

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Gardenvue Elementary  
4075 Hartz Drive  
Memphis, Tennessee 38116

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-102.354*

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*August 9, 2024*

## **ON SITE DATE:**

*June 17, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	4075 Hartz Drive, Memphis, Tennessee 38116
Site Developed	1967, Renovated 1982
Site Area	5.16 acres (estimated)
Parking Spaces	67 total spaces all in open lots; 4 of which are accessible
Building Area	55,900 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	Library leased by Y-care (morning and after school programs)
Date(s) of Visit	June 17, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Sheila Taylor
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The school was built as an elementary school in 1967. At some point a square wing was added that included dormers to let in additional natural light. There was a period of time that 10 portable classroom buildings existed at the school when they were removed in 2022. The school is still used as an elementary school.

### Architectural

The school is a single story brick veneer with minimal windows, flat roof with 2 round wings and a rectangular wing. The building has areas requiring tuckpointing of the brick veneer. The expansion joints need to be cleaned and re-caulked. There is a possible settlement crack on the rear of the north wing. The windows are nearing end of life and replacement should be planned in the future. The steel exterior doors are starting to rust out on the faces. Restrooms in the round wings are not ADA compliant. Generally, finishes are expected for a building of this age.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Many classrooms had portable air conditioners. The chiller for the round wings and the chiller for the rectangular wing were just replaced. The air handlers for the round wings appeared to be original to the building. The exterior rooftop unit for the center of the building is near the end of life. Replacement of these units should be planned for the future. The boilers are end of life or nearing end of life and replacement with higher efficiency units should be planned in the near future.

The electrical distribution panels appear to be original to the building. The building distribution system should be upgraded, including the panels. The lighting has not been upgraded to LED. It is possible that the city lighting is provided by MGL&W. The plumbing is likely original, and replacement may be required. The urinals are installed up a step. The Round wings restrooms are not ADA compliant. The kitchen water heater is a storage tank that requires the boiler operational be to use. The water heaters and drinking fountains have been upgraded. Fire protection is limited to portable fire extinguishers and a commercial hood system. There is a complete fire alarm system and AED. The school is equipped with an intrusion system and surveillance system.

### Site

The asphalt paving has cracking with weeds and will require a mill and overlay. The ADA parking does not have a Van stall or wall lanes between stalls. The sidewalks are spalling, and future replacement should be planned. The tree overhanging the school should be trimmed back.

### Recommended Additional Studies

Asbestos and lead paint are possibly in use. Pipe insulation, floor tile mastic, and old paint could contain lead and/or asbestos. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

