

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Ford Road Elementary
3336 Ford Road
Memphis, Tennessee 38109

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	4
Main Address	3336 Ford Road, Memphis, Tennessee 38109
Site Developed	1952 Renovated 1999
Site Area	12.98 acres (estimated)
Parking Spaces	61 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 13, 2024
Management Point of Contact	Ms. Michelle Stuart (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Terence Taylor
Assessment and Report Prepared By	Dalton W Bryan
Reviewed By	Andrew Hupp Program Manager Andy.hupp@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

This campus was originally developed in 1952 as an Elementary School facility to include the main building, cafeteria, and annex structures. In 1999 a full remodel of these structures was performed, and the addition of the two-story building was erected on the eastern elevation of the property. The entirety of the campus continues to serve as an Elementary school.

Architectural

The main building, cafeteria, and two-story building are flat roofed and clad with brick veneer over CMU. The annex has a shingled mansard roof and is also clad in a brick veneer over CMU. All buildings are commercially glazed with painted interiors and suspended ceilings. At the time of the assessment, the annex building was undergoing repairs to the interior after a major failure to the sprinkler system this past winter due to freezing temperatures.

Mechanical, Electrical, Plumbing and Fire (MEPF)

After the remodel and new construction in 1999, no major mechanical replacements or upgrades have been made. The Chiller serving the two-story building was not functional at the time of the assessment and a temporary unit was in use.

The electrical, plumbing, and fire protection systems are in the same relative condition except for the annex and its sprinkler system plumbing. It was reported and observed that cafeteria is the only location within the campus that has hot water service.

Site

This site is comprised largely of grassy fields with small play areas. Asphalt parking lots are located along the western and northern sides of the complex with limited areas of concrete walkways. The southern half of the property is partially wooded.

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:

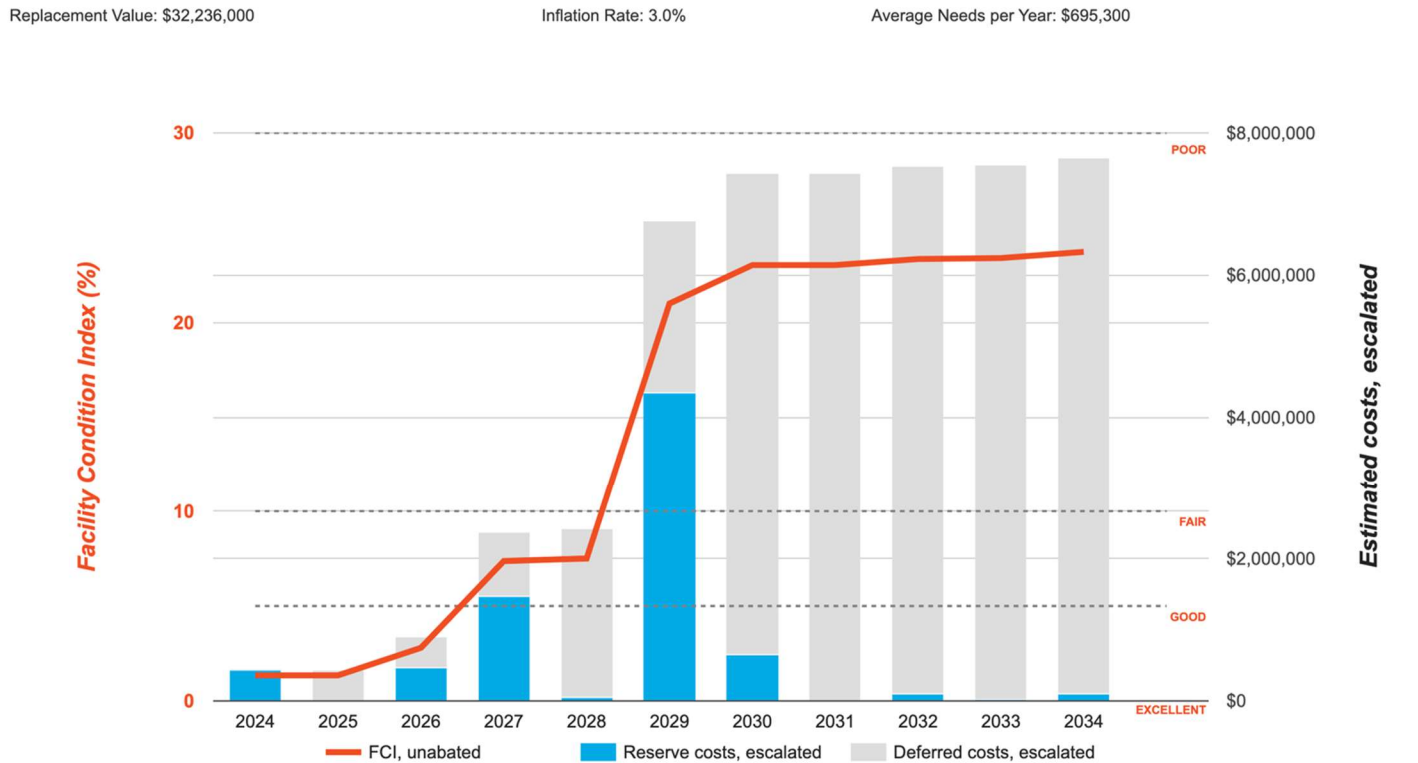
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Ford Road Elementary / 2 Story Building (1999)	\$400	33,332	\$13,332,800	2.0%	9.7%	19.8%	19.8%
Ford Road Elementary / Annex (1952)	\$400	13,046	\$5,218,400	0.0%	1.9%	12.6%	13.0%
Ford Road Elementary / Cafeteria (1952)	\$396	7,961	\$3,152,556	0.0%	13.9%	33.4%	37.6%
Ford Road Elementary / Main Building (1952)	\$400	26,251	\$10,500,400	0.0%	3.3%	20.7%	27.0%

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: Ford Road Elementary



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	-	-	\$1,000	-	\$1,400	\$2,400
Facade	-	\$13,200	\$1,885,200	-	-	\$1,898,400
Roofing	-	-	\$540,700	\$532,900	-	\$1,073,500
Interiors	-	-	\$1,342,200	\$8,100	\$1,065,800	\$2,416,100
Conveying	-	-	\$74,700	\$21,500	-	\$96,200
Plumbing	-	-	\$108,600	\$66,600	\$1,784,400	\$1,959,600
HVAC	\$267,300	\$361,100	\$1,283,900	\$52,100	\$689,900	\$2,654,400
Fire Protection	-	-	\$48,300	\$56,300	\$8,200	\$112,700
Electrical	-	-	\$483,900	-	\$727,400	\$1,211,300
Fire Alarm & Electronic Systems	-	\$86,500	-	\$17,900	-	\$104,400
Equipment & Furnishings	-	\$7,100	\$17,500	\$59,400	\$72,800	\$156,800
Site Development	-	-	\$56,100	\$38,000	\$97,400	\$191,500
Site Pavement	\$168,800	-	\$23,200	\$25,800	\$64,700	\$282,500
TOTALS (3% inflation)	\$436,100	\$467,900	\$5,865,300	\$878,600	\$4,512,000	\$12,159,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Ford Road Elementary / 2 Story Building	2	\$267,300
Ford Road Elementary / Site	2	\$168,800
Total	4	\$436,100

2 Story Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7974806	Ford Road Elementary / 2 Story Building	Boiler Room	D3030	Chiller, Water-Cooled, Replace	Failed	Performance/Integrity	\$200,000
7974804	Ford Road Elementary / 2 Story Building	Rear elevation	D3030	Cooling Tower, (Typical) Open Circuit, Replace	Failed	Performance/Integrity	\$67,300
Total (2 items)							\$267,300

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7974590	Ford Road Elementary / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	\$149,600
7974602	Ford Road Elementary / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Failed	Performance/Integrity	\$19,200
Total (2 items)							\$168,800

Key Findings



Cooling Tower in Failed condition.

(Typical) Open Circuit
2 Story Building Ford Road Elementary Rear elevation

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,300

\$\$\$\$

Not functional - AssetCALC ID: 7974804



Chiller in Failed condition.

Water-Cooled
2 Story Building Ford Road Elementary Boiler Room

Uniformat Code: D3030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$200,000

\$\$\$\$

Not functional - AssetCALC ID: 7974806



Parking Lots in Failed condition.

Pavement, Asphalt
Site Ford Road Elementary Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,200

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Restripe after overlay - AssetCALC ID: 7974602



Parking Lots in Failed condition.

Pavement, Asphalt
Site Ford Road Elementary Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$149,600

\$\$\$\$

Severely worn and damaged - AssetCALC ID: 7974590

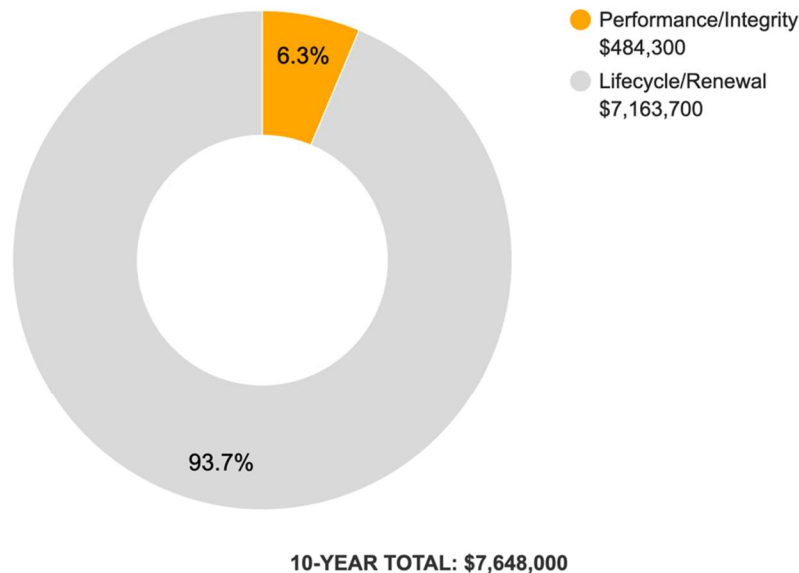
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1952 / 1999	
Building/Group Size	26,251 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over crawlspace foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding hydronic ventilation units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Main Building: 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	None observed at the time of assessment.	

