FACILITY CONDITION ASSESSMENT

prepared for

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

Carver High School
1591 Pennsylvania Street
Memphis, Tennessee 38109

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DATE OF REPORT:
September 30, 2024

ON SITE DATE:
August 27, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School Campus
Number of Buildings	3
Main Address	1591 Pennsylvania Street, Memphis, Tennessee 38109
Site Developed	1958 Renovated 1999
Site Area	9.78 acres (estimated)
Parking Spaces	70 total spaces all in open lots; 4 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 27, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Barry Smith
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Carver High School campus was originally constructed in 1958, which included the auditorium, old gym and possibly the food pantry. The current main building and gym were added or reconstructed later. The auditorium was reported to have not been in use in the last several years due to theft and vandalism.

Architectural

All buildings on the campus are constructed of CMU and integral concrete with a brick veneer and flat roofs except for the central section of the main building which is metal and the gym with a TPO covered dome. With the exception of the gymnasiums, the floors are VCT and suspended ceilings.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical infrastructures are relative to their respective build and or construction dates. Many of the HVAC components have been updated in recent years for all buildings. Electrical and plumbing systems are also relative to their construction dates and appear to be functioning as needed with few reports of under powered areas. The fire suppression and alarm systems appear to be modern, and the entirety of the campus is monitored by the main panel located in the main office.

The auditorium's RTUs have been robbed of their internal components as well as the supporting electrical panels for this area of the main building.

Site

This site is primarily grass with a parking lot located along the southern boundary. There is a small sitting area on the west elevation and no significant landscaping.

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.

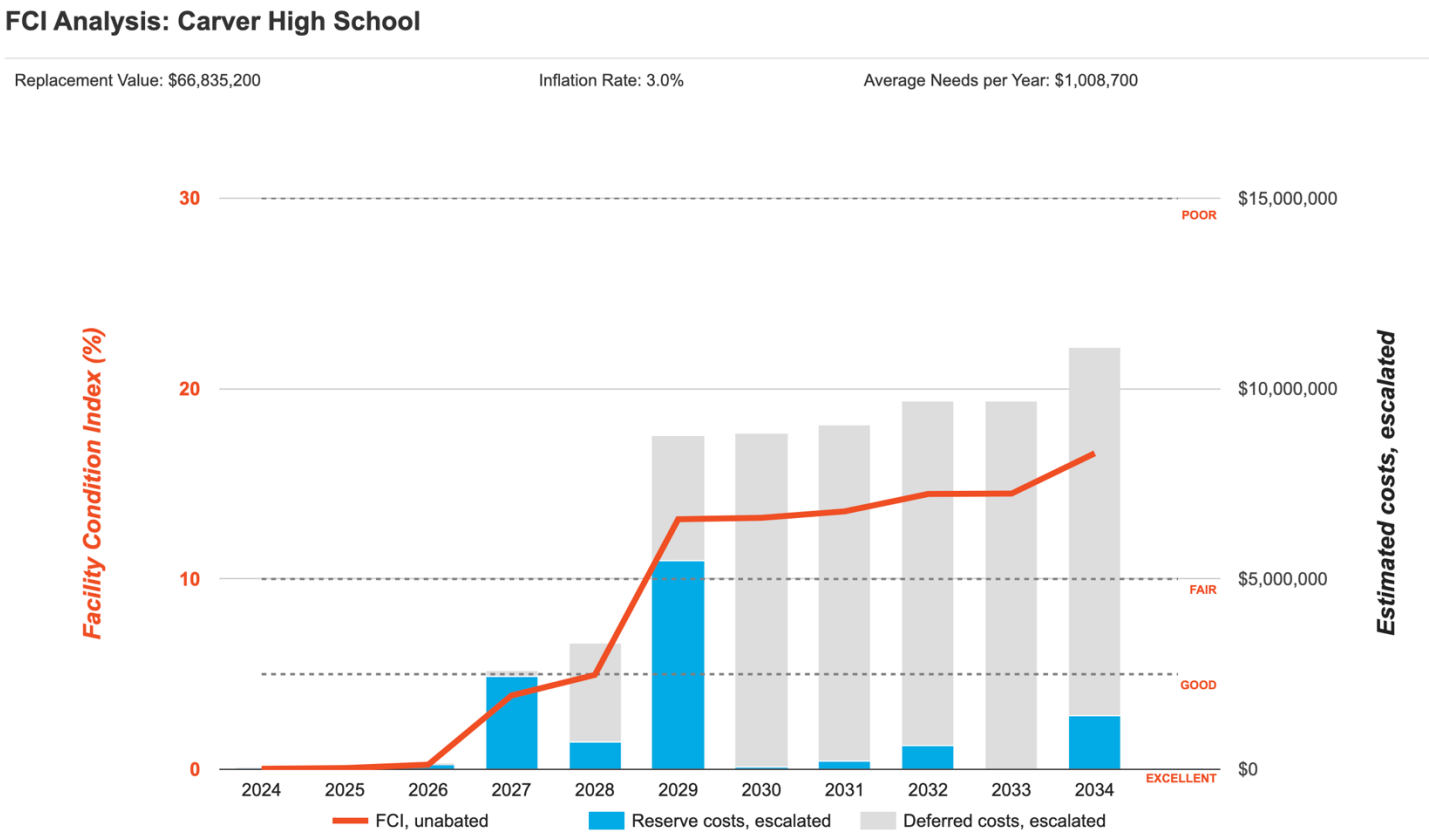
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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
Carver High School / Food Pantry (1958)	$400	2,069	$827,600	0.0%	8.5%	14.0%	23.9%
Carver High School / Main Building (1958)	$400	142,113	$56,845,200	0.0%	3.6%	12.7%	15.4%
Carver High School / Old Gym (1958)	$400	22,906	$9,162,400	0.0%	4.6%	13.0%	20.4%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time



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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,200	$1,145,000	-	$35,200	$1,186,400
Roofing	-	-	$806,900	$537,800	$657,100	$2,001,800
Interiors	-	-	$2,504,400	$223,800	$2,485,800	$5,214,000
Conveying	-	-	$158,500	-	-	$158,500
Plumbing	-	-	$736,600	$75,000	$3,162,600	$3,974,200
HVAC	-	-	$758,000	$1,347,300	$3,127,000	$5,232,400
Fire Protection	-	-	$204,700	$200	$300	$205,100
Electrical	-	$109,400	$909,500	$21,800	$1,387,200	$2,427,900
Fire Alarm & Electronic Systems	-	-	$79,700	$25,800	-	$105,400
Equipment & Furnishings	$21,500	-	$1,043,400	$32,800	$44,100	$1,141,800
Site Utilities	-	-	-	$11,300	-	$11,300
Site Development	-	$2,700	$53,600	$8,500	$72,100	$136,800
Site Pavement	-	$24,800	$217,400	$28,800	$72,100	$343,000
TOTALS (3% inflation)	**$21,500**	**$143,100**	**$8,617,600**	**$2,313,200**	**$11,043,400**	**$22,138,800**

Immediate Needs

Facility/Building	Total Items	Total Cost
Carver High School / Main Building	1	$21,500
Total	**1**	**$21,500**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8129384	Carver High School / Main Building	Commercial Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
Total (1 items)							**$21,500**

Key Findings

Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean and Seal
Carver High School Food Pantry Building Exterior

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

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,900

**$$**$$

Needs cleaned and repointed - AssetCALC ID: 8107840

Parking Lots in Poor condition.

Pavement, Asphalt
Carver High School Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $24,100

**$$$**$

Very worn, striping faded - AssetCALC ID: 8107753

Foodservice Equipment in Failed condition.

Dishwasher Commercial
Carver High School Main Building Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

**$$$**$

Out of service - AssetCALC ID: 8129384

Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures
Carver High School Old Gym Throughout Building

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

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $103,100

$$$$

Outdated lighting - AssetCALC ID: 8128663

Flagpole in Poor condition.

