700002	2008
19	8099149	D3030	Unit Ventilator	approx/nominal 2 Ton	300 - 750 CFM	Fairley High ASD / Gymnasium	Throughout Building	Inaccessible	Inaccessible		Inaccessible	2008
20	8092386	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	FFJB0201 BP0A0G10AH2M000001000AK0000000000000		T02G53898	2002
21	8099176	D3030	Unit Ventilator	approx/nominal 2 Ton	400 CFM	Fairley High ASD / Gymnasium	Throughout Building	Inaccessible	Inaccessible		Inaccessible	2008
22	8092422	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Hallways & Common Areas	AAF	U.AVS.6.S13.A.W.65.E.23.AN. 22.9.1.8.1		AUBU082900133	2008
23	8099023	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	JS.6.S13.A.N.65.E.23.AN. 22.0.1.B.1		833197060	2008
24	8099027	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	Inaccessible		Inaccessible	2008

25	8092411	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Hallways & Common Areas	AAF	Inaccessible	Inaccessible	2008
26	8098986	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	0.AVS.6.S10.A.W.65.F.23.AN. 22.0.1.8.1	E833197040	2008
27	8099080	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	Inaccessible	Inaccessible	2008
28	8099083	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	Inaccessible	Inaccessible	2008
29	8099104	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	Inaccessible	Inaccessible	2008
30	8098990	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Fairley High ASD / Main Classroom Building	Classrooms General	AAF	Illegible	E833197060	2008
31	8099046	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Fairley High ASD / Site	Site General	Inaccessible	Inaccessible	Inaccessible	2002
32	8099025	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Fairley High ASD / Main Classroom Building	Boiler Room	Baldor	EM2334T-G	No dataplate	2023
33	8099051	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Fairley High ASD / Main Classroom Building	Boiler Room	Baldor	EM3311T	No dataplate	2023
34	8092444	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Fairley High ASD / Main Classroom Building	Boiler Room	Illegible	DT58	No dataplate	2012
35	8092485	D3050	Air Handler	Exterior AHU, 6001 to 8000 CFM	8000 CFM	Fairley High ASD / Main Classroom Building	Roof	Trane	Illegible	K0#184866	2000
36	8092454	D3050	Air Handler	Exterior AHU, 6001 to 8000 CFM	6100 CFM	Fairley High ASD / Main Classroom Building	Boiler Room	Trane	Illegible	KQ2F85450	2002

37	8092462	D3050	Air Handler	Exterior AHU, 6001 to 8000 CFM	8000 CFM	Fairley High ASD / Main Classroom Building	Roof	Trane	Illegible	K0T184697	2002
38	8092459	D3050	Air Handler	Interior AHU, Easy/Moderate Access	400 CFM	Fairley High ASD / Main Classroom Building	Electrical Room	American Standard Inc.	TWE018C14080	2224L512V	2002
39	8092440	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Illegible	K121232	2000
40	8099090	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	M-14	K121223	1968
41	8098999	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Inaccessible	Inaccessible	1968
42	8092461	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Illegible	K121226	2000
43	8092401	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2000
44	8092426	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Illegible	Inaccessible	Inaccessible	2000
45	8092472	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Illegible	K121233	2000
46	8092474	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	MCCB006UA0AQUA	K2F456B	2002
47	8092429	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	3800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Inaccessible	Inaccessible	2002

48	8092395	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	3800 CFM	Fairley High ASD / Main Classroom Building	Mechanical Room	Trane	Illegible		K121228	2002		
49	8099096	D3050	Air Handler [Rtu15]	Exterior AHU	6000 CFM	Fairley High ASD / Main Classroom Building	Building Exterior	Trane	Inaccessible		Inaccessible	2004		
50	8092384	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM	1400 CFM	Fairley High ASD / Main Classroom Building	Electrical Room	Trane	Inaccessible		Inaccessible	2002		
51	8092450	D3050	Fan Coil Unit	Hydronic Terminal, 401 to 800 CFM	750 CFM	Fairley High ASD / Main Classroom Building	Stairwells	Inaccessible	Inaccessible		Inaccessible	2002		
52	8092470	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	4000 CFM	Fairley High ASD / Main Classroom Building	Roof	No dataplate	No dataplate		No dataplate	2000		
53	8092403	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Fairley High ASD / Main Classroom Building	Roof	Trane	TTB042D100A0		2193L7Y5F	2002		
54	8086045	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Fairley High ASD / ROTC Building	Roof	Inaccessible	Inaccessible		Inaccessible			
55	8092397	D3060	Exhaust Fan	Centrifugal, 12" Damper	720 CFM	Fairley High ASD / Main Classroom Building	Roof	Tri stack	BS-002		7553	2002		
56	8092451	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Fairley High ASD / Main Classroom Building	Roof	No dataplate	No dataplate		No dataplate	2002		
57	8092449	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Fairley High ASD / Main Classroom Building	Roof	Illegible	Illegible		Illegible	2002	11	
58	8092394	D3060	Exhaust Fan	Centrifugal, 28" Damper, 5001 to 8500 CFM	8500 CFM	Fairley High ASD / Main Classroom Building	Roof	Illegible	Illegible		Illegible	2002		
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty