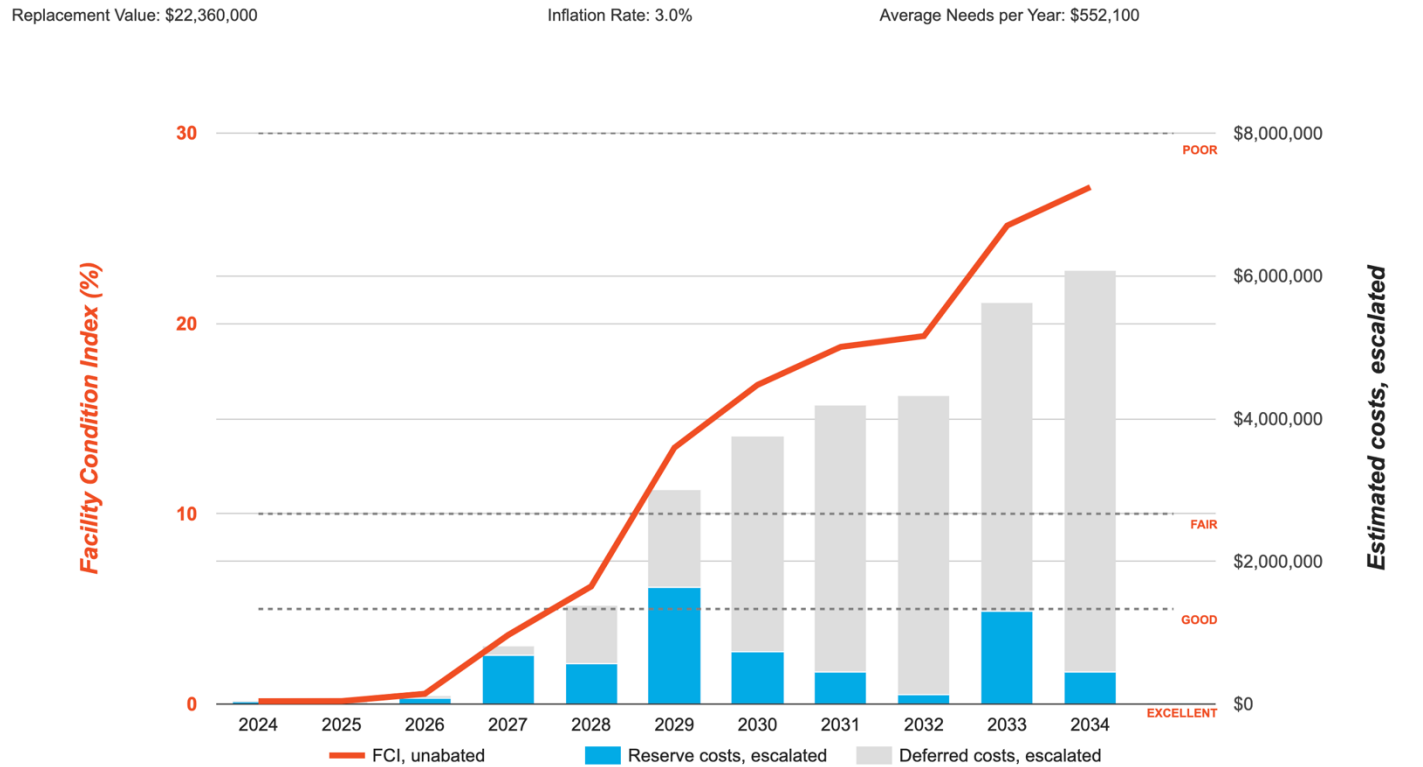
### FCI Analysis | Gardenview Elementary(1967)

<i>Replacement Value</i> \$ 22,360,000	<i>Total SF</i> 55,900	<i>Cost/SF</i> \$ 400
Est Reserve Cost		FCI
<b>Current</b>	\$ 34,000	<b>0.2 %</b>
3-Year	\$ 811,200	3.6 %
5-Year	\$ 3,012,000	13.5 %
10-Year	\$ 6,072,800	27.2 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Gardenview Elementary



## Immediate Needs

Facility/Building	Total Items	Total Cost
Gardenview Elementary	3	\$34,000
<b>Total</b>	<b>3</b>	<b>\$34,000</b>

### Gardenview Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7795762	Gardenview Elementary	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	NA	Performance/Integrity	\$21,500
7795755	Gardenview Elementary	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
7796393	Gardenview Elementary	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
<b>Total (3 items)</b>							<b>\$34,000</b>

## Key Findings



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

Environmental, Asbestos (ACM) & Lead Base  
Paint (LBP)  
Gardenview Elementary Throughout building

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,000

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Based on age asbestos mastic, insulation and lead based paints may have been used - AssetCALC ID: 7795755



### Foodservice Equipment

Dishwasher Commercial  
Gardenview Elementary Kitchen

Uniformat Code: E1030

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,500

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Out of service - AssetCALC ID: 7795762



### Landscaping in Poor condition.

Mature Trees, Removal/Trimming  
Gardenview Elementary Site

Uniformat Code: G2080

Recommendation: **Repair in 2025**

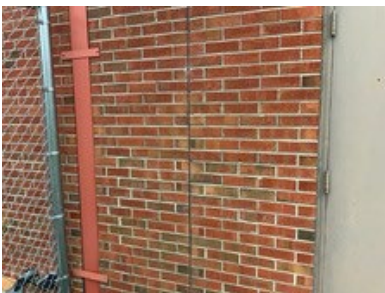
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Rubs on roofing - AssetCALC ID: 7795840



### Caulking in Poor condition.

Cold Joints, 1/2" to 1"  
Gardenview Elementary Building Exterior

Uniformat Code: B2010

Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

\$\$\$\$

Joints have opened up with missing gaps - AssetCALC ID: 7795847



Exterior Door in Poor condition.