3. Annex



Annex: Systems Summary

Constructed/Renovated	1952 / 1999	
Building Size	13,046 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal and wood roof trusses with crawlspace and foundation.	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Mansard construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU, gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding hydronic baseboard radiators and ventilation units and packaged RTU	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Annex: Systems Summary

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

4. Cafeteria



Cafeteria: Systems Summary

Constructed/Renovated	1952 / 1999	
Building Size	7,961 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over crawlspace foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding hydronic ventilation units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Cafeteria: 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	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	None observed at the time of assessment.	

5. 2 Story Building



2 Story Building: Systems Summary

Constructed/Renovated	1999	
Building Size	33,332 SF	
Number of Stories	2 above grade (Two split level floors)	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists over concrete foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, gypsum board Floors: VCT, ceramic tile Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 split level floors (4 landings total)	Fair
Plumbing	Distribution: Copper supply and cast-iron/ PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding hydronic ventilation units, VAV	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

2 Story Building: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel located in the main building 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	Chiller and cooling tower not functional	

6. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Failed
Site Development	Roadside and Building-mounted signage; chain link fencing Playgrounds and grass fields Limited number of park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Fair
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	Asphalt parking lots are severely worn and damaged. The aggregate and base layers appear to be compromised as well.	

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

All key areas of the property were accessible and observed.

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 // are 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 1952 and substantially renovated in 1999, and some accessibility improvements appear to have been implemented at that time.

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

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

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 Ford Road Elementary, 3336 Ford 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.

Prepared by: Dalton W Bryan,
Project Assessor

Reviewed by:



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Technical Report Reviewer for
Andy Hupp,
Program Manager
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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



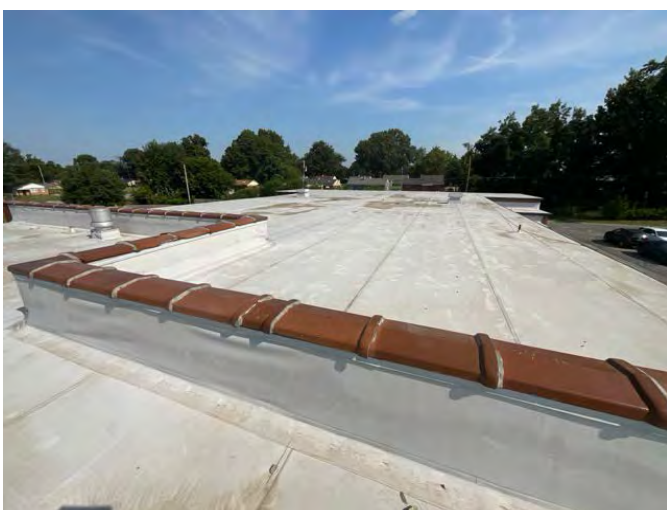
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TPO ROOFING



6 - FLOORING

Photographic Overview



7 - BOILER



8 - BOILER



9 - HVAC SYSTEM



10 - UNIT VENTILATOR



11 - SPLIT SYSTEM



12 - PACKAGED UNIT

Photographic Overview



13 - PACKAGED UNIT



14 - HVAC DUCTWORK



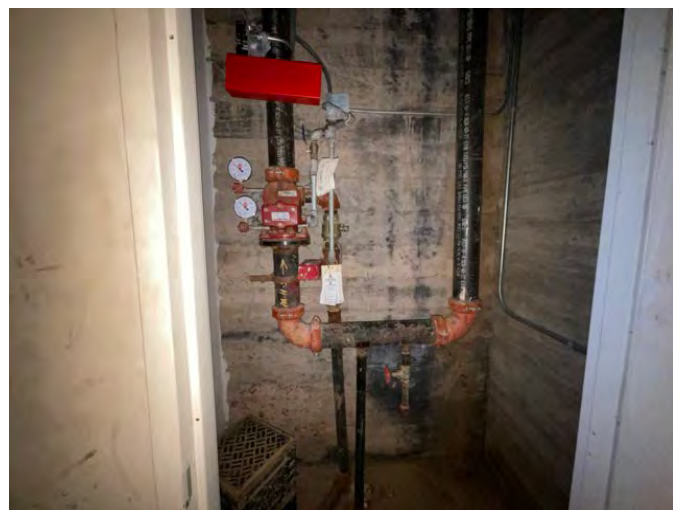
15 - ELECTRICAL SYSTEM



16 - INTERIOR LIGHTING SYSTEM



17 - FIRE ALARM PANEL



18 - FIRE SUPPRESSION SYSTEM

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



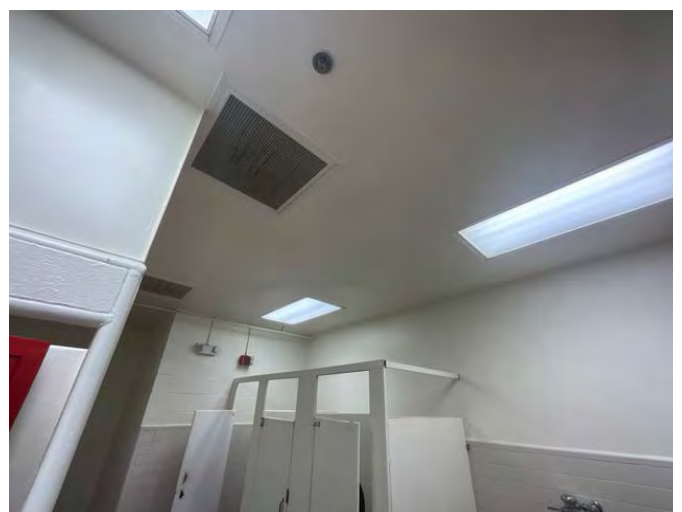
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - CEILING FINISHES

Photographic Overview



7 - CENTRAL HALLWAY



8 - CENTRAL HALLWAY



9 - CLASSROOM



10 - CLASSROOM



11 - FLOORING



12 - PLUMBING SYSTEM

Photographic Overview



13 - UNIT VENTILATOR



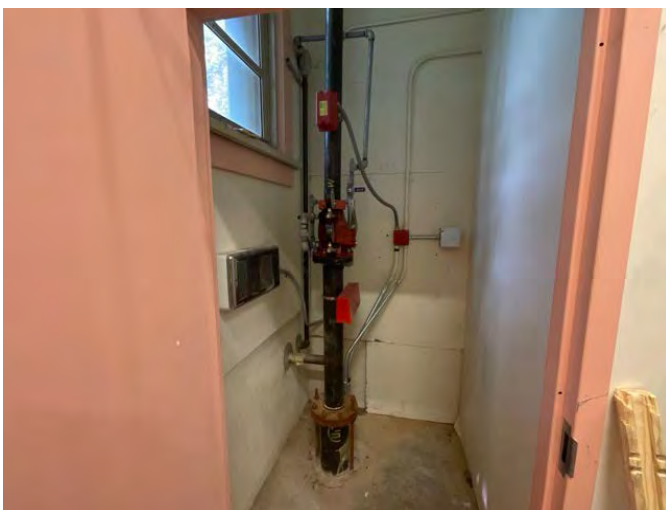
14 - HVAC SYSTEM



15 - ELECTRICAL SYSTEM



16 - INTERIOR LIGHTING SYSTEM

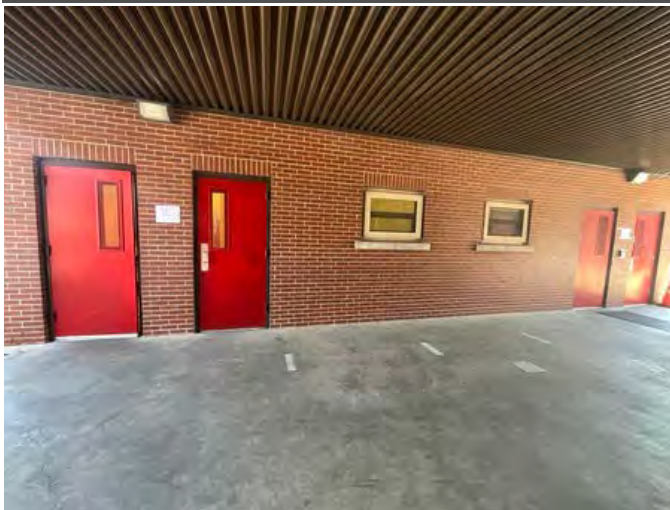


17 - FIRE SUPPRESSION SYSTEM



18 - FIRE EXTINGUISHER

Photographic Overview



1 - FRONT ELEVATION



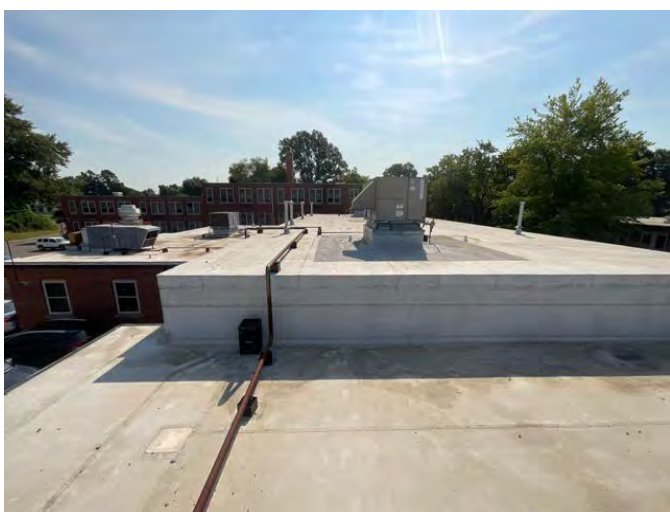
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - VERTICAL LIFT

