FACILITY CONDITION ASSESSMENT

prepared for

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

Frayser-Corning Elementary School
1602 Dellwood Avenue
Memphis, Tennessee 38127

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BV PROJECT #:
163745.23R000-050.354

DATE OF REPORT:
April 19, 2024

ON SITE DATE:
December 14, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	1602 Dellwood Avenue, Memphis, Tennessee 38127
Site Developed	1954, Phase I / 1986 Phase II
Site Area	8.0 acres (estimated)
Parking Spaces	35 total spaces all in open lots; one of which are accessible
Building Area	42,797 SF
Number of Stories	Two above grade with one below-grade partial basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 14, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Sherrion Williams, Plant Manager
Assessment and Report Prepared By	Patrick Fallon
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Frayser-Corning Elementary School was first built in 1956 with renovation throughout and building addition in 1986.

Architectural

The roof appears to have been replaced in 2020 from aerial photos and is a combination of EPDM on flat and asphalt shingles on sloped areas.

Interior finishes are mainly VCT floors with painted gypsum and CMU walls and a suspended ceiling tile and grid system which would be nearing the end of their useful lives if installed during the 1986 renovation and addition.

Exterior walls are brick with some areas needing repair and repointing. Exterior windows and doors also appear to date to the 1986 renovation and are nearing the end of their typical useful life.

Restrooms finishes throughout date to the most recent renovation and there is a step up and slippery floor finish in front of the urinals in some of the restrooms.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system has boilers and a cooling tower feeding water sourced heat pumps which were installed in 2020. There were comments about uneven temperatures within the building since the equipment was installed. Portions of the HVAC controls observed appear to date to the 1986 renovations.

Electrical systems are at the end of their typical useful lives and are largely were supplied by Federal Pacific which has a history of being problematic.

Plumbing systems mainly service the restrooms throughout and the kitchen.

The building has a fire alarm system and full fire sprinklers which includes four separate dry systems and is approaching the end of its useful life if installed as part of the 1986 renovations.

Site

The site has a moderate slope from front to rear. Asphalt pavement is very worn and has potholed areas primarily in the front drive and parking area. There are several unused modular classroom buildings, some of which have storm damage, which are reported slated for removal without any specific date. There is a basketball court on the playground with both goal hoops damaged or missing.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

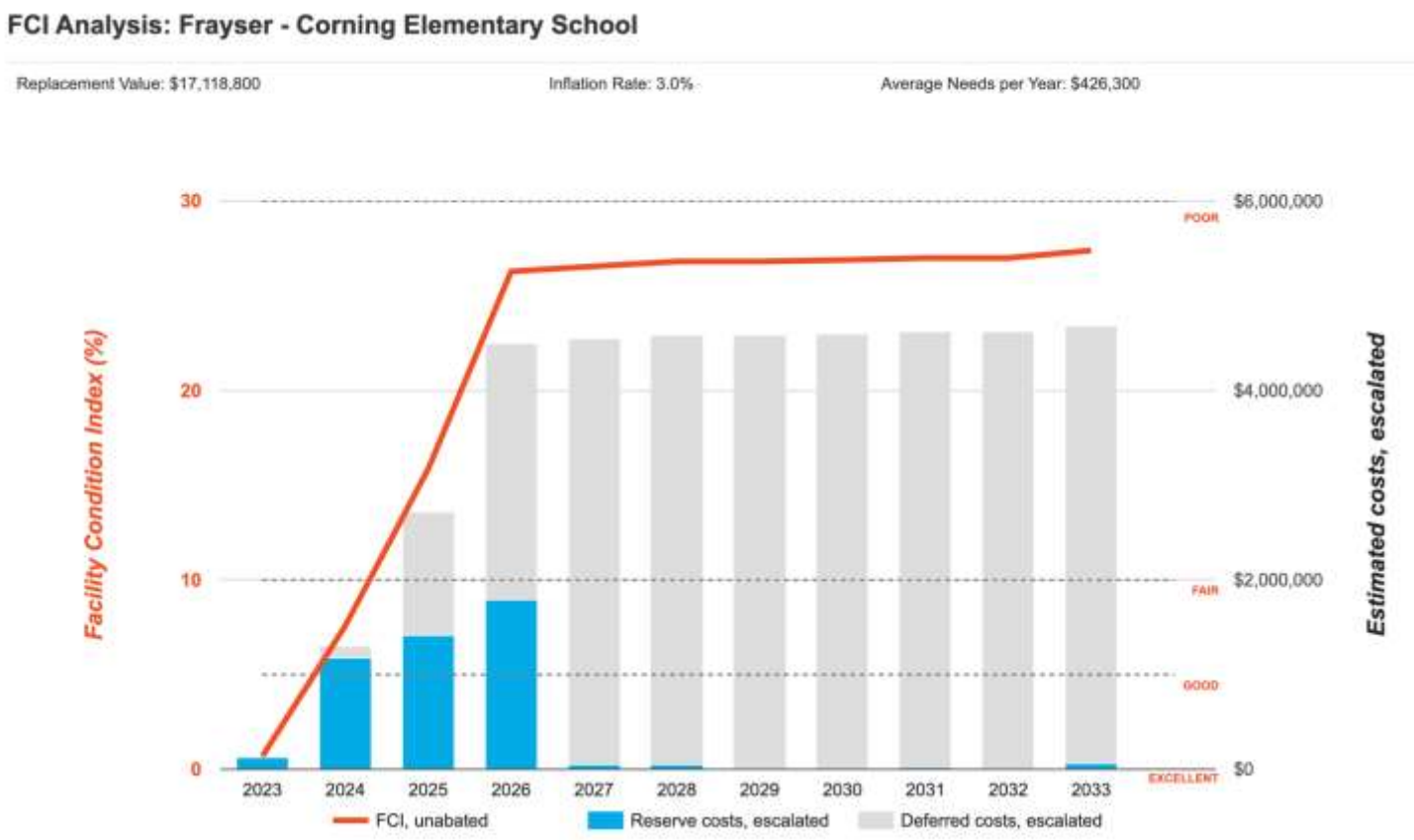
FCI Analysis | Frayser - Corning Elementary School(1954)

Replacement Value	*Total SF*	*Cost/SF*
$ 17,118,800	*42,797*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 119,500	**0.7 %**
3-Year	$ 4,498,300	**26.3 %**
5-Year	$ 4,589,200	**26.8 %**
10-Year	$ 4,689,000	**27.4 %**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Frayser - Corning Elementary School	3	$119,500
Total	**3**	**$119,500**

Frayser - Corning Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7183996	Frayser - Corning Elementary School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	$6,700
7183940	Frayser - Corning Elementary School	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$93,800
7183994	Frayser - Corning Elementary School	Site	G2050	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	Failed	Performance/Integrity	$19,000
Total (3 items)							**$119,500**

Key Findings

Exterior Walls in Poor condition.