Steel, Standard  
Gardenview Elementary Building Exterior

Uniformat Code: B2050  
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$15,000

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Door faces starting to rust out - AssetCALC ID: 7795797

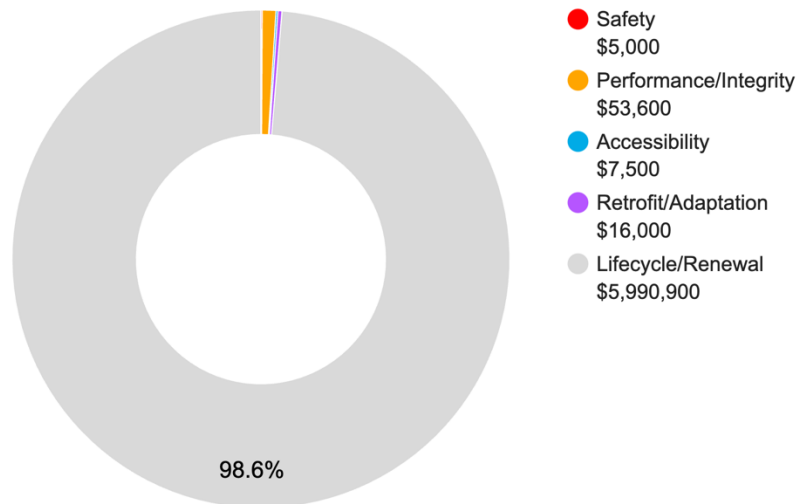
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$6,073,000

## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum and Steel	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU Floors: VCT, quarry tile, unfinished concrete Ceilings: ACT and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks and Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, feeding fan coil, unit ventilators, and cabinet terminal units Non-Central System: Supplemental components: Temporary PTAC Units	Fair
<b>Fire Suppression</b>	Fire extinguishers, and kitchen hood system	Good



Systems Summary		
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; open dumpster enclosures Playgrounds with fencing Limited Park benches	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: HPS Building-mounted: LED	Good
<b>Ancillary Structures</b>	Sunshade Structure	Good
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Building caulking, overgrown tree on roof, rusting exterior doors	



## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$74,500	\$5,900	\$66,900	\$8,600	\$155,800
Roofing	-	-	-	\$1,296,200	-	\$1,296,200
Interiors	-	-	\$349,500	\$581,400	\$335,600	\$1,266,600
Plumbing	-	-	\$834,900	\$24,300	\$30,900	\$890,100
HVAC	-	-	\$666,600	\$344,900	\$54,200	\$1,065,700
Fire Protection	-	-	\$3,000	\$3,200	\$4,000	\$10,200
Electrical	-	-	\$566,700	\$16,700	\$31,700	\$615,100
Fire Alarm & Electronic Systems	-	-	\$247,100	\$358,700	\$459,500	\$1,065,300
Equipment & Furnishings	\$21,500	\$11,600	\$99,100	\$154,800	\$185,600	\$472,700
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$1,300	\$2,700	\$19,000	\$117,500	\$140,500
Site Pavement	-	-	\$106,400	\$194,700	-	\$301,100
Site Utilities	-	-	\$8,700	-	-	\$8,700
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
<b>TOTALS (3% inflation)</b>	<b>\$34,000</b>	<b>\$87,400</b>	<b>\$2,890,600</b>	<b>\$3,060,900</b>	<b>\$1,227,700</b>	<b>\$7,300,600</b>

\*Totals have been rounded to the nearest \$100.

### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

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

- Roof over Kitchen and rear wing; lack of ladder or other safe means of access

## 4. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 facility was originally constructed in 1967. The facility has not since been substantially renovated.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 7. Certification

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Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gardenview Elementary, 4075 Hartz Drive, Memphis, Tennessee 38116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Randall Patzke,  
Project Manager

**Reviewed by:**



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Al Diefert,  
Technical Report Reviewer for  
Andy Hupp,  
Program Manager  
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## 8. Appendices

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- 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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - EXTERIOR WALLS



## Photographic Overview



7 - ROOFING OVERVIEW



8 - ROOF GUTTER



9 - CAFETERIA



10 - TYPICAL CLASSROOM



11 - COMMERCIAL KITCHEN



12 - TYPICAL HALLWAY



## Photographic Overview



13 - AIR HANDLER



14 - SECONDARY TRANSFORMER



15 - BOILER



16 - DISTRIBUTION PANEL



17 - AIR HANDLER



18 - CHILLER



## Photographic Overview



19 - TRIM MATURE TREE



20 - SIDEWALK



21 - PLAY STRUCTURE WITH SUNSHADE



22 - EXTERIOR LED FIXTURE



23 - PLANTER BOXES WITH SIGNAGE



24 - SIGNAGE

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

163745.23R000-102.354

**Source**

Google

**Project Name**

Gardenvue Elementary

**On-Site Date**

June 17, 2024





## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Gardenview Elementary

**Name of person completing form:** Sheila Taylor

**Title / Association w/ property:** Plant manager

**Length of time associated w/ property:** 2

**Date Completed:** 6/18/2024

**Phone Number:** 9012471649

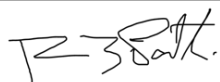
**Method of Completion:** DURING - verbally completed during assessment

**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.

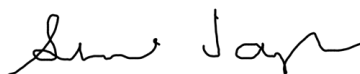
Data Overview		Response		
1	Year(s) constructed	Constructed 1967	Renovated 1982	
2	Building size in SF	55,900 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2023	Chiller
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chilled 2023		
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.	Windows and air conditioner		

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?	✗				Window
8	Are there any wall, window, basement or roof leaks?	✗				Repaired none currently w/o work orders
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			Cleaned duct as precaution in 2023
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			Needs upgrading
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				✗	
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Y care library, morning care



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Gardenview Elementary

BV Project Number: 163745.23R000-102.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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



## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

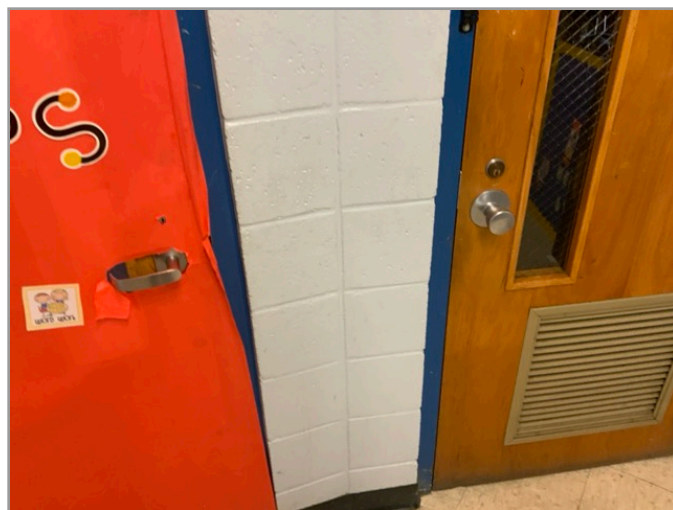
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