Photographic Overview



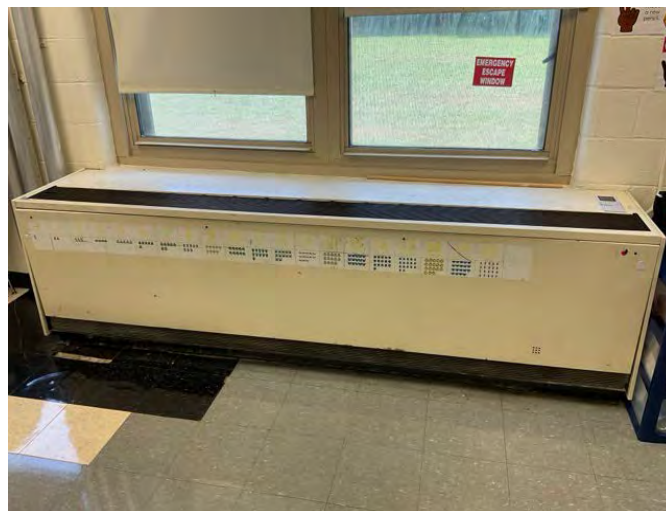
7 - WATER HEATER



8 - PLUMBING SYSTEM



9 - HVAC SYSTEM



10 - UNIT VENTILATOR



11 - PACKAGED UNIT



12 - MAKE-UP AIR UNIT

Photographic Overview



13 - ELECTRICAL SYSTEM



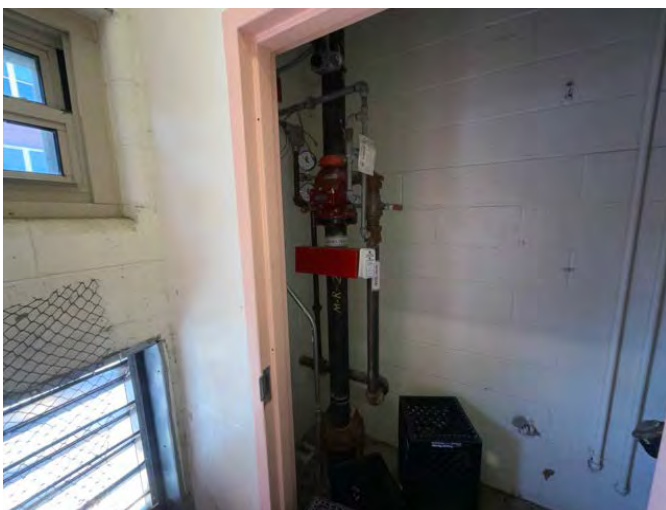
14 - INTERIOR LIGHTING SYSTEM



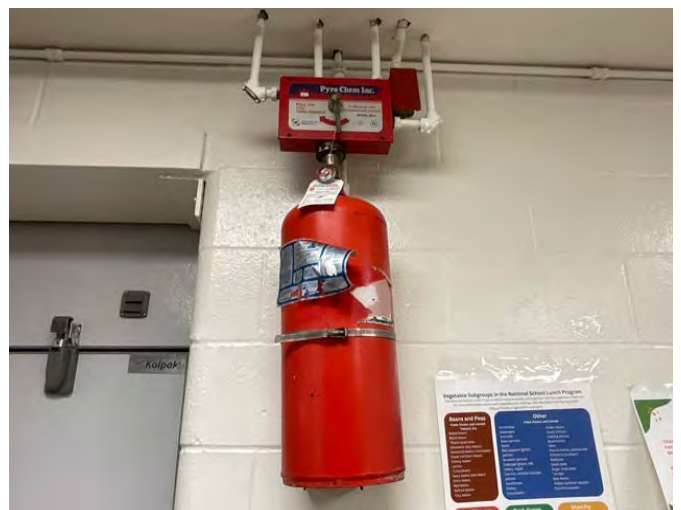
15 - COMMERCIAL KITCHEN LINE



16 - COMMERCIAL KITCHEN LINE



17 - FIRE SUPPRESSION SYSTEM



18 - FIRE SUPPRESSION SYSTEM

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

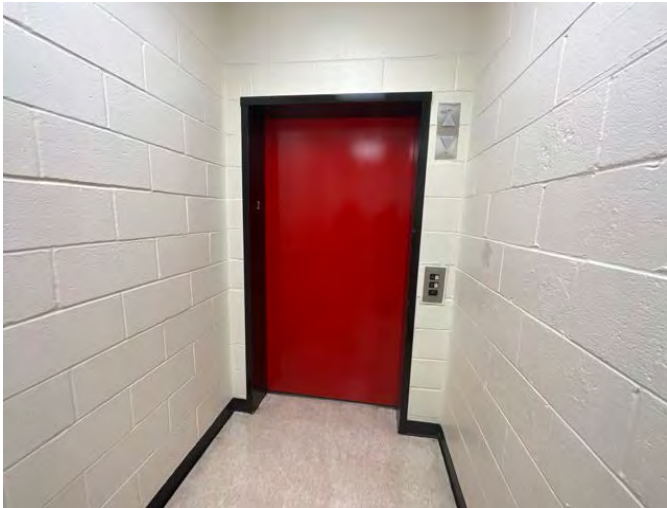


5 - TPO ROOFING



6 - VCT FLOORING

Photographic Overview



7 - PASSENGER ELEVATOR



8 - PLUMBING SYSTEM



9 - CHILLER



10 - COOLING TOWER



11 - UNIT VENTILATORS



12 - HVAC PUMPS

Photographic Overview



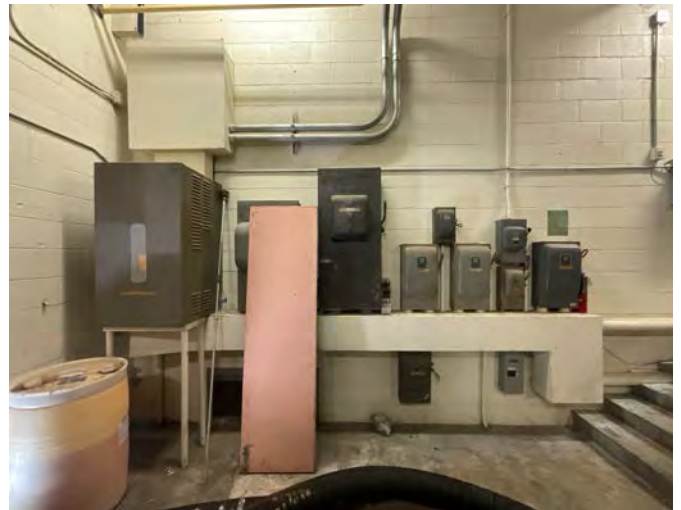
13 - HVAC PIPING SYSTEM



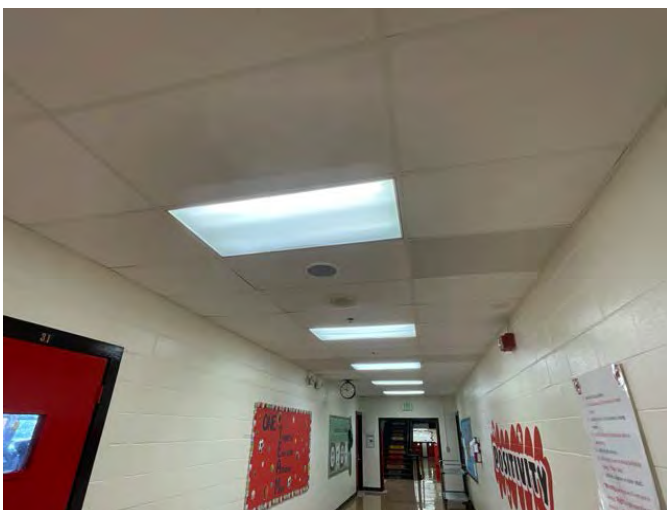
14 - HVAC DUCTWORK



15 - SWITCHBOARD



16 - ELECTRICAL SYSTEM



17 - INTERIOR LIGHTING SYSTEM



18 - FIRE ALARM SYSTEM

Photographic Overview



1 - STAIR/RAMP RAILS



2 - PARKING LOTS



3 - PLAY STRUCTURE



4 - PLAY STRUCTURE



5 - FENCES & GATES



6 - SIGNAGE

Appendix B:

Site Plan



Site Plan



Google Earth



**BUREAU
VERITAS**

Project Number

163745.23R000-099.354

Source

Google

Project Name

Ford Road Elementary

On-Site Date

August 13, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ford Road Elementary

Name of person completing form: Terence Taylor

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 3 years

Date Completed: 8/13/2024

Phone Number:

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 1952	Renovated 1999	
2	Building size in SF	26,251 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2024: Major renovations for Annex building.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			✗		
8	Are there any wall, window, basement or roof leaks?			✗		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			✗		
10	Are your elevators unreliable, with frequent service calls?			✗		
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?			✗		
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?			✗		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?			✗		
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.	✗				Major renovations in 1999 included ADA improvements
20	ADA: Has building management reported any accessibility-based complaints or litigation?			✗		
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ford Road Elementary

BV Project Number: 163745.23R000-099.354

Abbreviated Accessibility Checklist

Facility History & Interview

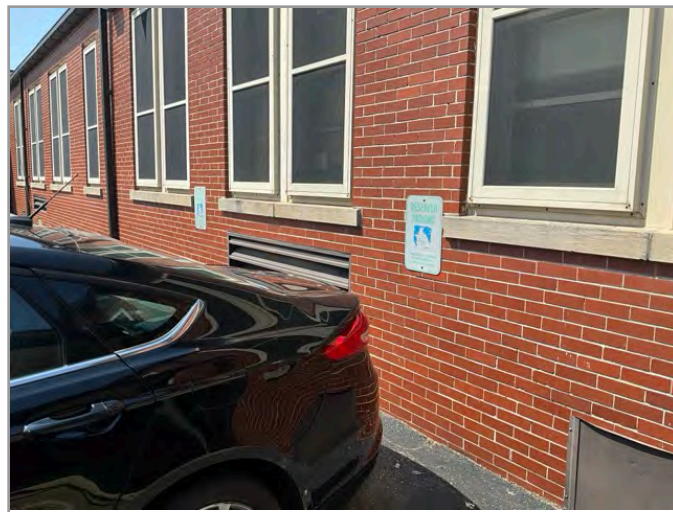
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Installation of interior ramps.
3	Has building management reported any accessibility-based complaints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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		✗		
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