Brick
Frayser - Corning Elementary School Building Exterior

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

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $24,800

$$$$

Some areas of brick need repointing - AssetCALC ID: 7183961

Switchboard in Poor condition.

120/208 V
Frayser - Corning Elementary School Boiler room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $120,000

$$$$

Federal Pacific at end of useful life - AssetCALC ID: 7183965

Parking Lots in Poor condition.

Pavement, Asphalt
Frayser - Corning Elementary School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $93,800

$$$$

Asphalt pavement cracked and potholed - AssetCALC ID: 7183940

Sports Apparatus in Failed condition.

Basketball, Backboard/Rim/Pole
Frayser - Corning Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2023**

Priority Score: **82.9**

Plan Type: Performance/Integrity

Cost Estimate: $19,000

$$$$

Basketball hoops broken - AssetCALC ID: 7183994

Ancillary Building in Failed condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Storm damaged - AssetCALC ID: 7183977

Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Frayser - Corning Elementary School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Out of service - AssetCALC ID: 7183996

Ancillary Building in Failed condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Storm damaged - AssetCALC ID: 7183960

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Slated for removal - AssetCALC ID: 7183923

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Slated for removal - AssetCALC ID: 7183985

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Slated for removal - AssetCALC ID: 7183931

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Slated for removal - AssetCALC ID: 7183979

Ancillary Building in Poor condition.

Classroom/Office Module, Standard/Permanent
Frayser - Corning Elementary School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $160,000

$$$$

Slated for removal - AssetCALC ID: 7184003

Distribution Panel in Poor condition.

120/208 V
Frayser - Corning Elementary School Office

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Federal Pacific panels well beyond their useful life. - AssetCALC ID: 7183982

Distribution Panel in Poor condition.

120/208 V
Frayser - Corning Elementary School Utility closet

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Federal Pacific panel beyond useful life - AssetCALC ID: 7183934

Distribution Panel in Poor condition.

120/208 V
Frayser - Corning Elementary School Boiler room

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Federal Pacific past useful life - AssetCALC ID: 7183988

Distribution Panel in Poor condition.

120/208 V
Frayser - Corning Elementary School Kitchen

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Federal Pacific past useful life - AssetCALC ID: 7183938

Distribution Panel in Poor condition.

120/208 V
Frayser - Corning Elementary School Kitchen

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Federal Pacific past useful life - AssetCALC ID: 7183973

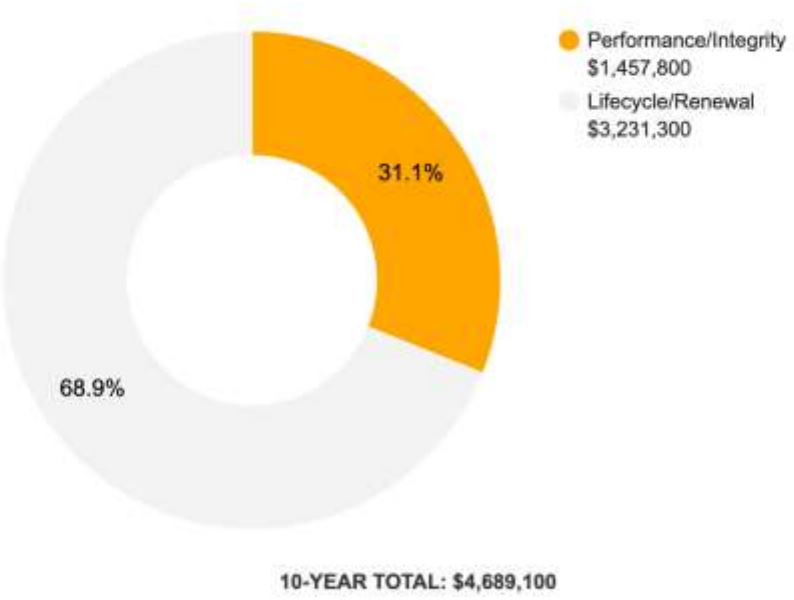
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Mansard construction with asphalt shingles and single-ply EPDM	Fair
Interiors	Walls: Painted gypsum board and painted CMU Floors: VCT Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers and cooling tower feeding unit ventilators. Supplemental components: Suspended unit heaters	Fair

Systems Summary

Fire Suppression	Wet-pipe sprinkler system with four dry-piped portions and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and courts	Poor
Landscaping and Topography	No landscaping features including lawns, trees and bushes Irrigation not present Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Modular classroom buildings	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged electrical infrastructure, heavy asphalt wear, severe alligator cracking and potholes, storm damaged modular classrooms	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$25,500	$61,600	-	-	$87,100
Roofing	-	-	-	-	$431,800	$431,800
Interiors	-	-	$609,700	-	$553,900	$1,163,600
Conveying	-	$31,800	-	-	-	$31,800
Plumbing	-	$33,900	$608,800	-	$94,800	$737,500
HVAC	-	$189,800	$264,000	$68,300	$883,000	$1,405,000
Fire Protection	-	$52,100	$30,600	-	$1,900	$84,700
Electrical	-	$363,400	$116,900	-	$55,400	$535,800
Fire Alarm & Electronic Systems	-	$582,900	$116,900	-	$649,000	$1,348,800
Equipment & Furnishings	$6,700	$98,800	$39,700	$18,200	$187,100	$350,500
Special Construction & Demo	-	$1,153,600	-	-	-	$1,153,600
Site Pavement	$93,800	-	-	-	-	$93,800
Site Utilities	-	-	$22,300	-	-	$22,300
Site Development	$19,000	$61,800	$5,500	$13,300	$33,200	$132,800
TOTALS (3% inflation)	**$119,500**	**$2,593,700**	**$1,876,000**	**$99,800**	**$2,890,300**	**$7,579,300**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Multiple classrooms; classes in session