Metal
Carver High School Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

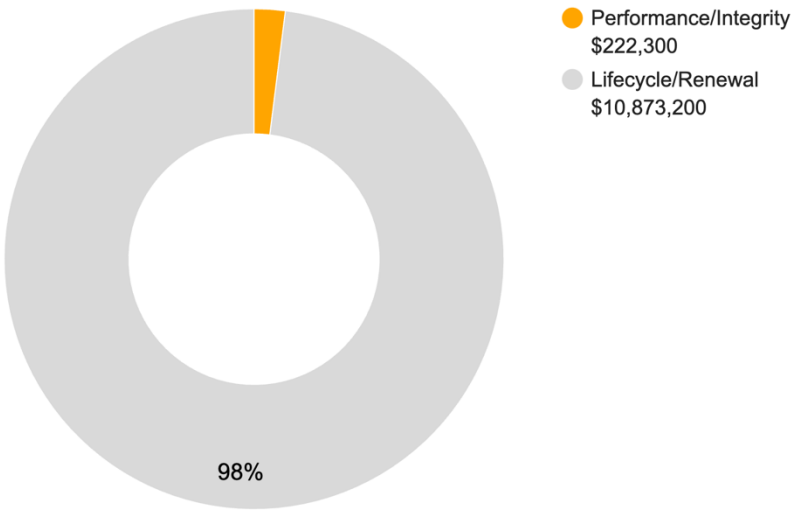
Rusted and pulley appears to be missing - AssetCALC ID: 8107777

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $11,095,500

2. Main Building

Main Building: Systems Summary

Constructed/Renovated	1958/1999	
Building/Group Size	142,113 SF	
Number of Stories	3 above grade with one below-grade basement level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete slab and basement foundation systems	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat and domed construction with single-ply TPO/PVC membrane Tertiary: Flat with modified bitumen finish	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: VCT, sports wood plank, and Terrazzo Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	Passenger: 2 hydraulic cars serving all 4 floors within the central section of the main building	Good
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas domestic boilers and water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers, chillers, and air handlers feeding hydronic radiators and cabinet terminal units. Non-Central System: RTU, Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
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	Electrical and HVAC systems are damaged and or missing from the auditorium. Kitchen dishwasher in inoperable.	

3. Old Gymnasium

Old Gymnasium: Systems Summary		
Constructed/Renovated	1958, Unknown	
Building Size	22,906 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete slab foundation system	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU and Gypsum board Floors: Sports flooring, sealed concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Good

Old Gymnasium: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, metal halide 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	Gym lighting is outdated.	

4. Food Pantry

Food Pantry: Systems Summary

Constructed/Renovated	1958	
Building Size	2,069 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks and CMU over concrete pad	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Brick veneer Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, concrete Floors: VCT Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Fire extinguishers only	Good

Food Pantry: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring fed from main building Interior Lighting: Linear fluorescent	Fair
Fire Alarm	Alarm panel from 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	Exterior brickwork pointing has failed	

5. Site Summary

Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance and building mounted signage; chain link fencing Limited, 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	Pole-mounted: LED, HPS 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	Parking lots: worn asphalt and striping	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Auditorium roof access was locked
- Food Pantry roof ladder was not useable

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1958 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.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Carver High School, 1591 Pennsylvania Street, Memphis, Tennessee 38109, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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Program Manager
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11. Appendices

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

Appendix A:
Photographic Record

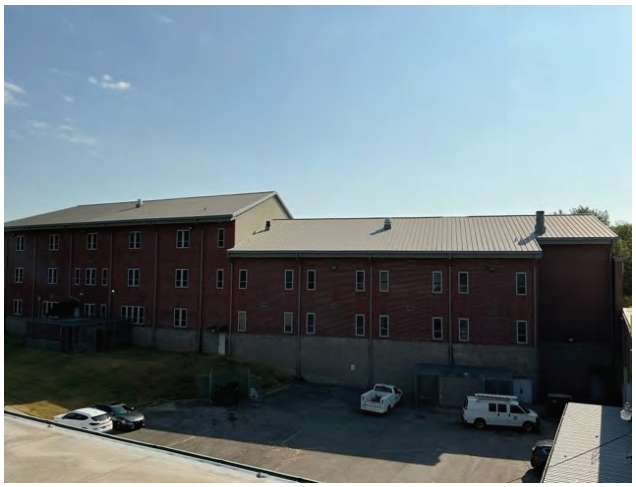
Photographic Overview - Main Building

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION



5 -METAL ROOFING

6 - ROOFING

Photographic Overview - Main Building

7 - ROOFING

8 - SUSPENDED CEILINGS

9 - WALL FINISHES

10 - CEILING FINISHES

11 - SPORTS FLOORING

12 - TERRAZZO FLOORING

Photographic Overview - Main Building

13 - BLEACHERS

14 – DOMESTIC BOILER

15 - WATER HEATER

16 - PLUMBING SYSTEM

17 - BOILER

18 - HVAC SYSTEM

Photographic Overview - Main Building

19 - RADIATOR

20 - CHILLER

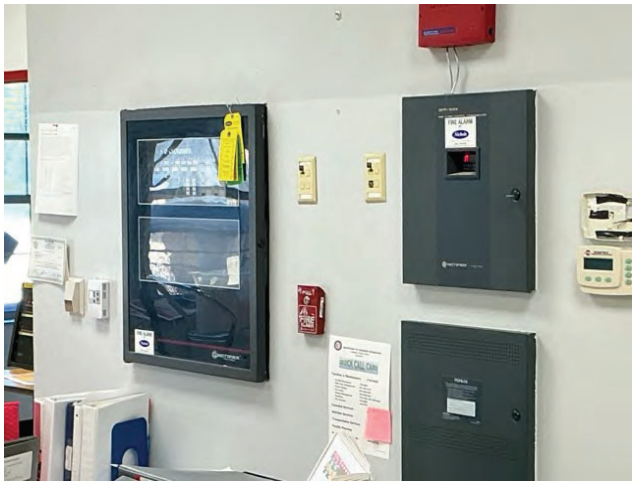
21 - UNIT VENTILATOR

22 - AIR HANDLER

23 - SPLIT SYSTEM

24 - PACKAGED UNIT

Photographic Overview - Main Building

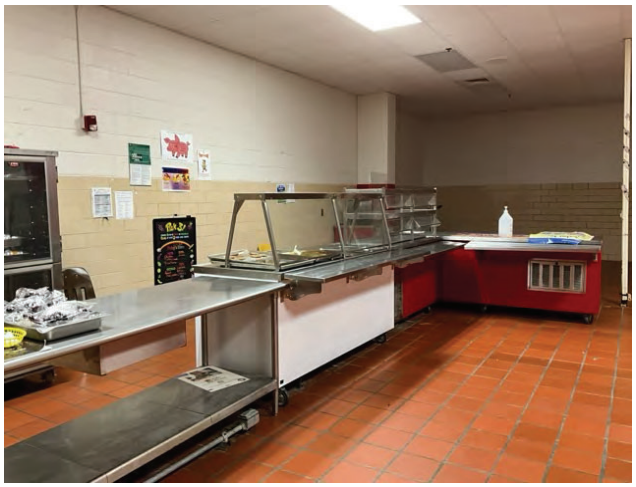


25 - FIRE ALARM PANEL

26 - FIRE SUPPRESSION SYSTEM

27 - ELECTRICAL SYSTEM

28 - INTERIOR LIGHTING SYSTEM



29 - COMMERCIAL KITCHEN LINE

30 - COMMERCIAL KITCHEN LINE

Photographic Overview - Old Gym

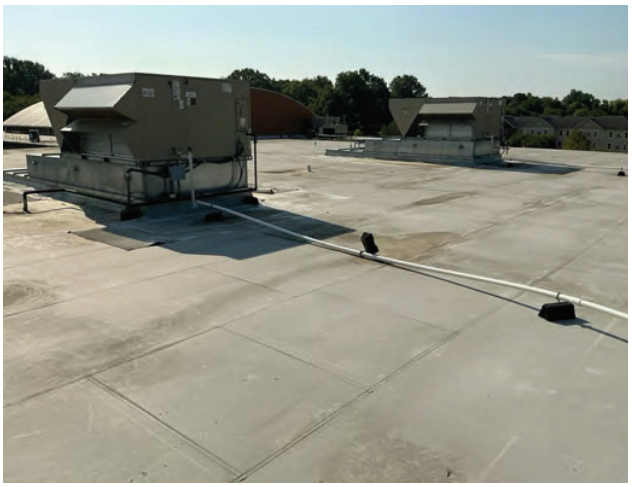
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - FACADE