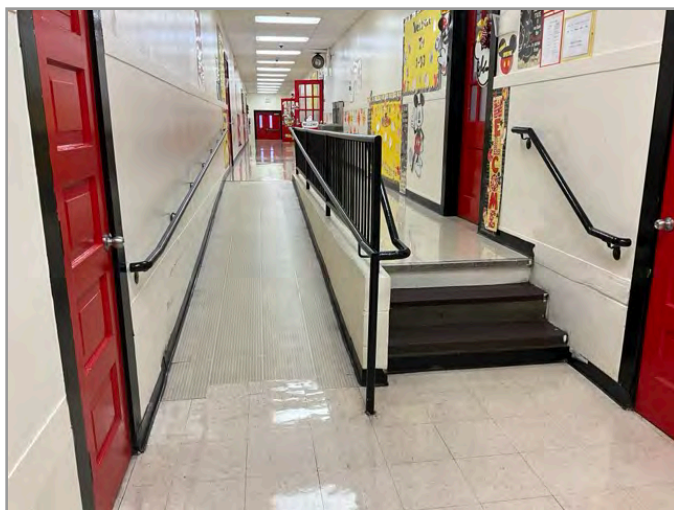
ACCESSIBLE ENTRANCE

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 ?	✗			

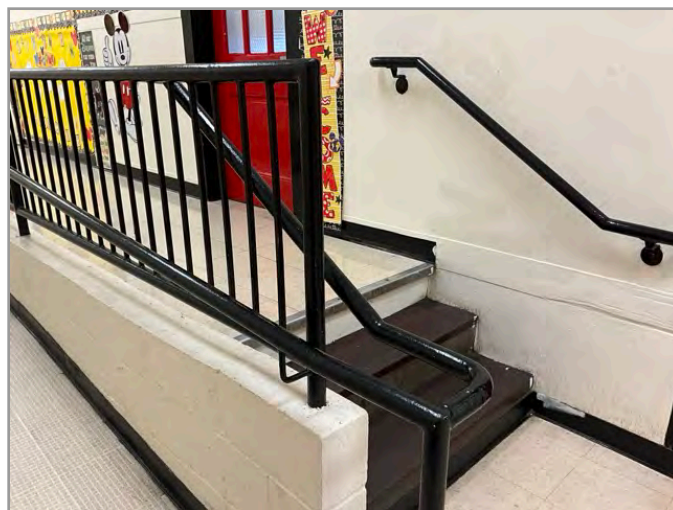
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?				

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



STAIR RAILS

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

Abbreviated Accessibility Checklist

Elevators



WHEELCHAIR LIFT



IN-CAB CONTROLS

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 ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: FES Annex

BV Project Number: 163745.23R000-099.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		✗		There aren't any designated ADA parking spaces for this building.
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



2ND PATHWAY

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



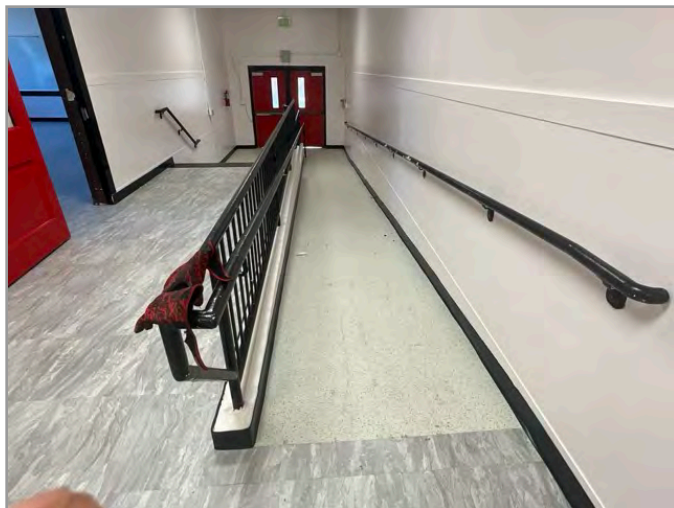
ADDITIONAL ENTRANCE

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 PATH



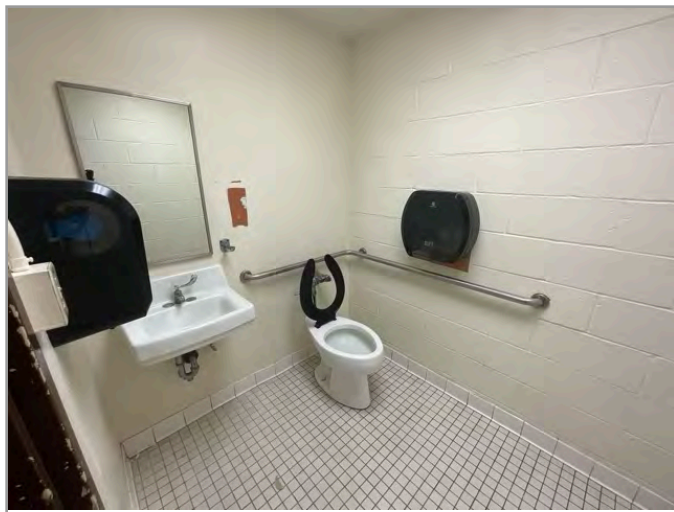
DOOR HARDWARE

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

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 ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: FES 2 Story Bldg.

BV Project Number: 163745.23R000-099.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



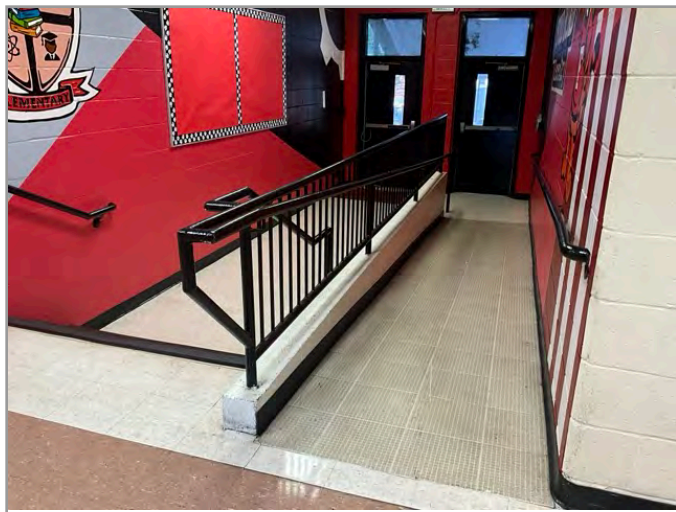
ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
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 ?	✗			

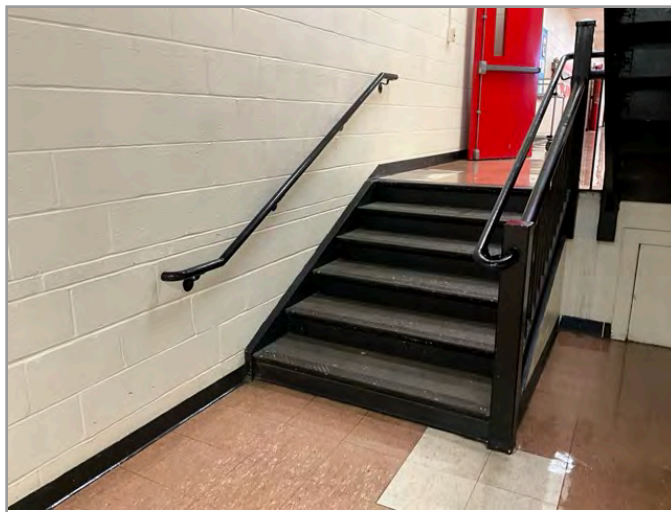
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



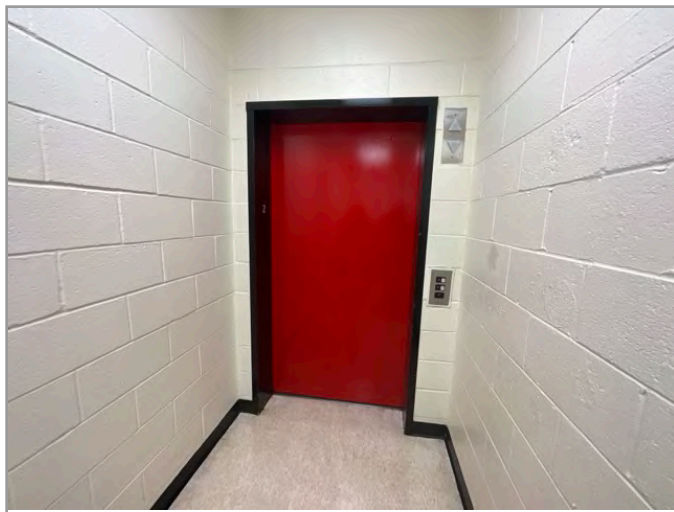
STAIR RAILS

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 CAB



IN-CAB CONTROLS

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 ?	X			
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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Ford Road Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	200 SF	5	8046521
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	400 LF	5	8046530
Pedestrian Plazas & Walkways						
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,733 SF	0	7974590
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,733 SF	0	7974602
G2030	Site	Fair	Sidewalk, Asphalt, Overlay	500 SF	5	8048377
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	8	7974600
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	7975215
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	3	7974821
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	5	7975212
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	7974606
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	5	7975231
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	15	7974833
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7975207
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,000 LF	15	7975230

Component Condition Report | Ford Road Elementary / 2 Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	11,216 SF	5	8046511
B2020	Building Exterior	Fair	Glazing, any type by SF	5,608 SF	5	8046513
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	5	8046516
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	16,666 SF	3	7974796
Interiors						
C1030	Throughout Building	Fair	Door Hardware, School, per Door	50	5	8046526
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	25	5	8046529
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	25	15	8046533
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	32,132 SF	5	8046531
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	66,664 SF	5	8046532
C2030	Restrooms	Fair	Flooring, Quarry Tile	800 SF	5	8046528
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,482 SF	5	8046522
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	5	8046524
C2030	Boiler Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	850 SF	5	8046517
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	5	8046510