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1954. The facility was expanded in 1986 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 study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA. Soft costs are applied to each asset at a markup of 1.80 on the asset price. Soft cost markups include construction contingencies, construction management costs, design costs, regional cost factors, inflation to end of the current year, and general markup for unforeseen costs.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Frayser-Corning Elementary School, 1602 Dellwood Avenue, Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MAIN ENTRANCE

6 - MAIN ENTRANCE

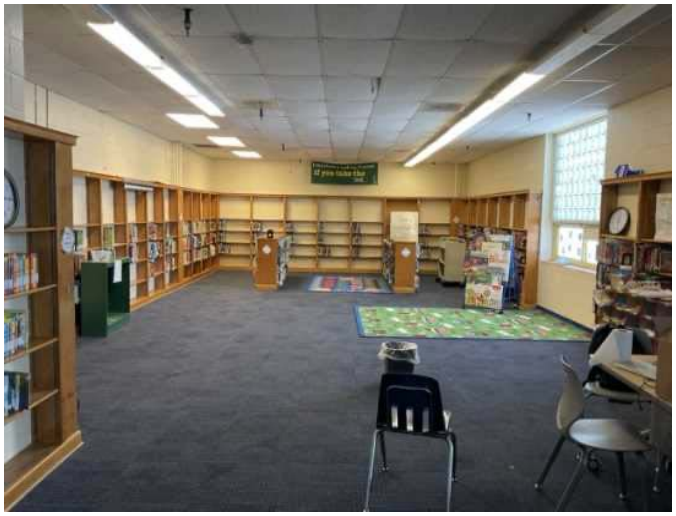
Photographic Overview

7 - HALLWAYS

8 - OFFICE

9 - CLASSROOM

10 - CAFETERIA



11 - LIBRARY

12 - AUDITORIUM

Photographic Overview

13 - KITCHEN OVERVIEW

14 - RESTROOM OVERVIEW

15 - BOILER ROOM

16 - BOILER ROOM

17 - UNIT VENTILATOR

18 - EXTERIOR AIR HANDLER

Photographic Overview

19 - HVAC EQUIPMENT

20 - COOLING TOWER

21 - SWITCHBOARD

22 - FIRE SUPPRESSION SYSTEM

23 - WHEELCHAIR LIFT

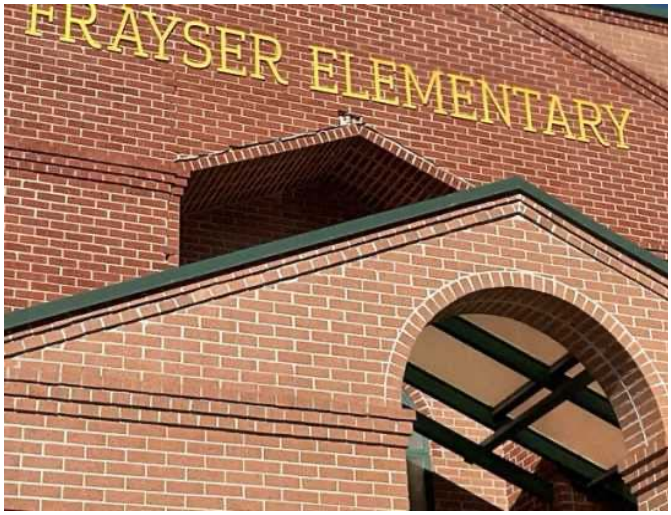
24 - ANCILLARY BUILDING

Photographic Overview

25 - SIGNAGE

26 - ASPHALT POTHOLE

27 - PLAY STRUCTURE



28 - EXTERIOR WALLS

29 - ASPHALT SHINGLE ROOFING

30 - EPDM ROOFING

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-050.354	Frayser-Corning Elementary School
Source	**On-Site Date**
Google	December 14, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Frayser - Corning Elementary School

Name of person completing form: Sherrrion Williams

Title / Association w/ property: Plant manager

Length of time associated w/ property: 2 years

Date Completed: 12/8/2023

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: 1954	Renovated: 1986	
2	Building size in SF	42,797 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC controls		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Frayser - Corning Elementary School

BV Project Number: 163745.23R000-050.354

Facility History & Interview

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

Frayser - Corning Elementary School : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators			No elevator - stair climber wheelchair lift installed	
Public Restrooms			No compliant stalls present in public restrooms - step up to	
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

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

Frayser - Corning Elementary School : Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