1	8099005	D4010	Pump	Fire Suppression	25 HP	Fairley High ASD / Main Classroom Building	Mechanical Room	Illegible	20705507-100		Illegible	2010		
2	8099021	D4010	Supplemental Components	Fire Jockey Pump	.5 HP	Fairley High ASD / Main Classroom Building	Fire Sprinkler	Inaccessible	Inaccessible		Inaccessible	2010		
3	8099075	D4010	Supplemental Components	Fire Pump Controller		Fairley High ASD / Main Classroom Building	Fire Sprinkler	Firetrol	No dataplate		No dataplate	2010		
4	8099085	D4010	Supplemental Components	Fire Pump Controller		Fairley High ASD / Main Classroom Building	Fire Sprinkler	Tornatech	GPA-208/25/3/60		WZ1156620	2021		
5	8098989	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Fairley High ASD / Main Classroom Building	Throughout Building						50	
6	8099042	D4030	Fire Extinguisher	Wet Chemical/CO2		Fairley High ASD / Main Classroom Building	Commercial Kitchen							
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8099049	D5010	Generator	Diesel	42 KW	Fairley High ASD / Main Classroom Building	Building Exterior	Cummins	GGFE-5558809		E020373756	2000		
2	8092437	D5010	Automatic Transfer Switch	ATS, 200 AMP	150 AMP	Fairley High ASD / Main Classroom Building	Electrical Room	Cummins	0TPCB-5558811		E020369364	2002		
3	8099146	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Fairley High ASD / Gymnasium	Electrical Room	Cutler-Hammer	V48M28T75J		J02E00978	2002		
4	8092413	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Fairley High ASD / Main Classroom Building	Electrical Room	Power smiths	T1000-75-0-480-208-PM		AY18347-TCRS27595	2002		
5	8092412	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Fairley High ASD / Main Classroom Building	Electrical Room	Cutler-Hammer	V48M28T33K		J02F05110	2005		

6	8099095	D5020	Switchboard	120/208 V	1000 AMP	Fairley High ASD / Main Classroom Building	Boiler Room	GE	AV-Line	No dataplate		
7	8092425	D5020	Switchboard	277/480 V	2000 AMP	Fairley High ASD / Main Classroom Building	Electrical Room	Cutler-Hammer	Pow-R-Line	No dataplate	2002	
8	8092405	D5020	Switchboard	277/480 V	2000 AMP	Fairley High ASD / Main Classroom Building	Electrical Room	Cutler-Hammer	Pow-R-Line	No dataplate	2002	
9	8085654	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / Auto Shop Building	Shop	Bryant	No dataplate	No dataplate	1972	2
10	8092409	D5020	Distribution Panel	120/208 V	1200 AMP	Fairley High ASD / Main Classroom Building	Electrical Room	Cutler-Hammer	PRL-4	No dataplate	2002	
11	8099103	D5020	Distribution Panel	120/208 V	1200 AMP	Fairley High ASD / Main Classroom Building	Office Areas	Square D	12277700220010001	No dataplate	2010	
12	8099008	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / Main Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible		21
13	8099148	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / Gymnasium	Electrical Room	Square D	NQO	No dataplate	2002	3
14	8099181	D5020	Distribution Panel	120/208 V	400 AMP	Fairley High ASD / Gymnasium	Electrical Room	Cutler-Hammer	PRL-3A	No dataplate	2002	
15	8099179	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / Gymnasium	Electrical Room	Square D	NQO	No dataplate	2002	2
16	8086059	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / ROTC Building	Storeroom	Inaccessible	Inaccessible	Inaccessible		
17	8099093	D5020	Distribution Panel	120/208 V	600 AMP	Fairley High ASD / Main Classroom Building	Boiler Room	Siemens	7	No dataplate	1991	
18	8084938	D5020	Distribution Panel	120/208 V	200 AMP	Fairley High ASD / Gymnasium	Boiler Room	Inaccessible	Inaccessible	Inaccessible	1972	