Component Condition Report | Ford Road Elementary / 2 Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Central Building	Fair	Elevator Controls, Automatic, 1 Car	1	3	8052233
Plumbing						
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	8046519
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	33,332 SF	15	7974788
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	8046518
D2010	Restrooms	Fair	Urinal, Standard	4	5	8046508
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	5	8046523
D2010	Boiler Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	8046514
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	7974802
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	3	7974787
D3030	Boiler Room	Failed	Chiller, Water-Cooled	1	0	7974806
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	24	2	8052201
D3030	Rear elevation	Failed	Cooling Tower, (Typical) Open Circuit	1	0	7974804
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7974800
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7974789
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7974805
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7974795
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	33,332 SF	5	7974794
D3050	ALL BUILDINGS ON CAMPUS	Fair	HVAC System, Hydronic Piping, 2-Pipe	33,332 SF	15	7974801
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	18	7974803
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1	18	7974798
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	33,332 SF	3	8052236
Electrical						
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	4	7974790
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7974792
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	4	7974799
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	14	7974791
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	33,332 SF	14	7974793
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	5	8046512
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	33,332 SF	3	7974797
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	33,332 SF	2	8052235

Component Condition Report | Ford Road Elementary / Annex

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

Component Condition Report | Ford Road Elementary / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	6,520 SF	5	7975392
B2020	Building Exterior	Fair	Glazing, any type by SF	1,630 SF	5	7975389
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	5	7975382
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	13,046 SF	5	7974781
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	5	5	7975375
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	2	5	7975383
C1030	Throughout Building	Fair	Door Hardware, School, per Door	20	5	7975390
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	5	7975394
C1070	Throughout Building	Excellent	Suspended Ceilings, Acoustical Tile (ACT)	11,546 SF	25	7975393
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	26,092 SF	5	7975371
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	500 SF	5	7975370
C2030	Boiler Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	100 SF	5	7975373
C2030	Throughout Building	Excellent	Flooring, Vinyl Tile (VCT)	11,946 SF	15	7975378
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	5	7975385
C2030	Restrooms	Fair	Flooring, Quarry Tile	500 SF	5	7975379
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	7975381
Plumbing						
D2010	Boiler Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	7975377
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	13,046 SF	15	7974783
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	14	7975369
D2010	Restrooms	Fair	Urinal, Standard	2	5	7975387
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	5	7975386
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	5	7975391
HVAC						
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	10	3	7974779
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	13,046 SF	15	8046554
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,046 SF	6	7974786
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	8	7974785
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7974784
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	13,046 SF	15	7974780
D5040	Throughout Building	Excellent	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	13,046 SF	20	7974782
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	5	7975374
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	13,046 SF	2	8046555

Component Condition Report | Ford Road Elementary / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	6,675 SF	2	8046247
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	6,675 SF	5	8068873
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,200 SF	5	8068871
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	5	8068864
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,961 SF	3	7974814
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	3	5	8068866
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	15	8068865
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,961 SF	5	8068870
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	15,922 SF	5	8068872
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	4,361 SF	5	8068868
C2030	Throughout Building	Fair	Flooring, Quarry Tile	3,000 SF	5	8068869
C2030	Cafeteria	Fair	Flooring, Wood, Strip	600 SF	5	8068874
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	7974812
D1010	Center of structure	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	7974835
D1010	Center of structure	Fair	Elevator Controls, Automatic, 1 Car	1	3	7974826
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	7,961 SF	14	7974834
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	9	7974829
HVAC						
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	3	3	7974830
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7974817
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	7,961 SF	15	8046322
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7974832
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7974815
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7974813
D3050	Throughout	Fair	HVAC System, Ductwork, High Density	7,961 SF	5	8046246
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,961 SF	3	7974828
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	12	8	7974827
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	8	7974823
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	7,961 SF	15	7974836
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	7,961 SF	3	7974819
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	5	8068863
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	5	8068877

Component Condition Report | Ford Road Elementary / Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	7,961 SF	2	8046249
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7974831
E1030	Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	15 LF	6	7974820
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	7974822
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	7974816
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	15 LF	6	7974837
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7974824
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7974825
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7974818
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	5	8068876

Component Condition Report | Ford Road Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	16,800 SF	5	7975228
B2020	Building Exterior	Fair	Glazing, any type by SF	5,600 SF	5	7975199
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	5	7975222
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	26,251 SF	6	7974596
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	30	5	7975218
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	10	5	7975202
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	10	7975217
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	26,251 SF	5	7975213
C1090	Restrooms	Fair	Toilet Partitions, Wood	12	5	7975216
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	65,627 SF	5	7975220
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,500 SF	5	7975219
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	21,251 SF	5	7975227
C2030	Throughout Building	Fair	Flooring, Quarry Tile	2,500 SF	5	7975223
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	15	10	7975201
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	7975200
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	10	7975204
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	5	7975226
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	5	7975203
D2010	Restrooms	Fair	Urinal, Standard	12	5	7975229
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	26,251 SF	15	8046216

Component Condition Report | Ford Road Elementary / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 251 to 400 GAL	2	15	7974609
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	7974612
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	7974591
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	22	2	7974605
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7974603
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7974594
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7974595
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7974592
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	26,251 SF	15	7974608
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7974599
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	26,251 SF	5	7974613
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	26,251 SF	6	7974601
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	12	8	7974598
Electrical						
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	5	7974614
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	5	7974611
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7974604
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	5	7974610
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	26,251 SF	15	7974593
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	5	7975208
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	26,251 SF	3	7974607
Fire Alarm & Electronic Systems						
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7974597
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	3	5	7975210

Appendix F:

Replacement Reserves



Replacement Reserves Report



10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Ford Road Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ford Road Elementary / 2 Story Building	\$267,300	\$0	\$241,459	\$787,034	\$43,332	\$1,298,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$321,770	\$1,185,464	\$0	\$0	\$8,172	\$0	\$280,688	\$4,434,214
Ford Road Elementary / Annex	\$0	\$0	\$20,761	\$80,862	\$0	\$556,545	\$16,668	\$0	\$1,140	\$0	\$0	\$0	\$0	\$0	\$4,538	\$628,057	\$0	\$0	\$1,532	\$0	\$117,813	\$1,427,916
Ford Road Elementary / Cafeteria	\$0	\$0	\$32,948	\$405,249	\$0	\$615,856	\$53,732	\$0	\$61,565	\$16,179	\$0	\$0	\$57,030	\$0	\$168,584	\$158,184	\$0	\$11,074	\$3,575	\$0	\$44,078	\$1,628,055
Ford Road Elementary / Main Building	\$0	\$0	\$172,715	\$177,847	\$0	\$1,819,342	\$584,316	\$0	\$2,280	\$0	\$78,888	\$0	\$0	\$0	\$0	\$1,134,533	\$0	\$0	\$9,874	\$0	\$213,582	\$4,193,376
Ford Road Elementary / Site	\$168,795	\$0	\$0	\$20,762	\$0	\$59,563	\$0	\$0	\$38,003	\$0	\$25,843	\$0	\$0	\$0	\$0	\$128,735	\$0	\$0	\$0	\$0	\$34,731	\$476,433
Grand Total	\$436,095	\$0	\$467,882	\$1,471,753	\$43,332	\$4,350,302	\$654,717	\$0	\$102,988	\$16,179	\$104,731	\$0	\$57,030	\$0	\$494,892	\$3,234,972	\$0	\$11,074	\$23,153	\$0	\$690,891	\$12,159,994