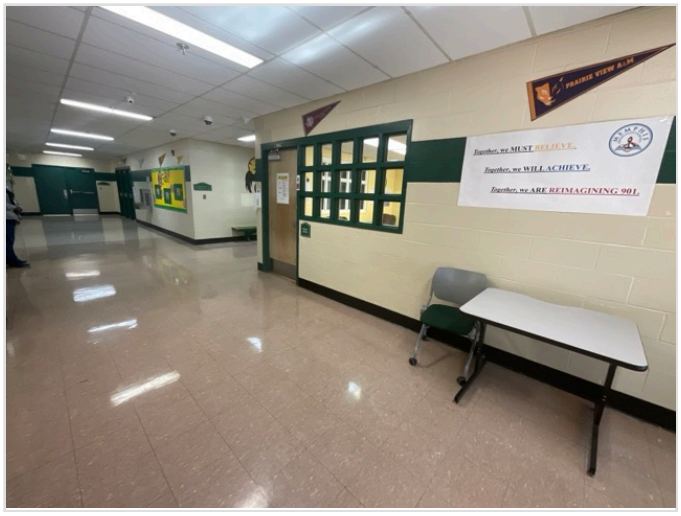
ACCESSIBLE PATH

CURB CUT

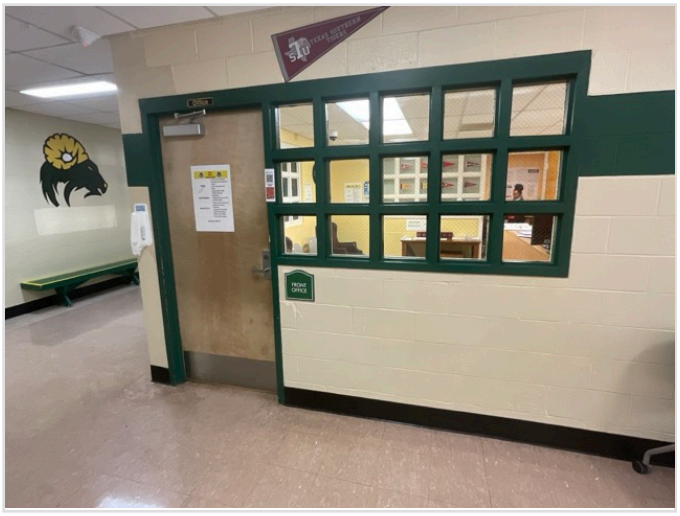
MAIN ENTRANCE

DOOR HARDWARE

Frayser - Corning Elementary School : Photographic Overview



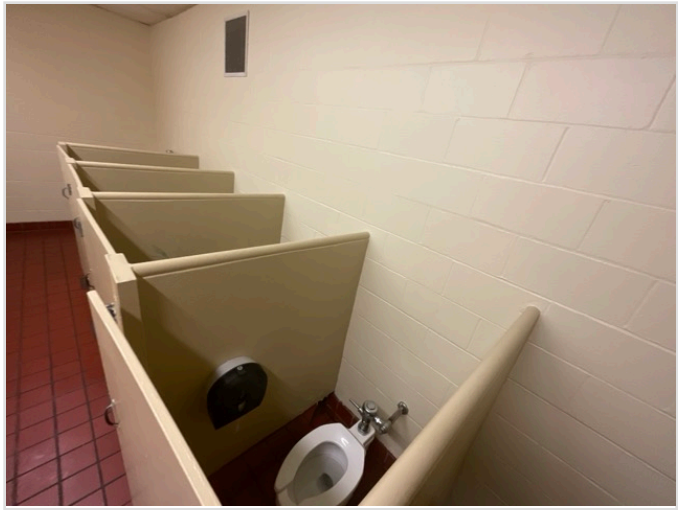
ACCESSIBLE INTERIOR PATH



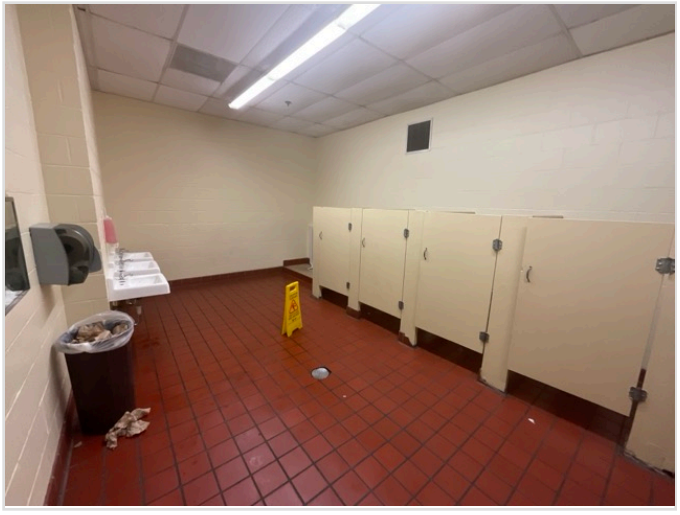
SELF-SERVICE AREA

WHEELCHAIR LIFT

WHEELCHAIR LIFT CONTROLS



TOILET STALL OVERVIEW



RESTROOM OVERVIEW

Appendix E:
Component Condition Report

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	750 SF	1	7183961
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	40	5	7184004
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	26	4	7183930
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	17,500 SF	17	7183926
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	16,200 SF	17	7183933
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	800 LF	17	7199602
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	95	3	7199604
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	41,900 SF	3	7199603
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	94,200 SF	3	7199600
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	40,700 SF	3	7199601
Conveying						
D1010	Stairs	Fair	Stair Climber Inclined Lift, per Story, Replace/Install	2	2	7184002
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	2	7183995
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	2	7184006
D2010	Boiler room	Fair	Water Heater, Electric, Residential	1	2	7183924
D2010	Restrooms	Fair	Urinal, Standard	12	3	7199659
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	3	7199658
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	3	7199657
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	2	7183922
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	42,797 SF	3	7188608

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	7183957
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	2	7183972
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	2	7183954
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	7183997
D2010	Utility closet	Good	Water Heater, Electric, Commercial (12 kW)	1	17	7183949
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	7183999
D2020	Boiler room	Fair	Pump, Sewage Ejector	2	2	7183987
D2060	Boiler room	Fair	Air Compressor, Tank-Style	1	3	7183993
D2060	Kitchen	Good	Air Compressor, Tank-Style	1	17	7183980
D2060	Boiler room	Good	Air Compressor, Tank-Style	1	17	7184001
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	26	7184008
D3020	Boiler room	Fair	Unit Heater, Hydronic	1	2	7183944
D3020	Boiler room	Fair	Boiler, Gas, HVAC [Boiler 1]	1	10	7183929
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	16	7183959
D3030	Cafeteria	Good	Unit Ventilator, approx/nominal 5 Ton	1	18	7183989
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	22	7183947
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 2 Ton	20	17	7183943
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 2 Ton	20	17	7183963
D3030	Cafeteria	Good	Unit Ventilator, approx/nominal 5 Ton	1	17	7183962
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7184018
D3050	Cooling tower	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	22	7183990
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	42,797 SF	3	7183976
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	42,797 SF	2	7188607
D3050	Site	Good	Air Handler, Exterior AHU	1	17	7183942

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Site	Good	Air Handler, Exterior AHU	1	17	7183975
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [PMP 2]	1	3	7183958
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	7184009
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	2	7183971
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	7183941
Fire Protection						
D4010	N203	Fair	Supplemental Components, Fire Riser, Dry	1	3	7183964
D4010	Kitchen	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	42,797 SF	2	7184007
D4010	Kitchen	Fair	Supplemental Components, Fire Riser, Dry	1	3	7183956
D4010	Boiler room	Fair	Supplemental Components, Fire Riser, Dry	1	3	7184012
D4010	Plant manager office	Fair	Supplemental Components, Fire Riser, Dry	1	3	7183966
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	5 LF	2	7183983
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	2	7183974
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	2	7183937
Electrical						
D5020	Kitchen	Poor	Distribution Panel, 120/208 V	1	2	7183973
D5020	Kitchen	Poor	Distribution Panel, 120/208 V	1	2	7183938
D5020	Boiler room	Poor	Distribution Panel, 120/208 V	1	2	7183988
D5020	Boiler room	Poor	Switchboard, 120/208 V	1	2	7183965
D5020	Utility closet	Poor	Distribution Panel, 120/208 V	1	2	7183934
D5020	Office	Poor	Distribution Panel, 120/208 V	1	2	7183982
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	42,797 SF	3	7188609
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	7184005
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	7183953
D5030	Cooling tower	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7183935