6 - ROOFING

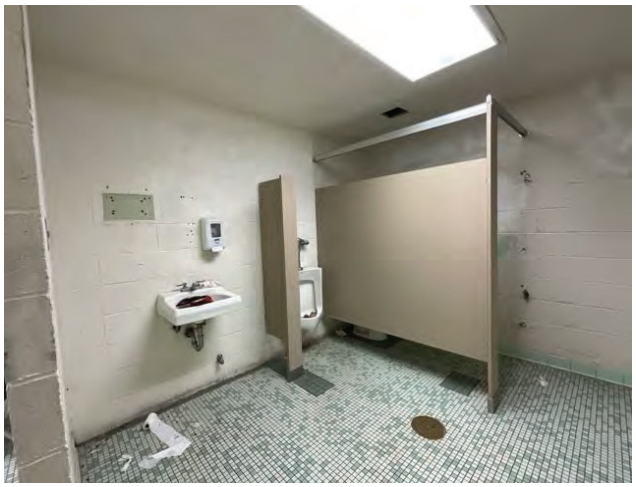
Photographic Overview - Old Gym

7 - GYMNASIUM

8 - FIBERGLASS CEILINGS

9 - SUSPENDED CEILINGS

10 - WALL FINISHES



11 - PLUMBING SYSTEM

12 - PACKAGED UNIT

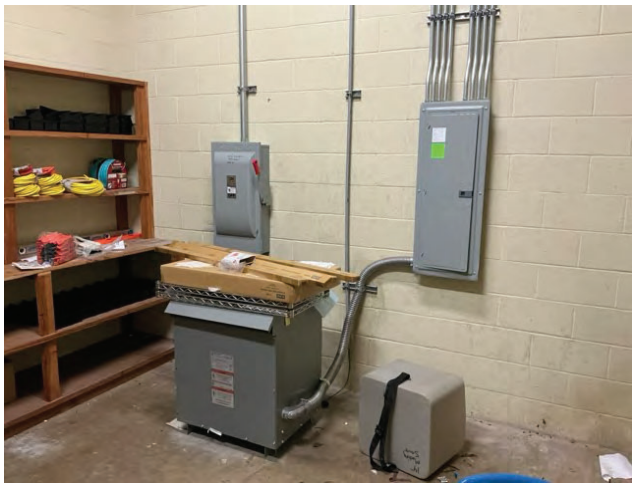
Photographic Overview - Old Gym

13 - PACKAGED UNIT

14 - PACKAGED UNIT

15 - HVAC SYSTEM

16 - FIRE SUPPRESSION SYSTEM



17 - ELECTRICAL SYSTEM

18 - INTERIOR LIGHTING SYSTEM

Photographic Overview - Food Pantry

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

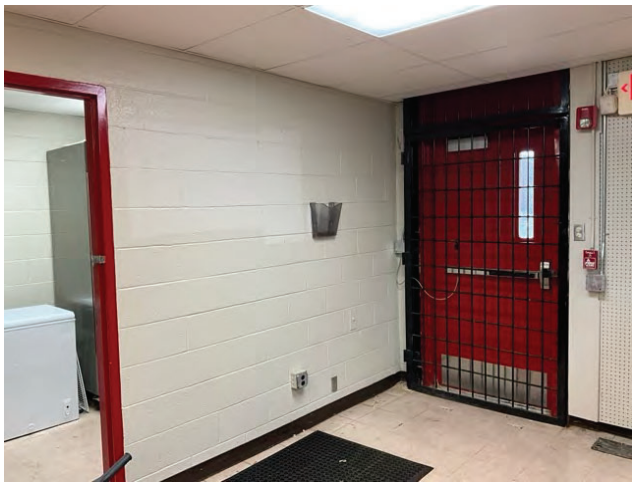
5 - ROOFING

6 - INTERIOR OVERVIEW

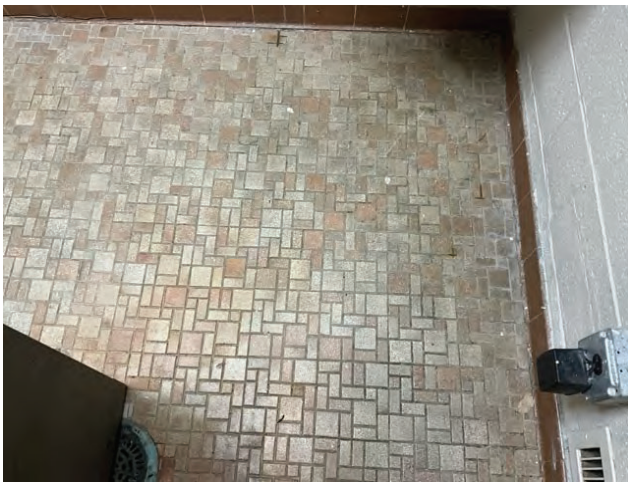
Photographic Overview - Food Pantry

7 - SUSPENDED CEILINGS

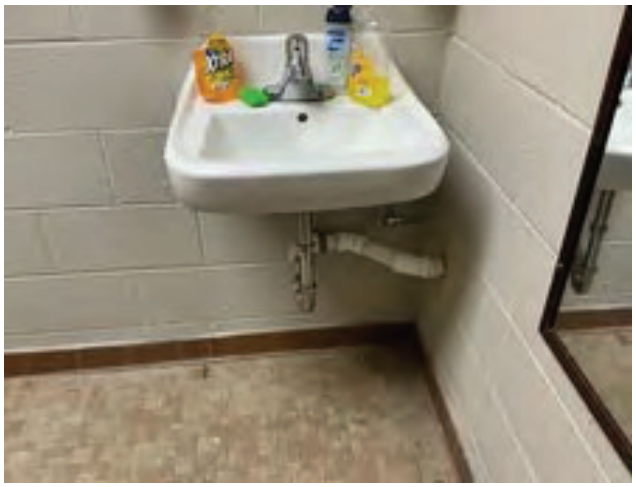
8 - CEILING FINISHES



9 - WALL FINISHES



10 - TILE FLOORING



11 - PLUMBING SYSTEM

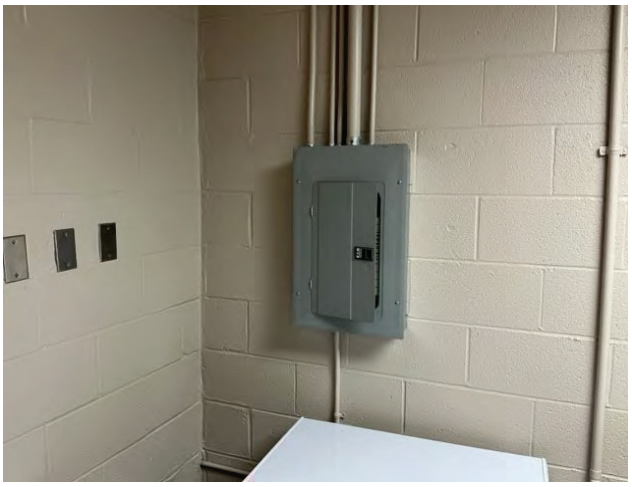
12 - FLOORING

Photographic Overview - Food Pantry

13 - PACKAGED UNIT

14 - HVAC SYSTEM

15 - FIRE EXTINGUISHER



16 - ELECTRICAL SYSTEM

17 - FIRE ALARM SYSTEM

18 - INTERIOR LIGHTING SYSTEM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-075.354	Carver High School
Source	**On-Site Date**
Google	August 27, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carver High School

Name of person completing form: Barry Smith

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: August 27, 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: 1958	Renovated: 1999	
2	Building size in SF	1,958 **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.			