Ford Road Elementary

Ford Road Elementary / 2 Story Building

Unifomat 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	
B2010	Building Exterior	8046511	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace		20	15	5	11216	SF	\$1.86	\$20,862						\$20,862																\$20,862	
B2020	Building Exterior	8046513	Glazing, any type by SF, Replace		30	25	5	5608	SF	\$55.00	\$308,440						\$308,440																\$308,440	
B2050	Building Exterior	8046516	Exterior Door, Steel, Standard, Replace		30	25	5	10	EA	\$600.00	\$6,000						\$6,000																\$6,000	
B3010	Roof	7974796	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	17	3	16666	SF	\$17.00	\$283,322				\$283,322																		\$283,322	
C1030	Throughout Building	8046529	Interior Door, Wood, Solid-Core, Replace		40	35	5	25	EA	\$700.00	\$17,500						\$17,500																\$17,500	
C1030	Throughout Building	8046533	Interior Door, Steel, Standard, Replace		40	25	15	25	EA	\$600.00	\$15,000																\$15,000						\$15,000	
C1030	Throughout Building	8046526	Door Hardware, School, per Door, Replace		30	25	5	50	EA	\$400.00	\$20,000						\$20,000																\$20,000	
C1070	Throughout Building	8046531	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	32132	SF	\$3.50	\$112,462						\$112,462																\$112,462	
C2010	Throughout Building	8046532	Wall Finishes, any surface, Prep & Paint		10	5	5	66664	SF	\$1.50	\$99,996						\$99,996										\$99,996						\$199,992	
C2030	Boiler Room	8046517	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	5	5	850	SF	\$12.00	\$10,200						\$10,200										\$10,200						\$20,400	
C2030	Restrooms	8046524	Flooring, Ceramic Tile, Replace		40	35	5	1200	SF	\$18.00	\$21,600						\$21,600																\$21,600	
C2030	Restrooms	8046528	Flooring, Quarry Tile, Replace		50	45	5	800	SF	\$26.00	\$20,800						\$20,800																\$20,800	
C2030	Throughout Building	8046522	Flooring, Vinyl Tile (VCT), Replace		15	10	5	30482	SF	\$5.00	\$152,410						\$152,410															\$152,410	\$304,820	
C2050	Throughout Building	8046510	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1200	SF	\$2.00	\$2,400						\$2,400											\$2,400						\$4,800
D1010	Central Building	8052233	Elevator Controls, Automatic, 1 Car, Replace		20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																		\$5,000	
D2010	Throughout Building	7974788	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	25	15	33332	SF	\$14.00	\$466,648																\$466,648						\$466,648	
D2010	Restrooms	8046523	Toilet, Commercial Water Closet, Replace		30	25	5	12	EA	\$1,300.00	\$15,600						\$15,600																\$15,600	
D2010	Restrooms	8046518	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	25	5	6	EA	\$1,500.00	\$9,000						\$9,000																\$9,000	
D2010	Restrooms	8046508	Urinal, Standard, Replace		30	25	5	4	EA	\$1,100.00	\$4,400						\$4,400																\$4,400	
D2010	Throughout Building	8046519	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	10	5	2	EA	\$1,500.00	\$3,000						\$3,000														\$3,000		\$6,000	
D2010	Boiler Room	8046514	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	30	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3020	Boiler Room	7974802	Boiler Supplemental Components, Expansion Tank, Replace		40	26	14	1	EA	\$4,400.00	\$4,400															\$4,400							\$4,400	
D3030	Rear elevation	7974804	Cooling Tower, (Typical) Open Circuit, Replace		25	25	0	1	EA	\$67,300.00	\$67,300	\$67,300																						\$67,300
D3030	Boiler Room	7974806	Chiller, Water-Cooled, Replace		25	25	0	1	EA	\$200,000.00	\$200,000	\$200,000																						\$200,000
D3030	Boiler Room	7974787	Chiller, Water-Cooled, Replace		25	22	3	1	EA	\$200,000.00	\$200,000				\$200,000																			\$200,000
D3030	Classrooms General	8052201	Unit Ventilator, approx/nominal 2 Ton, Replace		20	18	2	24	EA	\$7,400.00	\$177,600			\$177,600																				\$177,600
D3050	Boiler Room	7974795	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	22	3	1	EA	\$22,000.00	\$22,000				\$22,000																			\$22,000
D3050	Boiler Room	7974800	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	22	3	1	EA	\$7,600.00	\$7,600				\$7,600																			\$7,600
D3050	Boiler Room	7974789	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	20	5	1	EA	\$13,600.00	\$13,600						\$13,600																	\$13,600
D3050	Boiler Room	7974805	Pump, Distribution, HVAC Chilled or Condenser Water, Replace		25	20	5	1	EA	\$13,600.00	\$13,600						\$13,600																	\$13,600
D3050	ALL BUILDINGS ON CAMPUS	7974801	HVAC System, Hydronic Piping, 2-Pipe, Replace		40	25	15	33332	SF	\$5.00	\$166,660																\$166,660							\$166,660
D3050	Throughout Building	7974794	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace		30	25	5	33332	SF	\$8.00	\$266,656						\$266,656																	\$266,656
D3060	Roof	7974798	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	7	18	1	EA	\$2,400.00	\$2,400																			\$2,400				\$2,400
D3060	Roof	7974803	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	7	18	1	EA	\$2,400.00	\$2,400																			\$2,400				\$2,400
D4010	Throughout Building	8052236	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	22	3	33332	SF	\$1.07	\$35,665				\$35,665																			\$35,665
D5020	Boiler Room	7974792	Secondary Transformer, Dry, Stepdown, Replace		30	26	4	1	EA	\$25,000.00	\$25,000					\$25,000																		\$25,000
D5020	Boiler Room	7974791	Switchboard, 277/480 V, Replace		40	26	14	1	EA	\$75,000.00	\$75,000															\$75,000								\$75,000
D5020	Boiler Room	7974790	Distribution Panel, 120/240 V, Replace		30	26	4	1	EA	\$5,500.00	\$5,500					\$5,500																		\$5,500
D5020	Boiler Room	7974799	Distribution Panel, 120/208 V, Replace		30	26	4	1	EA	\$8,000.00	\$8,000					\$8,000																		\$8,000
D5030	Throughout Building	7974793	Electrical System, Wiring & Switches, High Density/Complexity, Replace		40	26	14	33332	SF	\$4.00	\$133,328															\$133,328								\$133,328
D5040	Throughout Building	7974797	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	17	3	33332	SF	\$5.00	\$166,660				\$166,660																			\$166,660
D5040	Building exterior	8046512	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	1	EA	\$600.00	\$600						\$600																	\$600
D7050	Throughout	8052235	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install		20	18	2	33332	SF	\$1.50	\$49,998			\$49,998																				\$49,998
Totals, Unescalated												\$267,300	\$0	\$227,598	\$720,247	\$38,500	\$1,120,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$212,728	\$760,904	\$0	\$0	\$4,800	\$0	\$155,410	\$3,508,013	

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Uniformat CodeLocation DescriptionID			Cost Description		Lifespan (EUL)EAge	RUL	QuantityUnit	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	7975392	Exterior Walls, Brick Veneer, Replace		50	45	5	6520	SF	\$27.00	\$176,040																					\$176,040	
B2010	Building Exterior	7975389	Glazing, any type by SF, Replace		30	25	5	1630	SF	\$55.00	\$89,650																						\$89,650
B2050	Building Exterior	7975382	Exterior Door, Steel, Standard, Replace		30	25	5	10	EA	\$600.00	\$6,000																						\$6,000
B3010	Roof	7974781	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	25	5	13046	SF	\$5.50	\$71,753																						\$71,753
C1030	Throughout Building	7975394	Interior Door, Wood, Solid-Core, Replace		40	35	5	15	EA	\$700.00	\$10,500																						\$10,500
C1030	Throughout Building	7975375	Interior Door, Steel, Standard, Replace		40	35	5	5	EA	\$600.00	\$3,000																						\$3,000
C1030	Throughout Building	7975383	Interior Door, Wood, Solid-Core, Replace		40	35	5	2	EA	\$700.00	\$1,400																						\$1,400
C1030	Throughout Building	7975390	Door Hardware, School, per Door, Replace		30	25	5	20	EA	\$400.00	\$8,000																						\$8,000
C2010	Throughout Building	7975370	Wall Finishes, Ceramic Tile, Replace		40	35	5	500	SF	\$18.00	\$9,000																						\$9,000
C2010	Throughout Building	7975371	Wall Finishes, any surface, Prep & Paint		10	5	5	26092	SF	\$1.50	\$39,138																						\$39,138
C2030	Boiler Room	7975373	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	5	5	100	SF	\$12.00	\$1,200																						\$1,200
C2030	Restrooms	7975385	Flooring, Ceramic Tile, Replace		40	35	5	500	SF	\$18.00	\$9,000																						\$9,000
C2030	Restrooms	7975379	Flooring, Quarry Tile, Replace		50	45	5	500	SF	\$26.00	\$13,000																						\$13,000
C2030	Throughout Building	7975378	Flooring, Vinyl Tile (VCT), Replace		15	0	15	11946	SF	\$5.00	\$59,730																						\$59,730
C2050	Throughout Building	7975381	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1500	SF	\$2.00	\$3,000																						\$3,000
D2010	Throughout Building	7974783	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	25	15	13046	SF	\$14.00	\$182,644																						\$182,644
D2010	Restrooms	7975386	Toilet, Commercial Water Closet, Replace		30	25	5	9	EA	\$1,300.00	\$11,700																						\$11,700
D2010	Throughout Building	7975391	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	25	5	7	EA	\$1,500.00	\$10,500																						\$10,500
D2010	Restrooms	7975387	Urinal, Standard, Replace		30	25	5	2	EA	\$1,100.00	\$2,200																						\$2,200
D2010	Boiler Room	7975377	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	30	5	1	EA	\$1,400.00	\$1,400																						\$1,400
D2010	Throughout Building	7975369	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	1	14	2	EA	\$1,500.00	\$3,000																						\$3,000
D3030	Classrooms General	7974779	Unit Ventilator, approx/nominal 2 Ton, Replace		20	17	3	10	EA	\$7,400.00	\$74,000																						\$74,000
D3050	Throughout Building	8046554	HVAC System, Hydronic Piping, 2-Pipe, Replace		40	25	15	13046	SF	\$5.00	\$65,230																						\$65,230
D4010	Throughout Building	7974786	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	19	6	13046	SF	\$1.07	\$13,959																						\$13,959
D4030	Throughout Building	7974785	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	2	8	6	EA	\$150.00	\$900																						\$900
D5020	Mechanical Room	7974784	Secondary Transformer, Dry, Stepdown, Replace		30	25	5	1	EA	\$7,600.00	\$7,600																						\$7,600
D5030	Throughout Building	7974780	Electrical System, Wiring & Switches, High Density/Complexity, Replace		40	25	15	13046	SF	\$4.00	\$52,184																						\$52,184
D5040	Building Exterior	7975374	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	10	EA	\$600.00	\$6,000																						\$6,000
D5040	Throughout Building	7974782	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	0	20	13046	SF	\$5.00	\$65,230																						\$65,230
D7050	Throughout	8046555	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install		20	18	2	13046	SF	\$1.50	\$19,569																						\$19,569
Totals, Unescalated											\$0	\$0	\$19,569	\$74,000	\$0	\$480,081	\$13,959	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$403,126	\$0	\$0	\$900	\$0	\$65,230	\$1,060,765
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$20,761	\$80,862	\$0	\$556,545	\$16,668	\$0	\$1,140	\$0	\$0	\$0	\$0	\$0	\$4,538	\$628,057	\$0	\$0	\$1,532	\$0	\$117,813	\$1,427,916	

Uniformat CodeLocation DescriptionID			Cost Description	Lifespan (EUL)	E	A	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	8046247	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	20	18	2	6675	SF	\$1.86	\$12,416				\$12,416																				\$12,416
B2010	Building Exterior	8068873	Exterior Walls, Brick Veneer, Replace	50	45	5	6675	SF	\$27.00	\$180,225							\$180,225																	\$180,225
B2020	Building Exterior	8068871	Glazing, any type, by SF, Replace	30	25	5	1200	SF	\$55.00	\$66,000							\$66,000																	\$66,000
B2050	Building Exterior	8068864	Exterior Door, Steel, Standard, Replace	30	25	5	10	EA	\$600.00	\$6,000							\$6,000																	\$6,000
B3010	Roof	7974814	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	7961	SF	\$17.00	\$135,337					\$135,337																			\$135,337
C1030	Throughout Building	8068866	Interior Door, Wood, Solid-Core, Replace	40	35	5	3	EA	\$700.00	\$2,100							\$2,100																	\$2,100
C1030	Throughout Building	8068865	Interior Door, Steel, Standard, Replace	40	25	15	10	EA	\$600.00	\$6,000																								\$6,000
C1070	Throughout Building	8068870	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	7961	SF	\$3.50	\$27,864							\$27,864																	\$27,864
C2010	Throughout Building	8068872	Wall Finishes, any surface, Prep & Paint	10	5	5	15922	SF	\$1.50	\$23,883							\$23,883																	\$23,883
C2030	Throughout Building	8068869	Flooring, Quarry Tile, Replace	50	45	5	3000	SF	\$26.00	\$78,000							\$78,000																	\$78,000
C2030	Cafeteria	8068874	Flooring, Wood, Strip, Replace	30	25	5	600	SF	\$15.00	\$9,000							\$9,000																	\$9,000
C2030	Throughout Building	8068868	Flooring, Vinyl Tile (VCT), Replace	15	10	5	4361	SF	\$5.00	\$21,805							\$21,805																	\$21,805
D1010	Center of structure	7974826	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000					\$5,000																			\$5,000
D1010	Center of structure	7974835	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	\$55,000.00	\$55,000							\$55,000																	\$55,000
D1010	Stage	7974812	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	17	8	1	EA	\$17,000.00	\$17,000										\$17,000														\$17,000
D2010	Mechanical Room	7974829	Water Heater, Gas, Commercial (125 MBH), Replace	20	11	9	1	EA	\$12,400.00	\$12,400											\$12,400													\$12,400
D2010	Throughout Building	7974834	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	26	14	7961	SF	\$14.00	\$111,454																								\$111,454
D3030	Throughout Building	7974830	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	17	3	3	EA	\$7,400.00	\$22,200					\$22,200																			\$22,200