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Cooling tower	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	17	7183946
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	42,797 SF	2	7188610
Fire Alarm & Electronic Systems						
D6020	Throughout building	Fair	Low Voltage System, Phone & Data Lines	42,797 SF	2	7184014
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	2,500 SF	2	7184019
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	42,797 SF	2	7183968
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	42,797 SF	2	7184010
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	42,797 SF	2	7183992
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	42,797 SF	2	7183986
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	2	7183991
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	42,797 SF	3	7183970
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7183925
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	7183969
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7183955
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	8	7183928
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7183927
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7183921
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	8	7183981
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	7184000
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7184017
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7184011
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	7184016
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	4	7183936
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7183984

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	7183998
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	3	7183978
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	7183932
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	7183967
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	7183996
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7183945
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	2	7184013
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	7183948
E1040	Hallways	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	7184015
E1060	Kitchen	Good	Residential Appliances, Washer	1	11	7183920
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,500 SF	3	7199605
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7184003
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183979
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183931
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183985
F1020	Site	Failed	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183960
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183923
F1020	Site	Failed	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	1	7183977
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,800 SF	0	7183940
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	24,000 SF	2	7183950
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	2	7183939
G2050	Site	Failed	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	0	7183994

Component Condition Report | Frayser - Corning Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	2	7183952
G2060	Site	Fair	Flagpole, Metal	1	2	7183951
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	3	7199614
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	3	3	7199613

Appendix F:
Replacement Reserves

Replacement Reserves Report

Frayser - Corning Elementary School

1/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Frayser - Corning Elementary School	$119,500	$1,179,093	$1,414,615	$1,785,119	$46,821	$44,052	$0	$13,283	$18,241	$0	$68,271	$1,177	$76,492	$207,504	$26,319	$10,438	$20,861	$1,853,836	$607,756	$85,922	$0	**$7,579,300**
Grand Total	**$119,500**	**$1,179,093**	**$1,414,615**	**$1,785,119**	**$46,821**	**$44,052**	**$0**	**$13,283**	**$18,241**	**$0**	**$68,271**	**$1,177**	**$76,492**	**$207,504**	**$26,319**	**$10,438**	**$20,861**	**$1,853,836**	**$607,756**	**$85,922**	**$0**	**$7,579,300**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7183961	Exterior Walls, Brick, Repair/Repoint	0	-1	1	750	SF	$33.00	$24,750		$24,750																				**$24,750**
B2020	Building Exterior	7184004	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	40	EA	$950.00	$38,000						$38,000																**$38,000**
B2050	Building Exterior	7183930	Exterior Door, Steel, Standard, Replace	40	36	4	26	EA	$600.00	$15,600					$15,600																	**$15,600**
B3010	Roof	7183933	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	3	17	16200	SF	$3.80	$61,560																		$61,560				**$61,560**
B3010	Roof	7183926	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	17500	SF	$11.00	$192,500																		$192,500				**$192,500**
B3020	Roof	7199602	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	3	17	800	LF	$9.00	$7,200																		$7,200				**$7,200**
C1030	Throughout building	7199604	Interior Door, Wood, Solid-Core, Replace	40	37	3	95	EA	$700.00	$66,500				$66,500																		**$66,500**
C1070	Throughout building	7199603	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	41900	SF	$3.50	$146,650				$146,650																		**$146,650**
C2010	Throughout building	7199600	Wall Finishes, any surface, Prep & Paint	10	7	3	94200	SF	$1.50	$141,300				$141,300										$141,300								**$282,600**
C2030	Throughout building	7199601	Flooring, Vinyl Tile (VCT), Replace	15	12	3	40700	SF	$5.00	$203,500				$203,500															$203,500			**$407,000**
D1010	Stairs	7184002	Stair Climber Inclined Lift, per Story, Replace/Install	25	23	2	2	EA	$15,000.00	$30,000			$30,000																			**$30,000**
D2010	Boiler room	7183924	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$900.00	$900			$900															$900				**$1,800**
D2010	Utility closet	7183949	Water Heater, Electric, Commercial (12 kW), Replace	20	3	17	1	EA	$12,400.00	$12,400																		$12,400				**$12,400**
D2010	Boiler room	7183999	Water Heater, Gas, Commercial (200 MBH), Replace	20	1	19	1	EA	$16,600.00	$16,600																				$16,600		**$16,600**
D2010	Utility closet	7184006	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$3,200.00	$3,200			$3,200																			**$3,200**
D2010	Utility closet	7183972	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$3,200.00	$3,200			$3,200																			**$3,200**
D2010	Throughout building	7188608	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	42797	SF	$11.00	$470,767				$470,767																		**$470,767**
D2010	Utility closet	7183997	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$1,400			$1,400																			**$1,400**
D2010	Kitchen	7183995	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	28	2	2	EA	$1,600.00	$3,200			$3,200																			**$3,200**
D2010	Kitchen	7183957	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$1,400			$1,400																			**$1,400**
D2010	Throughout building	7183922	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	8	EA	$1,200.00	$9,600			$9,600															$9,600				**$19,200**
D2010	Kitchen	7183954	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	28	2	1	EA	$2,500.00	$2,500			$2,500																			**$2,500**
D2010	Restrooms	7199659	Urinal, Standard, Replace	30	27	3	12	EA	$1,100.00	$13,200				$13,200																		**$13,200**
D2010	Restrooms	7199658	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	15	EA	$1,500.00	$22,500				$22,500																		**$22,500**
D2010	Restrooms	7199657	Toilet, Commercial Water Closet, Replace	30	27	3	35	EA	$1,300.00	$45,500				$45,500																		**$45,500**
D2020	Boiler room	7183987	Pump, Sewage Ejector, Replace	15	13	2	2	EA	$3,280.00	$6,560			$6,560															$6,560				**$13,120**
D2060	Boiler room	7183993	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$5,150.00	$5,150				$5,150																		**$5,150**
D2060	Kitchen	7183980	Air Compressor, Tank-Style, Replace	20	3	17	1	EA	$5,150.00	$5,150																		$5,150				**$5,150**
D2060	Boiler room	7184001	Air Compressor, Tank-Style, Replace	20	3	17	1	EA	$5,150.00	$5,150																		$5,150				**$5,150**
D3020	Boiler room	7183929	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	$50,800.00	$50,800											$50,800											**$50,800**
D3020	Boiler room	7183944	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$2,900.00	$2,900			$2,900																			**$2,900**
D3020	Boiler room	7183959	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	1	EA	$13,000.00	$13,000																	$13,000					**$13,000**
D3030	Throughout building	7183943	Unit Ventilator, approx/nominal 2 Ton, Replace	20	3	17	20	EA	$7,400.00	$148,000																		$148,000				**$148,000**
D3030	Throughout building	7183963	Unit Ventilator, approx/nominal 2 Ton, Replace	20	3	17	20	EA	$7,400.00	$148,000																		$148,000				**$148,000**
D3030	Cafeteria	7183962	Unit Ventilator, approx/nominal 5 Ton, Replace	20	3	17	1	EA	$13,400.00	$13,400																		$13,400				**$13,400**
D3030	Cafeteria	7183989	Unit Ventilator, approx/nominal 5 Ton, Replace	20	2	18	1	EA	$13,400.00	$13,400																			$13,400			**$13,400**
D3050	Boiler room	7183958	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Throughout building	7183976	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	37	3	42797	SF	$5.00	$213,985				$213,985																		**$213,985**
D3050	Boiler room	7184018	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	$13,600.00	$13,600					$13,600																	**$13,600**
D3050	Throughout building	7188607	HVAC System, Ductwork, Medium Density, Replace	30	28	2	42797	SF	$4.00	$171,188			$171,188																			**$171,188**
D3050	Site	7183975	Air Handler, Exterior AHU, Replace	20	3	17	1	EA	$97,000.00	$97,000																		$97,000				**$97,000**
D3050	Site	7183942	Air Handler, Exterior AHU, Replace	20	3	17	1	EA	$97,000.00	$97,000																		$97,000				**$97,000**
D3060	Roof	7183971	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	2	EA	$2,400.00	$4,800			$4,800																			**$4,800**
D3060	Roof	7183941	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	6	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	7184009	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	6	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D4010	Kitchen	7184007	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	42797	SF	$1.07	$45,793			$45,793																			**$45,793**
D4010	Plant manager office	7183966	Supplemental Components, Fire Riser, Dry, Replace	40	37	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D4010	N203	7183964	Supplemental Components, Fire Riser, Dry, Replace	40	37	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D4010	Kitchen	7183956	Supplemental Components, Fire Riser, Dry, Replace	40	37	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D4010	Boiler room	7184012	Supplemental Components, Fire Riser, Dry, Replace	40	37	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D4010	Kitchen	7183983	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	18	2	5	LF	$400.00	$2,000			$2,000																			**$2,000**
D4030	Kitchen	7183937	Fire Extinguisher, Wet Chemical/CO2, Replace	10	8	2	1	EA	$300.00	$300			$300											$300								**$600**
D4030	Throughout building	7183974	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	7	EA	$150.00	$1,050			$1,050											$1,050								**$2,100**
D5020	Boiler room	7183965	Switchboard, 120/208 V, Replace	40	38	2	1	EA	$120,000.00	$120,000			$120,000																			**$120,000**