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		
8	Are there any wall, window, basement or roof leaks?			X		
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?			X		
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		
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 Checklist - 2010 ADA Standards for Accessible Design

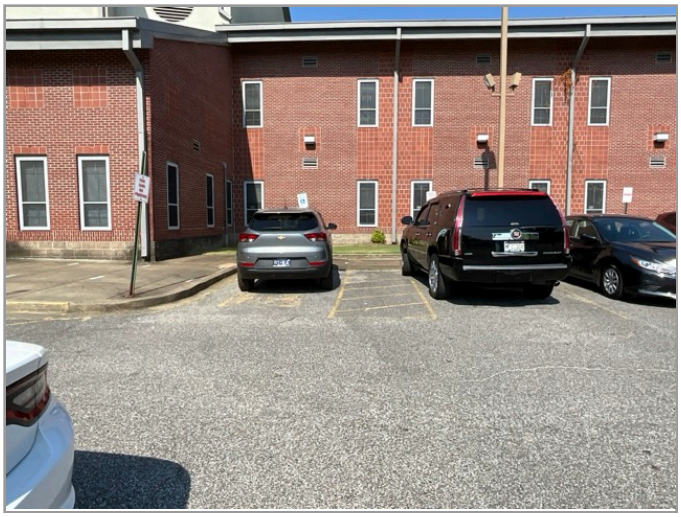
Property Name: Carver High School

BV Project Number: 163745.23R000-075.354

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

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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

ACCESSIBLE ENTRANCE

DOOR HARDWARE

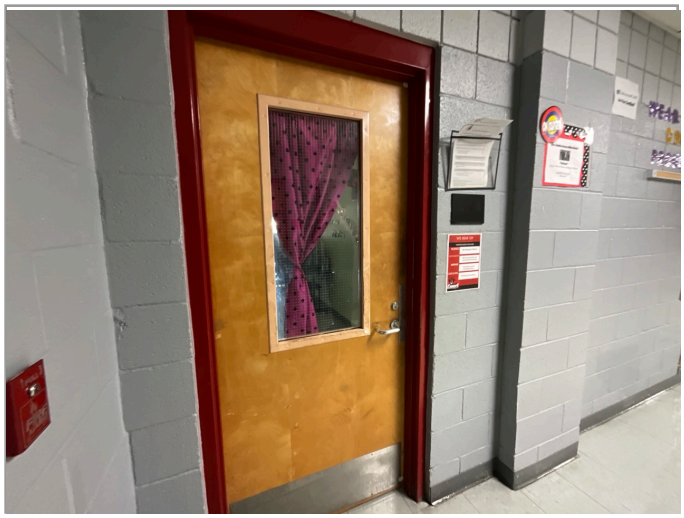
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

IN-CAB CONTROLS

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

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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Appendix E:
Component Condition Report

Component Condition Report | Carver High School / Food Pantry

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	2,065 SF	28	8124330
B2010	Building Exterior	Fair	Exterior Walls, Brick	1,100 SF	3	8124326
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,165 SF	2	8107840
B2050	Throughout Building	Fair	Exterior Door, Steel, Standard	2	5	8124328
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,069 SF	8	8107848
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	700 SF	5	8124329
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	3,105 SF	5	8124333
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	4	8124332
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,969 SF	4	8124334
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,369 SF	4	8124327
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	4	8124331
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	4	8124325
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	2,065 SF	5	8137923
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	8107842
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107841
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	2,069 SF	10	8107847
Fire Protection						
D4030	Main Entrance	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	8	8107846
Electrical						

Component Condition Report | Carver High School / Food Pantry

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	2,069 SF	20	8107845
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,069 SF	8	8107843
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,069 SF	8	8107844

Component Condition Report | Carver High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	93,500 SF	25	8129358
B2020	Building Exterior	Fair	Glazing, any type, by SF	16,500 SF	5	8129355
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	40	5	8129364
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	23,241 SF	5	8107757
B3010	Roof	Fair	Roofing, Modified Bitumen	30,096 SF	5	8122052
B3010	Roof	Fair	Roofing, Metal	32,443 SF	15	8107797
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	110	15	8129356
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	70	5	8129357
C1030	Throughout Building	Fair	Door Hardware, School, per Door	220	5	8129374
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	136,500 SF	3	8129379
C1070	Commercial Kitchen	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	2,500 SF	5	8129370
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	351,282 SF	4	8129375
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,000 SF	15	8129383
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,000 SF	15	8129362
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	13,000 SF	5	8129385

Component Condition Report | Carver High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	112,613 SF	5	8129377
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	5,000 SF	3	8129366
C2030	Cafeteria	Fair	Flooring, Quarry Tile	2,500 SF	5	8129382
C2030	Auditorium	Fair	Flooring, Terrazzo	4,000 SF	5	8129365
C2050	Gymnasium	Fair	Ceiling Finishes, Wood Paneling	13,000 SF	7	8129381
Conveying						
D1010	Center Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	8107773
D1010	Center Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	8107804
D1010	West Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	8107787
D1010	West Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	8107805
D1010	East	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	5	8107775
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	5	8107793
D2010	Restrooms	Fair	Urinal, Standard	11	5	8129389
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	20	5	8129388
D2010	Commercial Kitchen	Fair	Boiler, Gas, Domestic, 501 to 800 MBH	1	8	8129359
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	142,113 SF	15	8107765
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	28	5	8129361
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	19	8107736
D2010	Visitor Locker room	Fair	Shower, Valve & Showerhead	4	5	8107750
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water, 151 to 250 GAL	1	13	8107751
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	6	10	8107796
D2010	Commercial Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	10	8129387
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	5	8129367
D2010	Mechanical Room	Good	Water Heater, Gas, Residential	1	13	8107756

Component Condition Report | Carver High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	33	5	8129368
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	15	5	8129353
D2010	Science lab	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	5	8107781
HVAC						
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	38	8107748
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	25	5	8107799
D3020	Throughout Building	Fair	Unit Heater, Hydronic	5	3	8107800
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	28	8107779
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	28	8107771
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 4 Ton	62	3	8107768
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107827
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107824
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107834
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107742
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107829
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107825
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	8107828
D3030	Rear elevation	Good	Chiller, Air-Cooled	1	23	8107786
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	28	8107780
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107802
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107816
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	23	8107803
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	13	8107747
D3050	Rear elevation	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107743
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107760

Component Condition Report | Carver High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8107745
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8107739
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	28	8107791
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8107826
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	142,113 SF	20	8107789
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	28	8107737
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	142,113 SF	10	8107794
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	13	8107763
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	23	8107764
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	8107770
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	8107831
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	142,113 SF	5	8107790
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8107769
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8107762
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	5	8107776
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8107744
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	9	8107752
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8107788
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	8107801
D5020	Boiler Room	Fair	Motor Control Center, w/ Main Breaker	1	5	8107785
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	8107758
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	5	8107767
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8107778

Component Condition Report | Carver High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	15	8107774
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	8107741
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8107740
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8107782
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	8107755
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	19	8107798
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8107795
D5030	Boiler Room	Fair	Electrical System, Wiring & Switches, High Density/Complexity	142,113 SF	20	8107772
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8107766
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	142,113 SF	3	8107759
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	50	5	8129386
Fire Alarm & Electronic Systems						
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	6	8107738
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	5	8129372
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	2	5	8129373
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	50 LF	4	8129369
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	80 LF	5	8129380
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	72 LF	5	8129360
E1030	Gymnasium	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	8107746
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	8129384
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	5	8129363
E1040	Entrances	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	9	8129354
E1070	Throughout Building	Fair	Basketball Backboard, Ceiling-Mounted, Operable	6	5	8129376
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	612	5	8129378