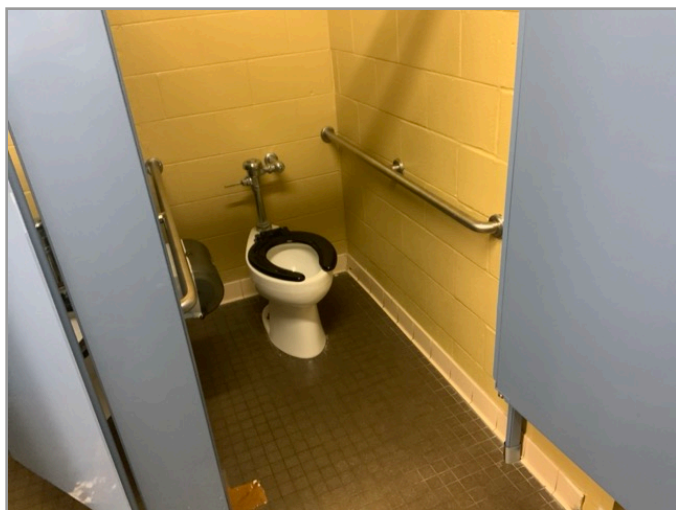
DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			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

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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



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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix E:

### Component Condition Report

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Component Condition Report | Gardenview Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick, Repair/Repoint	1,000 SF	2	7795749
B2010	Building Exterior	Poor	Caulking, Cold Joints, 1/2" to 1"	300 LF	2	7795847
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	21,500 SF	22	7795849
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	7795750
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	48	6	7795842
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	2	7795872
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	6	7795839
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	25	2	7795797
B2080	Roof	Fair	Awning, Fabric, each and up to 32 SF per	16	4	7795852
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	57,300 SF	9	7795830
B3010	Roof	Fair	Roofing, Metal	1,350 SF	9	7795800
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	9	7795782
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	23	10	7795753
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	87	5	7795779
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	5	7795873
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	55,500 SF	7	7795858
C1090	Restrooms	Fair	Toilet Partitions, Metal	34	3	7795793
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	208 LF	7	7795870
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	128,600 SF	4	7795772
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	4	7795767
C2030	Restrooms	Fair	Flooring, Quarry Tile	5,700 SF	10	7795824
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	5	7795865
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	6	7795804
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	6	7795850
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	5	7795765
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	55,900 SF	5	7795785
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	3	7795826
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	6	7795844
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	6	7795833
D2010	Throughout building	Excellent	Drinking Fountain, Wall-Mounted, Single-Level	15	15	7795803
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	8	7795787
D2010	Restrooms	Fair	Urinal, Standard	18	4	7795883
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	6	7795807
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	10	4	7795757

Component Condition Report | Gardenview Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	4	7795771
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	6	7795813
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	4	7795769
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	6	7795806
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	2	5	7795864
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	5	7795818
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	20	6	7795805
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795791
D3030	Site	Excellent	Chiller, Air-Cooled	1	25	7795789
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795882
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795809
D3030	Classrooms	Fair	Unit Ventilator, approx/nominal 3 Ton	11	8	7795752
D3030	Roof	Excellent	Chiller, Air-Cooled	1	25	7795777
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795783
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795748
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795859
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	7795816
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	7795861
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7795778
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7795763
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7795854
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7795863
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	55,900 SF	5	7795822
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	30	6	7795880
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	7795810
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	55,900 SF	5	7795795
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7795780
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	2	4	7795860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	6	7795819
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7795848
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7795768
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	9	7795841
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	7795786
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7795825
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7795758
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	7795866
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	7795820
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	6	5	7795788