Replacement Reserves Report

Frayser - Corning Elementary School

1/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Office	7183982	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Kitchen	7183938	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Boiler room	7183988	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Kitchen	7183973	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Utility closet	7183934	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5030	Throughout building	7188609	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	42797	SF	$2.50	$106,993				$106,993																		**$106,993**
D5030	Cooling tower	7183946	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5030	Cooling tower	7183935	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$7,000.00	$7,000																	$7,000					**$7,000**
D5030	Boiler room	7183953	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
D5030	Boiler room	7184005	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
D5040	Throughout building	7188610	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	42797	SF	$4.50	$192,587			$192,587																			**$192,587**
D6020	Throughout building	7184014	Low Voltage System, Phone & Data Lines, Replace	20	18	2	42797	SF	$1.50	$64,196			$64,196																			**$64,196**
D6030	Auditorium	7184019	Sound System, Theater/Auditorium/Church, Replace	20	18	2	2500	SF	$1.50	$3,750			$3,750																			**$3,750**
D6060	Throughout building	7183968	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	42797	SF	$1.65	$70,615			$70,615																			**$70,615**
D7010	Throughout building	7184010	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	13	2	42797	SF	$3.25	$139,090			$139,090															$139,090					**$278,181**
D7030	Throughout building	7183992	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	13	2	42797	SF	$3.00	$128,391			$128,391															$128,391					**$256,782**
D7050	Throughout building	7183986	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	42797	SF	$3.00	$128,391			$128,391																			**$128,391**
D7050	Office	7183991	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000					**$30,000**
D8010	Throughout building	7183970	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	42797	SF	$2.50	$106,993				$106,993															$106,993			**$213,985**
E1030	Kitchen	7183996	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	$6,700.00	$6,700	$6,700															$6,700						**$13,400**
E1030	Kitchen	7183967	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									**$19,000**
E1030	Kitchen	7184000	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									**$19,000**
E1030	Kitchen	7184013	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
E1030	Kitchen	7184016	Foodservice Equipment, Walk-In, Freezer, Replace	20	18	2	1	EA	$25,000.00	$25,000			$25,000																			**$25,000**
E1030	Kitchen	7183998	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	$2,700.00	$2,700			$2,700															$2,700					**$5,400**
E1030	Kitchen	7183945	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700					**$3,400**
E1030	Kitchen	7183927	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	7183955	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	7183984	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600															$3,600					**$7,200**
E1030	Kitchen	7184017	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600															$3,600					**$7,200**
E1030	Kitchen	7183978	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	12	3	1	EA	$1,100.00	$1,100				$1,100															$1,100				**$2,200**
E1030	Kitchen	7183936	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7183921	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$4,500.00	$4,500					$4,500															$4,500		**$9,000**
E1030	Kitchen	7183925	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7184011	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	7183969	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	$9,500.00	$9,500								$9,500											$9,500			**$19,000**
E1030	Kitchen	7183981	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	7	8	1	EA	$3,800.00	$3,800								$3,800														**$3,800**
E1030	Kitchen	7183928	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	7	8	1	EA	$1,100.00	$1,100								$1,100														**$1,100**
E1030	Kitchen	7183948	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300							**$6,300**
E1030	Kitchen	7183932	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300							**$6,300**
E1040	Hallways	7184015	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$1,500.00	$1,500			$1,500										$1,500									**$3,000**
E1060	Kitchen	7183920	Residential Appliances, Washer, Replace	15	4	11	1	EA	$850.00	$850												$850										**$850**
E1070	Auditorium	7199605	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	1500	SF	$15.00	$22,500				$22,500															$22,500			**$45,000**
F1020	Site	7183931	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7183979	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7183960	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7184003	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7183977	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7183923	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
F1020	Site	7183985	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	800	SF	$200.00	$160,000		$160,000																				**$160,000**
G2020	Site	7183940	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	26800	SF	$3.50	$93,800	$93,800																					**$93,800**
G2050	Site	7183994	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	25	0	2	EA	$9,500.00	$19,000	$19,000																					**$19,000**
G2050	Site	7183950	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	24000	SF	$0.45	$10,800			$10,800					$10,800					$10,800					$10,800				**$43,200**
G2050	Site	7183939	Play Structure, Multipurpose, Medium, Replace	20	18	2	1	EA	$20,000.00	$20,000			$20,000																			**$20,000**
G2060	Site	7199614	Fences & Gates, Fence, Chain Link 8', Replace	40	37	3	200	LF	$25.00	$5,000				$5,000																		**$5,000**
G2060	Site	7183952	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	18	2	1	EA	$25,000.00	$25,000			$25,000																			**$25,000**
G2060	Site	7183951	Flagpole, Metal, Replace	30	28	2	1	EA	$2,500.00	$2,500			$2,500																			**$2,500**
G4050	Site	7199613	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	3	EA	$6,800.00	$20,400				$20,400																		**$20,400**