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Throughout Building	8046322	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	7961	SF	\$5.00 \$39,805																\$39,805						\$39,805
D3050	Roof	7974815	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$40,000.00 \$40,000				\$40,000																		\$40,000
D3050	Roof	7974817	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$40,000.00 \$40,000				\$40,000																		\$40,000
D3050	Roof	7974832	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$80,000.00 \$80,000				\$80,000																		\$80,000
D3050	Throughout	8046246	HVAC System, Ductwork, High Density, Replace	30	25	5	7961	SF	\$6.00 \$47,766					\$47,766																	\$47,766
D3050	Roof	7974813	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$25,000.00 \$25,000									\$25,000													\$25,000
D4010	Throughout Building	7974826	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	7961	SF	\$1.07 \$8,518				\$8,518																		\$8,518
D4030	Kitchen	7974823	Fire Extinguisher, Wet Chemical/CO2, Replace	10	2	8	1	EA	\$300.00 \$300									\$300									\$300				\$600
D4030	Throughout Building	7974827	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	12	EA	\$150.00 \$1,800									\$1,800									\$1,800				\$3,600
D5030	Throughout Building	7974836	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	7961	SF	\$4.00 \$31,844																\$31,844						\$31,844
D5040	Throughout Building	7974819	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	7961	SF	\$5.00 \$39,805				\$39,805																		\$39,805
D5040	Building Exterior	8068877	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$600.00 \$4,800						\$4,800																\$4,800
D5040	Building Exterior	8068863	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	2	EA	\$600.00 \$1,200						\$1,200																\$1,200
D7050	Throughout	8046249	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	18	2	7961	SF	\$1.50 \$11,942			\$11,942																			\$11,942
E1030	Kitchen	7974831	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00 \$6,700			\$6,700															\$6,700				\$13,400
E1030	Kitchen	7974824	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00 \$2,500						\$2,500																\$2,500
E1030	Kitchen	7974818	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00 \$2,500						\$2,500																\$2,500
E1030	Kitchen	7974820	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	15	LF	\$2,000.00 \$30,000							\$30,000															\$30,000
E1030	Kitchen	7974837	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	15	LF	\$1,000.00 \$15,000							\$15,000															\$15,000
E1030	Kitchen	7974825	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00 \$4,500									\$4,500													\$4,500
E1030	Kitchen	7974822	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	\$15,000.00 \$15,000												\$15,000										\$15,000
E1030	Kitchen	7974816	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	\$25,000.00 \$25,000												\$25,000										\$25,000
E1070	Cafeteria	8068876	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	200	SF	\$13.00 \$2,600						\$2,600															\$2,600	\$5,200
Totals, Unescalated										\$0	\$0	\$31,057	\$370,860	\$0	\$531,243	\$45,000	\$0	\$48,600	\$12,400	\$0	\$0	\$40,000	\$0	\$111,454	\$101,532	\$0	\$6,700	\$2,100	\$0	\$24,405	\$1,325,351
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$32,948	\$405,249	\$0	\$615,856	\$53,732	\$0	\$61,565	\$16,179	\$0	\$0	\$57,030	\$0	\$168,584	\$158,184	\$0	\$11,074	\$3,575	\$0	\$44,078	\$1,628,055

Ford Road Elementary / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
B2010	Building Exterior	7975228	Exterior Walls, Brick Veneer, Replace	50	45	5	16800	SF	\$27.00 \$453,600						\$453,600																\$453,600			
B2020	Building Exterior	7975199	Glazing, any type by SF, Replace	30	25	5	5600	SF	\$55.00 \$308,000						\$308,000																	\$308,000		
B2050	Building Exterior	7975222	Exterior Door, Steel, Standard, Replace	30	25	5	9	EA	\$600.00 \$5,400						\$5,400																	\$5,400		
B3010	Roof	7974596	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	26251	SF	\$17.00 \$446,267							\$446,267																\$446,267		
C1030	Throughout Building	7975218	Interior Door, Wood, Solid-Core, Replace	40	35	5	30	EA	\$700.00 \$21,000						\$21,000																	\$21,000		
C1030	Throughout Building	7975202	Interior Door, Wood, Solid-Core, Replace	40	35	5	10	EA	\$700.00 \$7,000						\$7,000																	\$7,000		
C1030	Throughout Building	7975217	Interior Door, Steel, Standard, Replace	40	30	10	10	EA	\$600.00 \$6,000											\$6,000												\$6,000		
C1070	Throughout Building	7975213	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	26251	SF	\$3.50 \$91,879						\$91,879																	\$91,879		
C1090	Restrooms	7975216	Toilet Partitions, Wood, Replace	20	15	5	12	EA	\$500.00 \$6,000						\$6,000																	\$6,000		
C2010	Throughout Building	7975220	Wall Finishes, any surface, Prep & Paint	10	5	5	65627	SF	\$1.50 \$98,441						\$98,441											\$98,441							\$196,881	
C2030	Throughout Building	7975219	Flooring, Ceramic Tile, Replace	40	35	5	2500	SF	\$18.00 \$45,000						\$45,000																		\$45,000	
C2030	Throughout Building	7975223	Flooring, Quarry Tile, Replace	50	45	5	2500	SF	\$26.00 \$65,000						\$65,000																		\$65,000	
C2030	Throughout Building	7975227	Flooring, Vinyl Tile (VCT), Replace	15	10	5	21251	SF	\$5.00 \$106,255						\$106,255															\$106,255			\$212,510	
D2010	Throughout	8046216	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	25	15	26251	SF	\$14.00 \$367,514																\$367,514							\$367,514		
D2010	Restrooms	7975229	Urinal, Standard, Replace	30	25	5	12	EA	\$1,100.00 \$13,200						\$13,200																		\$13,200	
D2010	Restrooms	7975226	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	8	EA	\$1,500.00 \$12,000						\$12,000															\$12,000			\$24,000	
D2010	Restrooms	7975203	Toilet, Commercial Water Closet, Replace	30	25	5	5	EA	\$1,300.00 \$6,500						\$6,500																		\$6,500	
D2010	Throughout Building	7975200	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	2	EA	\$1,400.00 \$2,800						\$2,800																		\$2,800	
D2010	Restrooms	7975204	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	16	EA	\$1,500.00 \$24,000											\$24,000													\$24,000	
D2010	Restrooms	7975201	Toilet, Child-Sized, Replace	30	20	10	15	EA	\$900.00 \$13,500											\$13,500													\$13,500	
D3020	Boiler Room	7974591	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00 \$60,400						\$60,400																		\$60,400	
D3020	Boiler Room	7974612	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00 \$60,400						\$60,400																		\$60,400	
D3020	Boiler Room	7974609	Boiler Supplemental Components, Expansion Tank, 251 to 400 GAL, Replace	40	25	15	2	EA	\$13,000.00 \$26,000																	\$26,000							\$26,000	
D3030	Classrooms General	7974605	Unit Ventilator, approx/nominal 2 Ton, Replace	20	18	2	22	EA	\$7,400.00 \$162,800			\$162,800																					\$162,800	
D3030	Roof	7974603	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,000.00 \$4,000				\$4,000																\$4,000				\$8,000	
D3050	Boiler Room	7974599	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	\$7,600.00 \$7,600											\$7,600													\$7,600	
D3050	Boiler Room	7974592	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	\$7,600.00 \$7,600											\$7,600													\$7,600	
D3050	Throughout Building	7974608	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	26251	SF	\$5.00 \$131,255																	\$131,255								\$131,255

Replacement Reserves Report



10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3050	Roof	7974595	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$7,500.00	\$7,500				\$7,500																	\$7,500	
D3050	Roof	7974594	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																	\$20,000	
D3050	Throughout Building	7974613	HVAC System, Ductwork, High Density, Replace	30	25	5	26251	SF	\$6.00	\$157,506					\$157,506																\$157,506	
D4010	Throughout Building	7974601	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	26251	SF	\$1.07	\$28,089						\$28,089															\$28,089	
D4030	Throughout Building	7974598	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	12	EA	\$150.00	\$1,800								\$1,800										\$1,800			\$3,600	
D5020	Boiler Room	7974604	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$16,000.00	\$16,000					\$16,000																\$16,000	
D5020	Boiler Room	7974611	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$5,500.00	\$5,500					\$5,500																\$5,500	
D5020	Boiler Room	7974610	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$5,500.00	\$5,500					\$5,500																\$5,500	
D5020	Boiler Room	7974614	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$5,500.00	\$5,500					\$5,500																\$5,500	
D5030	Throughout Building	7974593	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	26251	SF	\$4.00	\$105,004															\$105,004						\$105,004	
D5040	Throughout Building	7974607	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	26251	SF	\$5.00	\$131,255				\$131,255																	\$131,255	
D5040	Building Exterior	7975208	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	15	EA	\$600.00	\$9,000					\$9,000																\$9,000	
D7050	Main office	7974597	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	
E1030	Kitchen	7975210	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	3	EA	\$2,500.00	\$7,500					\$7,500																\$7,500	
Totals, Unescalated											\$0	\$0	\$162,800	\$162,755	\$0	\$1,569,380	\$489,356	\$0	\$1,800	\$0	\$58,700	\$0	\$0	\$0	\$0	\$728,214	\$0	\$0	\$5,800	\$0	\$118,255	\$3,297,059
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$172,715	\$177,847	\$0	\$1,819,342	\$584,316	\$0	\$2,280	\$0	\$78,888	\$0	\$0	\$0	\$0	\$1,134,533	\$0	\$0	\$9,874	\$0	\$213,582	\$4,193,376