Component Condition Report | Carver High School / Old Gym

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	9,880 SF	24	8128654
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	2,900 SF	14	8128664
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	14	8128656
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	22,906 SF	8	8107819
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	25	14	8128659
C1070	Common Areas	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,000 SF	5	8137928
C1070	Gymnasium	Fair	Suspended Ceilings, Fiberglass Paneling	10,906 SF	3	8128661
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	45,812 SF	3	8128651
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,800 SF	5	8128662
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	14	8128657
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	8128653
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Repair	22,906 SF	5	8137929
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	3	8128665
D2010	Restrooms	Fair	Urinal, Standard	1	3	8128652
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8107821
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107823
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8107818
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8107822
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	22,906 SF	10	8107820
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	8107817

Component Condition Report | Carver High School / Old Gym

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	22,906 SF	5	8128666
Electrical						
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	28	8107815
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	22,906 SF	15	8107830
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	5	8128658
D5040	Throughout Building	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,906 SF	2	8128663
Fire Alarm & Electronic Systems						
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	22,906 SF	5	8137930
Equipment & Furnishings						
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	6	4	8128660
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10,906 SF	3	8128655

Component Condition Report | Carver High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	53,574 SF	1	8107753
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,574 SF	5	8107754
Sitework						
G2060	Site	Poor	Flagpole, Metal	1	2	8107777
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	8	8107761
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	6	8107783
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	10	8107784

Appendix F:
Replacement Reserves

Replacement Reserves Report

9/30/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Carver High School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Carver High School / Food Pantry	$0	$0	$6,245	$63,706	$19,340	$26,388	$0	$0	$65,714	$0	$16,683	$0	$0	$0	$4,141	$9,593	$0	$0	$15,577	$17,263	$14,947	**$259,599**
Carver High School / Main Building	$21,500	$0	$0	$2,053,250	$649,670	$4,508,200	$17,911	$223,837	$47,884	$12,656	$1,197,937	$0	$0	$102,357	$797,018	$4,327,007	$0	$0	$750,092	$130,987	$4,168,362	**$19,008,668**
Carver High School / Old Gym	$0	$0	$109,354	$312,941	$52,876	$713,936	$0	$0	$493,283	$0	$188,734	$0	$0	$172,986	$67,159	$170,323	$0	$0	$30,644	$192,886	$0	**$2,505,122**
Carver High School / Site	$0	$24,832	$2,652	$0	$0	$217,374	$32,846	$0	$4,434	$0	$11,289	$33,372	$0	$0	$0	$0	$38,687	$0	$0	$0	$0	**$365,485**
Grand Total	**$21,500**	**$24,832**	**$118,252**	**$2,429,897**	**$721,886**	**$5,465,898**	**$50,757**	**$223,837**	**$611,314**	**$12,656**	**$1,414,644**	**$33,372**	**$0**	**$275,343**	**$868,319**	**$4,506,923**	**$38,687**	**$0**	**$796,313**	**$341,136**	**$4,183,309**	**$22,138,874**

Carver High School

Carver High School / Food Pantry

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	8107840	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	18	2	3165	SF	$1.86	$5,887			$5,887																			**$5,887**
B2010	Building Exterior	8124326	Exterior Walls, Brick, Replace	50	47	3	1100	SF	$53.00	$58,300				$58,300																		**$58,300**
B2050	Throughout Building	8124328	Exterior Door, Steel, Standard, Replace	30	25	5	2	EA	$600.00	$1,200						$1,200																**$1,200**
B3010	Roof	8107848	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	2069	SF	$17.00	$35,173									$35,173													**$35,173**
C1070	Throughout Building	8124329	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	700	SF	$3.50	$2,450						$2,450																**$2,450**
C2010	Throughout Building	8124333	Wall Finishes, any surface, Prep & Paint	10	5	5	3105	SF	$1.50	$4,658						$4,658										$4,658						**$9,315**
C2030	Restrooms	8124332	Flooring, Ceramic Tile, Replace	40	36	4	100	SF	$18.00	$1,800					$1,800																	**$1,800**
C2030	Throughout Building	8124334	Flooring, Vinyl Tile (VCT), Replace	15	11	4	1969	SF	$5.00	$9,845					$9,845															$9,845		**$19,690**
C2050	Throughout Building	8124327	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1369	SF	$2.00	$2,738					$2,738										$2,738							**$5,476**
D2010	Throughout	8137923	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	35	5	2065	SF	$7.00	$14,455						$14,455																**$14,455**
D2010	Restrooms	8124331	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	1	EA	$1,500.00	$1,500					$1,500																	**$1,500**
D2010	Restrooms	8124325	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,300					$1,300																	**$1,300**
D2010	Restrooms	8107842	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	$1,500.00	$1,500																$1,500						**$1,500**
D3050	Throughout Building	8107847	HVAC System, Ductwork, High Density, Replace	30	20	10	2069	SF	$6.00	$12,414											$12,414											**$12,414**
D3050	Roof	8107841	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$9,000.00	$9,000																			$9,000			**$9,000**
D4030	Main Entrance	8107846	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	1	EA	$150.00	$150									$150										$150			**$300**
D5030	Throughout Building	8107845	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	20	20	2069	SF	$4.00	$8,276																				$8,276		**$8,276**
D5040	Throughout Building	8107843	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	2069	SF	$5.00	$10,345									$10,345													**$10,345**
D7050	Throughout Building	8107844	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2069	SF	$3.00	$6,207									$6,207													**$6,207**
Totals, Unescalated											**$0**	**$0**	**$5,887**	**$58,300**	**$17,183**	**$22,763**	**$0**	**$0**	**$51,875**	**$0**	**$12,414**	**$0**	**$0**	**$0**	**$2,738**	**$6,158**	**$0**	**$0**	**$9,150**	**$9,845**	**$8,276**	**$204,588**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$6,245**	**$63,706**	**$19,340**	**$26,388**	**$0**	**$0**	**$65,714**	**$0**	**$16,683**	**$0**	**$0**	**$0**	**$4,141**	**$9,593**	**$0**	**$0**	**$15,577**	**$17,263**	**$14,947**	**$259,599**

Carver High School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2020	Building Exterior	8129355	Glazing, any type, by SF, Replace	30	25	5	16500	SF	$55.00	$907,500						$907,500																**$907,500**
B2050	Building Exterior	8129364	Exterior Door, Steel, Standard, Replace	30	25	5	40	EA	$600.00	$24,000						$24,000																**$24,000**
B3010	Roof	8107797	Roofing, Metal, Replace	40	25	15	32443	SF	$13.00	$421,759																$421,759						**$421,759**
B3010	Roof	8122052	Roofing, Modified Bitumen, Replace	20	15	5	30096	SF	$10.00	$300,960						$300,960																**$300,960**
B3010	Roof	8107757	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	23241	SF	$17.00	$395,097						$395,097																**$395,097**
C1030	Throughout Building	8129357	Interior Door, Steel, Standard, Replace	40	35	5	70	EA	$600.00	$42,000						$42,000																**$42,000**
C1030	Throughout Building	8129356	Interior Door, Wood, Solid-Core, Replace	40	25	15	110	EA	$700.00	$77,000																$77,000						**$77,000**
C1030	Throughout Building	8129374	Door Hardware, School, per Door, Replace	30	25	5	220	EA	$400.00	$88,000						$88,000																**$88,000**
C1070	Throughout Building	8129379	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	136500	SF	$3.50	$477,750				$477,750																		**$477,750**
C1070	Commercial Kitchen	8129370	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	20	5	2500	SF	$5.50	$13,750						$13,750																**$13,750**
C2010	Restrooms	8129383	Wall Finishes, Ceramic Tile, Replace	40	25	15	4000	SF	$18.00	$72,000																$72,000						**$72,000**
C2010	Throughout Building	8129375	Wall Finishes, any surface, Prep & Paint	10	6	4	351282	SF	$1.50	$526,923					$526,923										$526,923							**$1,053,846**
C2030	Cafeteria	8129382	Flooring, Quarry Tile, Replace	50	45	5	2500	SF	$26.00	$65,000						$65,000																**$65,000**
C2030	Restrooms	8129362	Flooring, Ceramic Tile, Replace	40	25	15	5000	SF	$18.00	$90,000																$90,000						**$90,000**
C2030	Auditorium	8129366	Flooring, Wood, Strip, Refinish	10	7	3	5000	SF	$4.00	$20,000				$20,000											$20,000							**$40,000**
C2030	Gymnasium	8129385	Flooring, Wood, Strip, Refinish	10	5	5	13000	SF	$4.00	$52,000						$52,000										$52,000						**$104,000**
C2030	Throughout Building	8129377	Flooring, Vinyl Tile (VCT), Replace	15	10	5	112613	SF	$5.00	$563,065						$563,065															$563,065	**$1,126,130**
C2030	Auditorium	8129365	Flooring, Terrazzo, Replace	50	45	5	4000	SF	$14.00	$56,000						$56,000																**$56,000**
C2050	Gymnasium	8129381	Ceiling Finishes, Wood Paneling, Replace	30	23	7	13000	SF	$14.00	$182,000								$182,000														**$182,000**
D1010	West Elevator	8107805	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	West Elevator	8107787	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	$55,000.00	$55,000						$55,000																**$55,000**