Component Condition Report | Gardenview Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	10	7795761
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	5	7795876
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7795846
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	5	5	7795794
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7795851
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	7	6	7795801
D5020	Boiler room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	5	7795817
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	5	7795869
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	3	5	7795745
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	5	7795784
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	55,900 SF	5	7795875
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	55,900 SF	3	7795856
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	31	18	7795831
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	4,600 SF	6	7795774
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	55,900 SF	4	7795796
D6060	Throughout building	Fair	Clock System, Time Control Clock	1	12	7795773
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	55,900 SF	6	7795827
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	55,900 SF	6	7795776
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	55,900 SF	19	7795837
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	14	7795812
D7050	Hallway	Good	Fire Alarm Panel, Annunciator	1	14	7795770
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	55,900 SF	3	7795874
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	6	7795823
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	7795829
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	2	3	7795811
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	3	7795821
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7795835
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7795845
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	7795808
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7795828
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	7795760
E1030	Kitchen	NA	Foodservice Equipment, Dishwasher Commercial	1	0	7795762
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	7795843
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	7795857
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	7795836

## Component Condition Report | Gardenview Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7795877
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7795775
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7795764
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	7795814
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	7795832
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7795855
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	6	7795881
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7795834
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	7795754
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	7795747
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7795799
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	7795884
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7795838
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7795802
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	168 LF	7	7795868
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	188 LF	7	7795792
Special Construction & Demo						
F1020	Roof	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,350 SF	23	7795879
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	27,000 SF	4	7795862
G2020	Site	Fair	Parking Lots, Pavement, Concrete	6,700 SF	10	7795759
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	9,400 SF	10	7795751
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	7795871
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,225 SF	12	7795781
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	160 LF	32	7795815
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	4	7795798
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	500 SF	10	7795878
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	6	7795867
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	7795756
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	300 LF	16	7795746
G2060	Site	Fair	Flagpole, Metal	1	6	7795790
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	1	7795840
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	60 LF	19	7795853
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	3	7795766
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7795755
Accessibility						


Component Condition Report | Gardenview Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7796393