Ford Road Elementary / Site

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
B1080	Site	8046521	Stairs, Metal, Exterior, Refinish	10	5	5	200	SF	\$1.50	\$300					\$300										\$300						\$600
B1080	Site	8046530	Stair/Ramp Rails, Metal, Refinish	10	5	5	400	LF	\$1.50	\$600					\$600										\$600						\$1,200
G2020	Site	7974602	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	42733	SF	\$0.45	\$19,230	\$19,230				\$19,230				\$19,230						\$19,230				\$19,230		\$96,149
G2020	Site	7974590	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	42733	SF	\$3.50	\$149,566	\$149,566																				\$149,566
G2030	Site	8048377	Sidewalk, Asphalt, Overlay	25	20	5	500	SF	\$1.50	\$750					\$750																\$750
G2050	Site	7974821	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	2	EA	\$9,500.00	\$19,000			\$19,000																		\$19,000
G2050	Site	7975215	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	2	EA	\$9,500.00	\$19,000					\$19,000																\$19,000
G2050	Site	7975212	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000					\$6,000																\$6,000
G2050	Site	7974600	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$10,000.00	\$10,000							\$10,000														\$10,000
G2050	Site	7974606	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000							\$20,000														\$20,000
G2060	Site	7974833	Fences & Gates, Fence, Chain Link 8", Replace	40	25	15	500	LF	\$25.00	\$12,500														\$12,500							\$12,500
G2060	Site	7975230	Fences & Gates, Fence, Chain Link 8", Replace	40	25	15	2000	LF	\$25.00	\$50,000														\$50,000							\$50,000
G2060	Site	7975207	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000
G2060	Site	7975231	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500					\$2,500																\$2,500
Totals, Unescalated										\$168,795	\$0	\$0	\$19,000	\$0	\$51,380	\$0	\$0	\$30,000	\$0	\$19,230	\$0	\$0	\$0	\$0	\$82,630	\$0	\$0	\$0	\$0	\$19,230	\$390,265
Totals, Escalated (3.0% inflation, compounded annually)										\$168,795	\$0	\$0	\$20,762	\$0	\$59,563	\$0	\$0	\$38,003	\$0	\$25,843	\$0	\$0	\$0	\$0	\$128,735	\$0	\$0	\$0	\$0	\$34,731	\$476,433

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	8052233	D1010	Elevator Controls	Automatic, 1 Car		Ford Road Elementary / 2 Story Building	Central Building				1999		
2	7974826	D1010	Elevator Controls	Automatic, 1 Car		Ford Road Elementary / Cafeteria	Center of structure	Schindler Elevator Corporation	EO199	HG 644228 01	1998		
3	7974835	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Ford Road Elementary / Cafeteria	Center of structure	Schindler Elevator Corporation	No dataplate	No dataplate	1999		
4	7974812	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Ford Road Elementary / Cafeteria	Stage	Concord	750	No dataplate	1999		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974829	D2010	Water Heater	Gas, Commercial (125 MBH)	100 GAL	Ford Road Elementary / Cafeteria	Mechanical Room	A. O. Smith	BTR 275A 118	1313M000182	2013		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974612	D3020	Boiler	Gas, HVAC	2390 MBH	Ford Road Elementary / Main Building	Boiler Room	PVI	60WBHE100A-TP	Inaccessible	1999		
2	7974591	D3020	Boiler	Gas, HVAC	2390 MBH	Ford Road Elementary / Main Building	Boiler Room	PVI	60WBHE100A-TP	089895400	1999		
3	7974802	D3020	Boiler Supplemental Components	Expansion Tank	132 GAL	Ford Road Elementary / 2 Story Building	Boiler Room	National Boiler	500L	70532	1998		
4	7974609	D3020	Boiler Supplemental Components	Expansion Tank, 251 to 400 GAL	369 GAL	Ford Road Elementary / Main Building	Boiler Room	National Boiler	1400L	70 50 1	1999		2
5	7974787	D3030	Chiller	Water-Cooled	180 TON	Ford Road Elementary / 2 Story Building	Boiler Room	Trane	RTHB180FLF00NWP000 NN325000	U198F01098	1998		
6	7974806	D3030	Chiller	Water-Cooled	180 TON	Ford Road Elementary / 2 Story Building	Boiler Room	Trane	RTHB180FLF00NWP000 NN325000	198101097	1998		
7	7974804	D3030	Cooling Tower	(Typical) Open Circuit	300 TON	Ford Road Elementary / 2 Story Building	Rear elevation	Marley	130760-003-98	N C22129	1998		
8	7974603	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Ford Road Elementary / Main Building	Roof	Liebert	Illegible	Illegible	1999		
9	7974605	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Ford Road Elementary / Main Building	Classrooms General	Inaccessible	Inaccessible	Inaccessible	1999		22
10	8052201	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Ford Road Elementary / 2 Story Building	Classrooms General	Inaccessible	Inaccessible	Inaccessible	1999		24
11	7974779	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Ford Road Elementary / Annex	Classrooms General	Inaccessible	Inaccessible	Inaccessible	1999		10
12	7974830	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	750 CFM	Ford Road Elementary / Cafeteria	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1999		3
13	7974800	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Ford Road Elementary / 2 Story Building	Boiler Room	Siemens	GP100A	C12T5017GPE 8	2002		
14	7974789	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Ford Road Elementary / 2 Story Building	Boiler Room	Bell & Gossett	1510	2109972	1998		
15	7974805	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Ford Road Elementary / 2 Story Building	Boiler Room	Bell & Gossett	1510	2109971	1998		
16	7974795	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	50 HP	Ford Road Elementary / 2 Story Building	Boiler Room	US Motors	DZ.06	Z 02 825982-0001 M 0001	2002		
17	7974592	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Ford Road Elementary / Main Building	Boiler Room	Bell & Gossett	Illegible	T 11 7544894-0050 M 0010			
18	7974599	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Ford Road Elementary / Main Building	Boiler Room	Bell & Gossett	DT58	V 06 7593350052 M.0018			
19	7974832	D3050	Make-Up Air Unit	MUA or MAU	28000 CFM	Ford Road Elementary / Cafeteria	Roof	CaptiveAire Systems	Illegible	Illegible	1999		
20	7974594	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	Ford Road Elementary / Main Building	Roof	Trane	YCD120B4HCEA	N24102591D	1999		
21	7974595	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Ford Road Elementary / Main Building	Roof	Trane	YC0036C4LCBE	N24102400D	1999		
22	7974817	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Ford Road Elementary / Cafeteria	Roof	Johnson Controls	J12ZFN20N4AAA5A	N1E1995741	1999		
23	7974815	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Ford Road Elementary / Cafeteria	Roof	Johnson Controls	J12ZFN20N4AAA5A	N1E1995740	1999		

24	7974813	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Ford Road Elementary / Cafeteria	Roof	RUUD	RKKL-B090DL15E	2N8290ADAAF511202564	2012		
25	7974803	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Ford Road Elementary / 2 Story Building	Roof	Cook	150 ACE	2235690688 00/0002901	2017		
26	7974798	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Ford Road Elementary / 2 Story Building	Roof	Cook	150 ACE	223S690688-00/0002902	2017		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974827	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ford Road Elementary / Cafeteria	Throughout Building						12
2	7974785	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ford Road Elementary / Annex	Throughout Building						6
3	7974598	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ford Road Elementary / Main Building	Throughout Building						12
4	7974823	D4030	Fire Extinguisher	Wet Chemical/CO2		Ford Road Elementary / Cafeteria	Kitchen						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974792	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Ford Road Elementary / 2 Story Building	Boiler Room	Square D	225T3H	No dataplate	1998		
2	7974784	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Ford Road Elementary / Annex	Mechanical Room	Square D	Illegible	Illegible	1999		
3	7974604	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Ford Road Elementary / Main Building	Boiler Room	Federal Pacific Electric	36 B	No dataplate	1999		
4	7974791	D5020	Switchboard	277/480 V	1600 AMP	Ford Road Elementary / 2 Story Building	Boiler Room	Square D	11160961-001	D-655319	1998		
5	7974799	D5020	Distribution Panel	120/208 V	800 AMP	Ford Road Elementary / 2 Story Building	Boiler Room	Square D	1211160961016	No dataplate	1998		
6	7974614	D5020	Distribution Panel	120/240 V	400 AMP	Ford Road Elementary / Main Building	Boiler Room	Square D	NQ0D454L400CU	No dataplate	1999		
7	7974790	D5020	Distribution Panel	120/240 V	400 AMP	Ford Road Elementary / 2 Story Building	Boiler Room	Square D	12111609610150001	No dataplate	1998		
8	7974611	D5020	Distribution Panel	120/240 V	400 AMP	Ford Road Elementary / Main Building	Boiler Room	Square D	12111609610800001	No dataplate	1999		
9	7974610	D5020	Distribution Panel	120/240 V	400 AMP	Ford Road Elementary / Main Building	Boiler Room	Square D	12111609610020001	No dataplate	1999		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974597	D7050	Fire Alarm Panel	Fully Addressable		Ford Road Elementary / Main Building	Main office	Simplex	No dataplate	No dataplate	1999		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7974825	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Ford Road Elementary / Cafeteria	Kitchen				1999		
2	7974831	E1030	Foodservice Equipment	Icemaker, Freestanding		Ford Road Elementary / Cafeteria	Kitchen	Ice-O-Matic	ICE0500HT2	05051280014830	2005		
3	7974816	E1030	Foodservice Equipment	Walk-In, Freezer		Ford Road Elementary / Cafeteria	Kitchen	Kohl pak	21 5X13 8X8 6.25	410124469DW1S	2016		
4	7974822	E1030	Foodservice Equipment	Walk-In, Refrigerator		Ford Road Elementary / Cafeteria	Kitchen	Kohl pak	21 5X13 8X8 6.25	410124469DW2S	2016		
5	7975210	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Ford Road Elementary / Main Building	Kitchen				1999		3
6	7974824	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Ford Road Elementary / Cafeteria	Kitchen				1999		
7	7974818	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Ford Road Elementary / Cafeteria	Kitchen				1999		