Replacement Reserves Report

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D1010	Center Elevator	8107804	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Center Elevator	8107773	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	$55,000.00	$55,000						$55,000																**$55,000**
D1010	East	8107775	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	$17,000.00	$17,000						$17,000																**$17,000**
D2010	Mechanical Room	8107751	Storage Tank, Domestic Water, 151 to 250 GAL, Replace	30	17	13	1	EA	$3,000.00	$3,000														$3,000								**$3,000**
D2010	Commercial Kitchen	8129359	Boiler, Gas, Domestic, 501 to 800 MBH, Replace	25	17	8	1	EA	$37,800.00	$37,800									$37,800													**$37,800**
D2010	Commercial Kitchen	8129387	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	10	10	1	EA	$12,400.00	$12,400											$12,400											**$12,400**
D2010	Mechanical Room	8107756	Water Heater, Gas, Residential, Replace	15	2	13	1	EA	$1,300.00	$1,300														$1,300								**$1,300**
D2010	Boiler Room	8107736	Water Heater, Gas, Commercial (125 MBH), Replace	20	1	19	1	EA	$12,400.00	$12,400																				$12,400		**$12,400**
D2010	Throughout Building	8107765	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	25	15	142113	SF	$14.00	$1,989,582																$1,989,582						**$1,989,582**
D2010	Visitor Locker room	8107750	Shower, Valve & Showerhead, Replace	30	25	5	4	EA	$800.00	$3,200						$3,200																**$3,200**
D2010	Throughout Building	8107793	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	6	EA	$1,200.00	$7,200						$7,200																**$7,200**
D2010	Science lab	8107781	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	6	EA	$1,100.00	$6,600						$6,600																**$6,600**
D2010	Restrooms	8129389	Urinal, Standard, Replace	30	25	5	11	EA	$1,100.00	$12,100						$12,100																**$12,100**
D2010	Throughout Building	8129353	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	15	EA	$1,200.00	$18,000						$18,000															$18,000	**$36,000**
D2010	Restrooms	8129388	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	20	EA	$1,500.00	$30,000						$30,000																**$30,000**
D2010	Restrooms	8129361	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	28	EA	$1,100.00	$30,800						$30,800																**$30,800**
D2010	Restrooms	8129368	Toilet, Commercial Water Closet, Replace	30	25	5	33	EA	$1,300.00	$42,900						$42,900																**$42,900**
D2010	Classrooms Science	8129367	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	2	EA	$2,300.00	$4,600						$4,600																**$4,600**
D2010	Utility Rooms/Areas	8107796	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	6	EA	$800.00	$4,800											$4,800											**$4,800**
D3020	Throughout Building	8107800	Unit Heater, Hydronic, Replace	20	17	3	5	EA	$1,700.00	$8,500				$8,500																		**$8,500**
D3020	Throughout Building	8107799	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	25	EA	$800.00	$20,000						$20,000																**$20,000**
D3030	Throughout Building	8107768	Unit Ventilator, approx/nominal 4 Ton, Replace	20	17	3	62	EA	$10,600.00	$657,200				$657,200																		**$657,200**
D3030	Roof	8107742	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107828	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107834	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107829	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107825	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107827	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$5,200														$5,200								**$5,200**
D3030	Roof	8107824	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$4,000.00	$4,000														$4,000								**$4,000**
D3050	Boiler Room	8107763	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Boiler Room	8107747	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Throughout Building	8107789	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	142113	SF	$8.00	$1,136,904																				$1,136,904		**$1,136,904**
D3050	Throughout Building	8107794	HVAC System, Ductwork, High Density, Replace	30	20	10	142113	SF	$6.00	$852,678											$852,678											**$852,678**
D3050	Roof	8107802	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$75,000.00	$75,000																			$75,000			**$75,000**
D3050	Rear elevation	8107743	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$250,000.00	$250,000																			$250,000			**$250,000**
D3050	Roof	8107760	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$40,000.00	$40,000																			$40,000			**$40,000**
D3050	Roof	8107816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$45,000.00	$45,000																			$45,000			**$45,000**
D3050	Roof	8107826	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000		**$40,000**
D3060	Roof	8107770	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	8107831	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D4010	Throughout Building	8107790	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	142113	SF	$1.07	$152,061						$152,061																**$152,061**
D5020	Electrical Room	8107769	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D5020	Electrical Room	8107744	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	Electrical Room	8107778	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	Electrical Room	8107762	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D5020	Electrical Room	8107788	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700				$6,700																		**$6,700**
D5020	Electrical Room	8107758	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
D5020	Electrical Room	8107801	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Electrical Room	8107752	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	$6,700.00	$6,700									$6,700													**$6,700**
D5020	Boiler Room	8107774	Switchboard, 277/480 V, Replace	40	25	15	1	EA	$75,000.00	$75,000																$75,000						**$75,000**
D5020	Boiler Room	8107785	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**
D5020	Boiler Room	8107767	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$7,000.00	$7,000						$7,000																**$7,000**
D5020	Boiler Room	8107776	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$7,000.00	$7,000						$7,000																**$7,000**
D5030	Boiler Room	8107772	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	20	20	142113	SF	$4.00	$568,452																				$568,452		**$568,452**
D5030	Boiler Room	8107740	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5030	Boiler Room	8107782	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**