Replacement Reserves Report

Frayser - Corning Elementary School

1/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Unescalated											$119,500	$1,144,750	$1,333,410	$1,633,637	$41,600	$38,000	$0	$10,800	$14,400	$0	$50,800	$850	$53,650	$141,300	$17,400	$6,700	$13,000	$1,121,601	$356,993	$49,000	$0	$6,147,391
Totals, Escalated (3.0% inflation, compounded annually)											$119,500	$1,179,093	$1,414,615	$1,785,119	$46,821	$44,052	$0	$13,283	$18,241	$0	$68,271	$1,177	$76,492	$207,504	$26,319	$10,438	$20,861	$1,853,836	$607,756	$85,922	$0	$7,579,300

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	7184002	D1010	**Stair Climber Inclined Lift**	per Story		Frayser - Corning Elementary School	Stairs				1986		2

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7183949	D2010	**Water Heater**	Electric, Commercial (12 kW)	65 GAL	Frayser - Corning Elementary School	Utility closet	A. O. Smith	DRE-52 100	2042121479608	2020		
2	7183924	D2010	**Water Heater**	Electric, Residential	50 GAL	Frayser - Corning Elementary School	Boiler room	A. O. Smith	ECT 52 200	F07A063328	2007		
3	7183999	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Frayser - Corning Elementary School	Boiler room	A. O. Smith	BTH-199 300	2221129706356	2022		
4	7184006	D2010	**Backflow Preventer**	Domestic Water	2 IN	Frayser - Corning Elementary School	Utility closet	Watts Regulator	909 MOD	132838	1986		
5	7183972	D2010	**Backflow Preventer**	Domestic Water	2 IN	Frayser - Corning Elementary School	Utility closet	Watts Regulator	909-MCD	Illegible	1986		
6	7183987	D2020	**Pump**	Sewage Ejector	1 HP	Frayser - Corning Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	1986		2
7	7183993	D2060	**Air Compressor**	Tank-Style	.75 HP	Frayser - Corning Elementary School	Boiler room	Husky	No dataplate	No dataplate	1986		
8	7183980	D2060	**Air Compressor**	Tank-Style	.75 HP	Frayser - Corning Elementary School	Kitchen	Cobalt	No dataplate	No dataplate	2020		
9	7184001	D2060	**Air Compressor**	Tank-Style	.75 HP	Frayser - Corning Elementary School	Boiler room	SpeedAire	No dataplate	No dataplate	2020		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7184008	D3020	**Boiler**	Gas, HVAC	1500 MBH	Frayser - Corning Elementary School	Boiler room	Bryan Boilers	CLM150-W-FDG	102098	2019		
2	7183929	D3020	**Boiler** [Boiler 1]	Gas, HVAC	1500 MBH	Frayser - Corning Elementary School	Boiler room	Bryan Boilers	CLM150-W-FDG	90603	2003		
3	7183944	D3020	**Unit Heater**	Hydronic	140 MBH	Frayser - Corning Elementary School	Boiler room	Trane	UHSA186S8EAA1T0000000	A03B10668	2003		
4	7183959	D3020	**Boiler Supplemental Components**	Expansion Tank	400 GAL	Frayser - Corning Elementary School	Boiler room	Wheatley	2699	No dataplate	1999		
5	7183947	D3030	**Cooling Tower**	(Typical) Open Circuit	110 TON	Frayser - Corning Elementary School	Site	Reymsa	FFC-808110-RLS	47M4 BB1143620435170	2020		
6	7183943	D3030	**Unit Ventilator**	approx/nominal 2 Ton	500 CFM	Frayser - Corning Elementary School	Throughout building				2020		20
7	7183963	D3030	**Unit Ventilator**	approx/nominal 2 Ton	750 CFM	Frayser - Corning Elementary School	Throughout building				2020		20
8	7183989	D3030	**Unit Ventilator**	approx/nominal 5 Ton	2000 CFM	Frayser - Corning Elementary School	Cafeteria	Daikin	E031529100400	SLPU202301193	2020		
9	7183962	D3030	**Unit Ventilator**	approx/nominal 5 Ton	2000 CFM	Frayser - Corning Elementary School	Cafeteria	Daikin	E031529100400	SLPU202301194	2020		
10	7183990	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	5 HP	Frayser - Corning Elementary School	Cooling tower	AEGIS / Scientific	Inaccessible	Inaccessible	2020		
11	7184018	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Frayser - Corning Elementary School	Boiler room	Bell & Gossett	e-1510 SSF	C302512-02F02	2002		
12	7183958	D3050	**Pump** [PMP 2]	Distribution, HVAC Heating Water	20 HP	Frayser - Corning Elementary School	Boiler room	Bell & Gossett	e-1510 SSF	C302512-01F02	2001		
13	7183942	D3050	**Air Handler**	Exterior AHU	18000 CFM	Frayser - Corning Elementary School	Site	Daikin Industries	0AC018GVAM	FB0U200600236	2020		
14	7183975	D3050	**Air Handler**	Exterior AHU	18000 CFM	Frayser - Corning Elementary School	Site	Daikin Industries	0AC018GVAN	FB0U200600235	2020		
15	7184009	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Frayser - Corning Elementary School	Roof	Greenheck	AE-12-433-A4-X	17248010	2017		
16	7183971	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1250 CFM	Frayser - Corning Elementary School	Roof	Inaccessible	Inaccessible	Inaccessible	1986		2
17	7183941	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Frayser - Corning Elementary School	Roof	Greenheck	5-095-0-X	17248082	2017		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7183983	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Frayser - Corning Elementary School	Kitchen				1986		5