19	8084939	D5020	Distribution Panel	120/208 V	600 AMP	Fairley High ASD / Gymnasium	Boiler Room	Square D	QMB		No dataplate	1972		
20	8099089	D5020	Distribution Panel	120/240 V	800 AMP	Fairley High ASD / Main Classroom Building	Boiler Room	No dataplate	No dataplate		No dataplate			
21	8099054	D5020	Distribution Panel	277/480 V	600 AMP	Fairley High ASD / Main Classroom Building	Storeroom	Inaccessible	Inaccessible		Inaccessible			
22	8092398	D5020	Distribution Panel	277/480 V	250 AMP	Fairley High ASD / Main Classroom Building	Electrical Room	Cutler-Hammer	PRL3a		No dataplate	2002		
23	8084947	D5020	Distribution Panel	277/480 V	600 AMP	Fairley High ASD / Gymnasium	Boiler Room	Cutler-Hammer	PRL 4		No dataplate	2002		
24	8099003	D5020	Motor Control Center	w/ Main Breaker	800 AMP	Fairley High ASD / Main Classroom Building	Boiler Room	GE	7700		No dataplate	1968		
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8092465	D7010	Access Control Devices	Screening X-Ray Machine		Fairley High ASD / Main Classroom Building	Kitchen	X-ray inspection	BV 5030		EU24231	2024		
2	8099180	D7050	Fire Alarm Panel	Fully Addressable		Fairley High ASD / Gymnasium	Gymnasium	No dataplate	No dataplate		No dataplate	2012		
3	8099088	D7050	Fire Alarm Panel	Fully Addressable		Fairley High ASD / Main Classroom Building	Throughout Building	Edwards	IO Series		Inaccessible	2020		
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8098981	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Fairley High ASD / Main Classroom Building								2

2	8098980	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Fairley High ASD / Main Classroom Building							2
3	8099109	E1030	Foodservice Equipment	Convection Oven, Double	Fairley High ASD / Main Classroom Building	Kitchen	Sunfire	No dataplate		No dataplate		
4	8099098	E1030	Foodservice Equipment	Convection Oven, Double	Fairley High ASD / Main Classroom Building	Kitchen	Blodgett	BD0-100-G-ES		021418C1038T	2021	
5	8092389	E1030	Foodservice Equipment	Dairy Cooler/Wells	Fairley High ASD / Main Classroom Building	Kitchen	Inaccessible	Inaccessible		Inaccessible	2012	
6	8092417	E1030	Foodservice Equipment	Dairy Cooler/Wells	Fairley High ASD / Main Classroom Building	Kitchen	Inaccessible	Inaccessible		Inaccessible	2012	
7	8085636	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Fairley High ASD / Auto Shop Building	Shop						
8	8099060	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Fairley High ASD / Main Classroom Building	Kitchen	Greenheck	GHFD 13.00 5		03F25806	2003	2
9	8092446	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Fairley High ASD / Main Classroom Building	Kitchen	FWE	UHS-12		123233004	2012	
10	8098988	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Fairley High ASD / Main Classroom Building	Kitchen	FWE	MTU-12		092544106	2009	
11	8099062	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Fairley High ASD / Main Classroom Building	Kitchen	Hammerall	C-HI-151		HI-151-87	2004	
12	8099177	E1030	Foodservice Equipment	Icemaker, Freestanding	Fairley High ASD / Gymnasium	Gymnasium	Ice-O-Matic	ICE0400HT2		04091280013942	2004	
13	8099055	E1030	Foodservice Equipment	Icemaker, Freestanding	Fairley High ASD / Main Classroom Building	Kitchen	Ice-O-Matic	ICE0320HA5		16021280010362		

14	8092415	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Fairley High ASD / Main Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2012	
15	8092475	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Fairley High ASD / Main Classroom Building	Kitchen				2012	4
16	8092467	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Fairley High ASD / Main Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2012	
17	8099012	E1030	Foodservice Equipment	Steamer, Freestanding	Fairley High ASD / Main Classroom Building	Kitchen	Sterling	SP208-6-1AF00	16F0202	2016	
18	8099034	E1030	Foodservice Equipment	Steamer, Freestanding	Fairley High ASD / Main Classroom Building	Kitchen	Sterling	SP208-6-1AF00	03G0201	2003	
19	8099056	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Fairley High ASD / Main Classroom Building	Building Exterior	Trenton Refrigeration	TEZA035L8-HT3D-F	249114324	2024	
20	8092458	E1030	Foodservice Equipment	Walk-In, Freezer	Fairley High ASD / Main Classroom Building	Kitchen	Brown	Inaccessible	Inaccessible	2012	
21	8092463	E1030	Foodservice Equipment	Walk-In, Refrigerator	Fairley High ASD / Main Classroom Building	Kitchen	Hobart	Inaccessible	Inaccessible	2012	2
22	8098991	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Fairley High ASD / Main Classroom Building	Kitchen				2004	2
23	8099029	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Fairley High ASD / Main Classroom Building	Kitchen				2004	
24	8099175	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Fairley High ASD / Gymnasium	Gymnasium				2008	
25	8092402	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Fairley High ASD / Main Classroom Building	Classrooms Science	Labconco	2247300	020853581U	2008	

26	8092482	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Fairley High ASD / Main Classroom Building	Classrooms Science	Inaccessible	Inaccessible	Inaccessible	2008
27	8092388	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Fairley High ASD / Main Classroom Building	Classrooms Science	No dataplate	No dataplate	No dataplate	2000
28	8099013	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Fairley High ASD / Main Classroom Building	Hallways & Common Areas				
29	8099150	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Fairley High ASD / Gymnasium	Gymnasium				2018