Replacement Reserves Report

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5030	Boiler Room	8107766	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$5,300.00	$5,300																			$5,300			**$5,300**
D5030	Boiler Room	8107795	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	$10,000.00	$10,000																			$10,000			**$10,000**
D5030	Boiler Room	8107755	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$7,000.00	$7,000																				$7,000		**$7,000**
D5030	Boiler Room	8107741	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$7,000.00	$7,000																				$7,000		**$7,000**
D5030	Boiler Room	8107798	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$5,300.00	$5,300																				$5,300		**$5,300**
D5040	Throughout Building	8107759	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	142113	SF	$5.00	$710,565				$710,565																		**$710,565**
D5040	Building Exterior	8129386	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	50	EA	$600.00	$30,000						$30,000																**$30,000**
D7050	Main office	8107738	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
E1030	Commercial Kitchen	8129384	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500										$21,500	**$64,500**
E1030	Commercial Kitchen	8129369	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	50	LF	$300.00	$15,000					$15,000																	**$15,000**
E1030	Gymnasium	8107746	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
E1030	Commercial Kitchen	8129363	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	2	EA	$2,500.00	$5,000						$5,000																**$5,000**
E1030	Commercial Kitchen	8129372	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	2	EA	$2,100.00	$4,200						$4,200																**$4,200**
E1030	Commercial Kitchen	8129360	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	72	LF	$2,000.00	$144,000						$144,000																**$144,000**
E1030	Commercial Kitchen	8129380	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	80	LF	$3,000.00	$240,000						$240,000																**$240,000**
E1030	Commercial Kitchen	8129373	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	2	EA	$15,000.00	$30,000						$30,000																**$30,000**
E1040	Entrances	8129354	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	2	EA	$1,500.00	$3,000										$3,000										$3,000		**$6,000**
E1070	Throughout Building	8129376	Basketball Backboard, Ceiling-Mounted, Operable	30	25	5	6	EA	$7,830.00	$46,980						$46,980																**$46,980**
E2010	Gymnasium	8129378	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace	20	15	5	612	EA	$600.00	$367,200						$367,200																**$367,200**
Totals, Unescalated											**$21,500**	**$0**	**$0**	**$1,879,015**	**$577,223**	**$3,888,813**	**$15,000**	**$182,000**	**$37,800**	**$9,700**	**$891,378**	**$0**	**$0**	**$69,700**	**$526,923**	**$2,777,341**	**$0**	**$0**	**$440,600**	**$74,700**	**$2,307,921**	**$13,699,614**
Totals, Escalated (3.0% inflation, compounded annually)											**$21,500**	**$0**	**$0**	**$2,053,250**	**$649,670**	**$4,508,200**	**$17,911**	**$223,837**	**$47,884**	**$12,656**	**$1,197,937**	**$0**	**$0**	**$102,357**	**$797,018**	**$4,327,007**	**$0**	**$0**	**$750,092**	**$130,987**	**$4,168,362**	**$19,008,668**

Carver High School / Old Gym

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	8128664	Exterior Walls, Aluminum Siding, Replace	40	26	14	2900	SF	$7.00	$20,300															$20,300							**$20,300**
B2050	Building Exterior	8128656	Exterior Door, Steel, Standard, Replace	30	16	14	5	EA	$600.00	$3,000															$3,000							**$3,000**
B3010	Roof	8107819	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	22906	SF	$17.00	$389,402									$389,402													**$389,402**
C1030	Throughout Building	8128659	Interior Door, Wood, Solid-Core, Replace	40	26	14	25	EA	$700.00	$17,500															$17,500							**$17,500**
C1070	Gymnasium	8128661	Suspended Ceilings, Fiberglass Paneling, Replace	25	22	3	10906	SF	$15.00	$163,590				$163,590																		**$163,590**
C1070	Common Areas	8137928	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	12000	SF	$3.50	$42,000						$42,000																**$42,000**
C2010	Throughout Building	8128651	Wall Finishes, any surface, Prep & Paint	10	7	3	45812	SF	$1.50	$68,718				$68,718										$68,718								**$137,436**
C2030	Throughout Building	8128662	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	11800	SF	$1.50	$17,700						$17,700										$17,700						**$35,400**
C2030	Restrooms	8128657	Flooring, Ceramic Tile, Replace	40	26	14	200	SF	$18.00	$3,600															$3,600							**$3,600**
D2010	Throughout	8137929	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Repair	40	35	5	22906	SF	$20.00	$458,120						$458,120																**$458,120**
D2010	Restrooms	8128652	Urinal, Standard, Replace	30	27	3	1	EA	$1,100.00	$1,100				$1,100																		**$1,100**
D2010	Restrooms	8128665	Toilet, Commercial Water Closet, Replace	30	27	3	3	EA	$1,300.00	$3,900				$3,900																		**$3,900**
D2010	Restrooms	8128653	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	$1,500.00	$3,000											$3,000											**$3,000**
D3050	Throughout Building	8107820	HVAC System, Ductwork, High Density, Replace	30	20	10	22906	SF	$6.00	$137,436											$137,436											**$137,436**
D3050	Roof	8107818	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$9,000.00	$9,000																			$9,000			**$9,000**
D3050	Roof	8107823	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$9,000.00	$9,000																			$9,000			**$9,000**
D3050	Roof	8107821	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000		**$30,000**
D3050	Roof	8107822	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000		**$40,000**
D3050	Roof	8107817	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000		**$40,000**
D4010	Throughout Building	8128666	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	22906	SF	$1.07	$24,509						$24,509																**$24,509**
D5030	Throughout Building	8107830	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	22906	SF	$4.00	$91,624																$91,624						**$91,624**
D5040	Throughout Building	8128663	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	22906	SF	$4.50	$103,077			$103,077																			**$103,077**
D5040	Building Exterior	8128658	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	$600.00	$4,800						$4,800																**$4,800**
D7050	Old Gym	8137930	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	22906	SF	$3.00	$68,718						$68,718																**$68,718**
E1070	Gymnasium	8128660	Basketball Backboard, Ceiling-Mounted, Operable	30	26	4	6	EA	$7,830.00	$46,980					$46,980																	**$46,980**
G2050	Gymnasium	8128655	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	7	3	10906	SF	$4.50	$49,077				$49,077										$49,077								**$98,154**
Totals, Unescalated											**$0**	**$0**	**$103,077**	**$286,385**	**$46,980**	**$615,847**	**$0**	**$0**	**$389,402**	**$0**	**$140,436**	**$0**	**$0**	**$117,795**	**$44,400**	**$109,324**	**$0**	**$0**	**$18,000**	**$110,000**	**$0**	**$1,981,646**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$109,354**	**$312,941**	**$52,876**	**$713,936**	**$0**	**$0**	**$493,283**	**$0**	**$188,734**	**$0**	**$0**	**$172,986**	**$67,159**	**$170,323**	**$0**	**$0**	**$30,644**	**$192,886**	**$0**	**$2,505,122**

Carver High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2020	Site	8107753	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	53574	SF	$0.45	$24,108		$24,108					$24,108					$24,108				$24,108							**$96,433**
G2020	Site	8107754	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	53574	SF	$3.50	$187,509						$187,509																**$187,509**

Replacement Reserves Report

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2060	Site	8107783	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	19	6	2	EA	$1,700.00	$3,400							$3,400															**$3,400**
G2060	Site	8107761	Picnic Table, Metal Powder-Coated, Replace	20	12	8	5	EA	$700.00	$3,500									$3,500													**$3,500**
G2060	Site	8107777	Flagpole, Metal, Replace	30	28	2	1	EA	$2,500.00	$2,500			$2,500																			**$2,500**
G4050	Site	8107784	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	$4,200.00	$8,400											$8,400											**$8,400**
Totals, Unescalated											**$0**	**$24,108**	**$2,500**	**$0**	**$0**	**$187,509**	**$27,508**	**$0**	**$3,500**	**$0**	**$8,400**	**$24,108**	**$0**	**$0**	**$0**	**$0**	**$24,108**	**$0**	**$0**	**$0**	**$0**	**$301,742**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$24,832**	**$2,652**	**$0**	**$0**	**$217,374**	**$32,846**	**$0**	**$4,434**	**$0**	**$11,289**	**$33,372**	**$0**	**$0**	**$0**	**$0**	**$38,687**	**$0**	**$0**	**$0**	**$0**	**$365,485**