2	7183974	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Frayser - Corning Elementary School	Throughout building				1986		7
3	7183937	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Frayser - Corning Elementary School	Kitchen				1986		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7183965	D5020	**Switchboard**	120/208 V	2000 AMP	Frayser - Corning Elementary School	Boiler room	Federal Pacific	FA-1	86403-059-1	1986		
2	7183973	D5020	**Distribution Panel**	120/208 V	400 AMP	Frayser - Corning Elementary School	Kitchen	Federal Pacific	11	86-05-059	1986		
3	7183938	D5020	**Distribution Panel**	120/208 V	400 AMP	Frayser - Corning Elementary School	Kitchen	Federal Pacific	N0LP	DC-8464	1986		
4	7183988	D5020	**Distribution Panel**	120/208 V	400 AMP	Frayser - Corning Elementary School	Boiler room	Federal Pacific	NOLF	DC-8455	1986		
5	7183934	D5020	**Distribution Panel**	120/208 V	400 AMP	Frayser - Corning Elementary School	Utility closet	Federal Pacific	NQLP	DC-8481	1986		
6	7183982	D5020	**Distribution Panel**	120/208 V	400 AMP	Frayser - Corning Elementary School	Office	Federal Pacific	NQLP	DC-18459	1954		
7	7184005	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Frayser - Corning Elementary School	Boiler room	ABB	ACH580-BCR-059A-2	2202804295	2022		
8	7183953	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Frayser - Corning Elementary School	Boiler room	ABB	ACH580-BCR-059A-2	2202804327	2022		
9	7183935	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Frayser - Corning Elementary School	Cooling tower	ABB	Inaccessible	Inaccessible	2020		
10	7183946	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Frayser - Corning Elementary School	Cooling tower	ABB	Inaccessible	Inaccessible	2020		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7183991	D7050	**Fire Alarm Panel**	Fully Addressable		Frayser - Corning Elementary School	Office	Honeywell	FireWarden-100-2	No dataplate	1986		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7183969	E1030	**Foodservice Equipment**	Convection Oven, Double		Frayser - Corning Elementary School	Kitchen	Sterling	SPG-6AF	21B0201	2021		
2	7184000	E1030	**Foodservice Equipment**	Convection Oven, Double		Frayser - Corning Elementary School	Kitchen	Blodgett	No dataplate	No dataplate	2012		
3	7183967	E1030	**Foodservice Equipment**	Convection Oven, Double		Frayser - Corning Elementary School	Kitchen	Blodgett	No dataplate	No dataplate	2012		
4	7184017	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Frayser - Corning Elementary School	Kitchen	Duke	DC-309-2588 M	03207691	2003		
5	7183984	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Frayser - Corning Elementary School	Kitchen	Duke	DC-309-25SS M	03207692	2003		
6	7183921	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Frayser - Corning Elementary School	Kitchen	Greenheck	MBSDX-11-CP	H-126503	2012		
7	7183925	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Frayser - Corning Elementary School	Kitchen	FWE	UHS-12	123233001	2012		
8	7184011	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Frayser - Corning Elementary School	Kitchen	FWE	UHS-12	123233002	2012		
9	7183945	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Frayser - Corning Elementary School	Kitchen	Carter-Hoffmann	HL1-18-9	012016593521	2001		
10	7183981	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP		Frayser - Corning Elementary School	Kitchen	Salvajor	200	16230	2016		
11	7183996	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Frayser - Corning Elementary School	Kitchen	Ice-O-Matic	ICEU 150HA6	17091280010486	2017		
12	7183936	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner		Frayser - Corning Elementary School	Kitchen	Southbend	No dataplate	No dataplate	2012		
13	7183998	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Frayser - Corning Elementary School	Kitchen	Arctic Air	AR23E	5096175	2009		
14	7183928	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door		Frayser - Corning Elementary School	Kitchen	Beverage-Air Corporation	D0MC-164-A	16030457	2016		
15	7183978	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door		Frayser - Corning Elementary School	Kitchen	Beverage-Air Corporation	ST58N-W	11211397	2011		
16	7183955	E1030	**Foodservice Equipment**	Steamer, Freestanding		Frayser - Corning Elementary School	Kitchen	Duke	DC-E305-25SS-SW M	03207686	2003		
17	7183927	E1030	**Foodservice Equipment**	Steamer, Freestanding		Frayser - Corning Elementary School	Kitchen	Duke	DC-E305-25SS-SW M	03207687	2003		
18	7183932	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Frayser - Corning Elementary School	Kitchen	Heatcraft	BCH0025LCACHA0200 T2	T22F14987	2022		

19	7183948	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Frayser - Corning Elementary School	Kitchen	Heatcraft	BCH0005MCACZA0000	T22F28365	2022
20	7184016	E1030	**Foodservice Equipment**	Walk-In, Freezer	Frayser - Corning Elementary School	Kitchen	Amerikooler	No dataplate	2 22287-02-7-22	2002
21	7184013	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Frayser - Corning Elementary School	Kitchen	Amerikooler	No dataplate	222287.01.07-22	2001
22	7184015	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Frayser - Corning Elementary School	Hallways				1986