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	8107804	D1010	**Elevator Controls**	Automatic, 1 Car		Carver High School / Main Building	Center Elevator	MagneTek	6-360598-41	No dataplate	1999		
2	8107805	D1010	**Elevator Controls**	Automatic, 1 Car		Carver High School / Main Building	West Elevator	MagneTek	6-370497-40	No dataplate	1999		
3	8107773	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Carver High School / Main Building	Center Elevator	No dataplate	No dataplate	No dataplate	1999		
4	8107787	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Carver High School / Main Building	West Elevator	Inaccessible	Inaccessible	Inaccessible	1999		
5	8107775	D1010	**Vertical Lift**	Wheelchair, 5' Rise	750 LB	Carver High School / Main Building	East	Porch-Lift	750	No dataplate	1999		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8107751	D2010	**Storage Tank**	Domestic Water, 151 to 250 GAL	200 GAL	Carver High School / Main Building	Mechanical Room	State Industries, Inc.	PV 200 00RT4 ASME	K9 7964790	1997		
2	8129359	D2010	**Boiler**	Gas, Domestic, 501 to 800 MBH	579 MBH	Carver High School / Main Building	Commercial Kitchen	Teledyne Laars	HH0715IN09K1A	8991659	2007		
3	8107736	D2010	**Water Heater**	Gas, Commercial (125 MBH)	81 GAL	Carver High School / Main Building	Boiler Room	A. O. Smith	BTR-199 118	2323134445234	2023		
4	8129387	D2010	**Water Heater**	Gas, Commercial (125 MBH), 75 to 99 GAL	76 GAL	Carver High School / Main Building	Commercial Kitchen	Dura Guard	076-200	0289900374	2002		
5	8107756	D2010	**Water Heater**	Gas, Residential	50 GAL	Carver High School / Main Building	Mechanical Room	A. O. Smith	No dataplate	No dataplate	2022		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8107779	D3020	**Boiler**	Gas, HVAC	3780 MBH	Carver High School / Main Building	Boiler Room	Bryan Boilers	RV450-W-FDG	103068	2022		

2	8107771	D3020	**Boiler**	Gas, HVAC	3780 MBH	Carver High School / Main Building	Boiler Room	Bryan Boilers	RV450-W-FDG	103090	2022		
3	8107799	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		Carver High School / Main Building	Throughout Building				1999		25
4	8107800	D3020	**Unit Heater**	Hydronic	36 MBH	Carver High School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1999		5
5	8107748	D3020	**Boiler Supplemental Components**	Expansion Tank	250 GAL	Carver High School / Main Building	Boiler Room	Taco	Illegible	Illegible	2022		
6	8107786	D3030	**Chiller**	Air-Cooled	91 TON	Carver High School / Main Building	Rear elevation	Daikin Industries	AGZ091EDSEPNN0A	STNU210700095	2022		
7	8107827	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E13545	2022		
8	8107824	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Carver High School / Main Building	Roof	Lennox	SSB036H4S45G	5822F10665	2022		
9	8107834	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E19373	2022		
10	8107742	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E19371	2022		
11	8107829	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E19372	2022		
12	8107825	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E19370	2022		
13	8107828	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Carver High School / Main Building	Roof	Lennox	SSB048H4S44G	5822E19375	2022		
14	8107768	D3030	**Unit Ventilator**	approx/nominal 4 Ton	1500 CFM	Carver High School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1999		62
15	8107745	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e-1510 S3F	307-02F22	2022		
16	8107739	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSF	G334907-01 F22	2022		

17	8107803	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSF	C334905-02H	2022
18	8107747	D3050	**Pump**	Distribution, HVAC Heating Water	2 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e-1510 SSF	C334909-01D22	2022
19	8107763	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e1510 SSF	PRD 6046-2	2022
20	8107764	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Carver High School / Main Building	Boiler Room	Bell & Gossett	e-1510SSF	334905-07H2	2022
21	8107780	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	28000 CFM	Carver High School / Main Building	Mechanical Room	Daikin Industries	CAH028GDCM	FB0U221100446	2022
22	8107791	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	15000 CFM	Carver High School / Main Building	Mechanical Room	Daikin Industries	CAH015GDCM	FB0U221100445	2022
23	8107737	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	15000 CFM	Carver High School / Main Building	Mechanical Room	Daikin Industries	FB0U221100442	Illegible	2022
24	8107802	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	35 TON	Carver High School / Main Building	Roof	Daikin Industries	RCS035DYYYY-F	FB0U220301787	2022
25	8107816	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	25 TON	Carver High School / Main Building	Roof	Daikin Industries	RCS025DYYYY-F	FB0U220301788	2022
26	8107743	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	110 TON	Carver High School / Main Building	Rear elevation	Daikin Industries	RCS110DYYYY-F	FB0U220301251	2022
27	8107760	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	17.5 TON	Carver High School / Main Building	Roof	Lennox	LCT210H4MJ1G	5623801615	2022
28	8107841	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Carver High School / Food Pantry	Roof	Lennox	Illegible	Illegible	2022
29	8107826	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	17.5 TON	Carver High School / Main Building	Roof	Lennox	LCT210H4MJ1G	5623B01614	2023
30	8107821	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Carver High School / Old Gym	Roof	Lennox	LGT180H4MS1G	5623B01618	2023
31	8107823	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Carver High School / Old Gym	Roof	Lennox	Illegible	Illegible	2022

32	8107818	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Carver High School / Old Gym	Roof	Lennox	Illegible	Illegible	2022			
33	8107822	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Carver High School / Old Gym	Roof	Lennox	LGT240H4MS1G	5623B01617	2023			
34	8107817	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Carver High School / Old Gym	Roof	Lennox	LGT240H4MS1G	5623B01616	2023			
35	8107770	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	Carver High School / Main Building	Roof	Greenheck	CUBE 300-LMDG-QD	98H08505	1999			
36	8107831	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Carver High School / Main Building	Roof	Greenheck	RBL3H24-5	98100919	1998			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8107846	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Carver High School / Food Pantry	Main Entrance						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8107769	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Carver High School / Main Building	Electrical Room	Power magnetics	TCRS27429	AY17856	1998		
2	8107762	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Carver High School / Main Building	Electrical Room	Square D	45	No dataplate	1998		
3	8107744	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carver High School / Main Building	Electrical Room	Power Magnetics	T0R3275405	PY17855	1998		
4	8107752	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carver High School / Main Building	Electrical Room	Square D	30T3H	No dataplate	2003		
5	8107788	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carver High School / Main Building	Electrical Room	Square D	30T3HB	No dataplate	1998		
6	8107801	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carver High School / Main Building	Electrical Room	Square D	453	No dataplate	1999		
7	8107758	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Carver High School / Main Building	Electrical Room	Square D	75T3HB	No dataplate	1999		

8	8107778	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Carver High School / Main Building	Electrical Room	Power Magnetics	T0RS27524	AY17854	1998	
9	8107815	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Carver High School / Old Gym	Electrical Room	Jefferson Electric	423-9234 .000	100	2022	
10	8107774	D5020	**Switchboard**	277/480 V	1200 AMP	Carver High School / Main Building	Boiler Room	Square D	11162761-046	No dataplate	1999	
11	8107776	D5020	**Distribution Panel**	277/480 V	600 AMP	Carver High School / Main Building	Boiler Room	Square D	1211162761 040	No dataplate	1999	
12	8107767	D5020	**Distribution Panel**	277/480 V	600 AMP	Carver High School / Main Building	Boiler Room	Square D	1211162761 039	No dataplate	1999	
13	8107785	D5020	**Motor Control Center**	w/ Main Breaker	600 AMP	Carver High School / Main Building	Boiler Room	Square D	Model 6	No dataplate	1999	
14	8107741	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	2232300383	2023	
15	8107740	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	1.5 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	Illegible	2022	
16	8107782	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	2224406656	2022	
17	8107755	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	2232300345	2023	
18	8107798	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	2 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	22304044712	2023	
19	8107795	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	2224406678	2022	
20	8107766	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	3 HP	Carver High School / Main Building	Boiler Room	ABB	E-CLIPSE	2225204867	2022	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8107738	D7050	**Fire Alarm Panel**	Fully Addressable		Carver High School / Main Building	Main office				1999		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8129384	E1030	**Foodservice Equipment**	Dishwasher Commercial	200/208 VOLTS	Carver High School / Main Building	Commercial Kitchen	Hobart	C-45	187839 9909	1999		
2	8129373	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Carver High School / Main Building	Commercial Kitchen	Vollrath	Inaccessible	Inaccessible	1999		2
3	8129372	E1030	**Sink/Lavatory**	Commercial Kitchen, 2-Bowl		Carver High School / Main Building	Commercial Kitchen				1999		2
4	8107746	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Carver High School / Main Building	Gymnasium				1999		
5	8129363	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		Carver High School / Main Building	Commercial Kitchen				1999		2
6	8129354	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Carver High School / Main Building	Entrances				2024		2