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report																																	
Gardenview Elementary																																	
8/9/2024																																	
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										
Gardenview Elementary		\$34,000	\$1,252	\$86,124	\$689,817	\$572,152	\$1,628,664	\$738,491	\$446,506	\$126,550	\$1,297,793	\$451,556	\$29,899	\$88,796	\$35,215	\$360,117	\$34,353	\$12,035	\$4,463	\$335,975	\$285,120	\$41,721	\$7,300,602										
Grand Total		\$34,000	\$1,252	\$86,124	\$689,817	\$572,152	\$1,628,664	\$738,491	\$446,506	\$126,550	\$1,297,793	\$451,556	\$29,899	\$88,796	\$35,215	\$360,117	\$34,353	\$12,035	\$4,463	\$335,975	\$285,120	\$41,721	\$7,300,602										
Unifomat 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	7795749	Exterior Walls, Brick, Repair/Repoint		0	-2	2	1000	SF	\$33.00	\$33,000									\$33,000													\$33,000
B2010	Building Exterior	7795847	Caulking, Cold Joints, 1/2" to 1", Replace		10	8	2	300	LF	\$6.00	\$1,800									\$1,800							\$1,800						\$3,600
B2020	Building Exterior	7795872	Window, Steel, 16-25 SF, Replace		30	28	2	12	EA	\$1,700.00	\$20,400									\$20,400													\$20,400
B2020	Building Exterior	7795842	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	24	6	48	EA	\$950.00	\$45,600													\$45,600									\$45,600
B2020	Kitchen	7795750	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	15	5	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200
B2050	Building Exterior	7795797	Exterior Door, Steel, Standard, Replace		30	28	2	25	EA	\$600.00	\$15,000									\$15,000													\$15,000
B2050	Building Exterior	7795839	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	24	6	8	EA	\$1,300.00	\$10,400													\$10,400									\$10,400
B2080	Roof	7795852	Awning, Fabric, each and up to 32 SF per, Replace		10	6	4	16	EA	\$250.00	\$4,000																	\$4,000					\$8,000
B3010	Roof	7795800	Roofing, Metal, Replace		40	31	9	1350	SF	\$13.00	\$17,550																						\$17,550
B3010	Roof	7795830	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	11	9	57300	SF	\$17.00	\$974,100																						\$974,100
B3020	Roof	7795782	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	11	9	200	LF	\$9.00	\$1,800																						\$1,800
C1020	Throughout building	7795753	Interior Window, Fixed, 12 SF, Replace		40	30	10	23	EA	\$500.00	\$11,500																	\$11,500					\$11,500
C1030	Throughout building	7795779	Interior Door, Wood, Solid-Core, Replace		40	35	5	87	EA	\$700.00	\$60,900																						\$60,900
C1030	Throughout building	7795873	Interior Door, Steel, Standard, Replace		40	35	5	3	EA	\$600.00	\$1,800																						\$1,800
C1070	Throughout building	7795858	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	18	7	55500	SF	\$3.50	\$194,250																						\$194,250
C1090	Restrooms	7795793	Toilet Partitions, Metal, Replace		20	17	3	34	EA	\$850.00	\$28,900																						\$28,900
C1090	Throughout building	7795870	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	13	7	208	LF	\$500.00	\$104,000																						\$104,000
C2010	Throughout building	7795772	Wall Finishes, any surface, Prep & Paint		10	6	4	128600	SF	\$1.50	\$192,900																						\$192,900
C2030	Restrooms	7795824	Flooring, Quarry Tile, Replace		50	40	10	5700	SF	\$26.00	\$148,200																						\$148,200
C2030	Throughout building	7795767	Flooring, Vinyl Tile (VCT), Replace		15	11	4	5000	SF	\$5.00	\$25,000																						\$25,000
D2010	Boiler room	7795826	Storage Tank, Domestic Water, Replace		30	27	3	1	EA	\$3,000.00	\$3,000																						\$3,000
D2010	Mechanical room	7795865	Water Heater, Electric, Residential, Replace		15	10	5	1	EA	\$1,600.00	\$1,600																						\$1,600
D2010	Mechanical room	7795804	Water Heater, Electric, Residential, Replace		15	9	6	1	EA	\$900.00	\$900																						\$900
D2010	Mechanical room	7795787	Water Heater, Electric, Residential, Replace		15	7	8	1	EA	\$900.00	\$900																						\$900
D2010	Throughout building	7795785	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	35	5	55900	SF	\$11.00	\$614,900																						\$614,900
D2010	Boiler room	7795844	Backflow Preventer, Domestic Water, Replace		30	24	6	1	EA	\$1,400.00	\$1,400																						\$1,400
D2010	Restrooms	7795883	Urinal, Standard, Replace		30	26	4	18	EA	\$1,100.00	\$19,800																						\$19,800
D2010	Restrooms	7795757	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	26	4	10	EA	\$2,500.00	\$25,000																						\$25,000
D2010	Utility closet	7795771	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	31	4	3	EA	\$1,400.00	\$4,200																						\$4,200
D2010	Restrooms	7795765	Toilet, Commercial Water Closet, Replace		30	25	5	41	EA	\$1,300.00	\$53,300																						\$53,300
D2010	Restrooms	7795850	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	24	6	9	EA	\$1,500.00	\$13,500																						\$13,500
D2010	Classrooms	7795833	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	24	6	1	EA	\$2,500.00	\$2,500																						\$2,500
D2010	Restrooms	7795807	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	24	6	1	EA	\$1,100.00	\$1,100																						\$1,100
D2010	Throughout building	7795803	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	0	15	15	EA	\$1,200.00	\$18,000																						\$18,000
D3020	Boiler room	7795769	Boiler, Gas, HVAC, Replace		30	26	4	1	EA	\$20,000.00	\$20,000																						\$20,000
D3020	Boiler room	7795806	Boiler, Gas, HVAC, Replace		30	24	6	1	EA																								




## Replacement Reserves Report

**Gardenview Elementary**

**8/9/2024**

Form	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3050		Throughout building	7795822	HVAC System, Hydronic Piping, 2-Pipe, Replace		40	35	5	55900	SF	\$5.00	\$279,500						\$279,500																\$279,500	
D3050		Roof	7795861	Air Handler, Exterior AHU, Replace		20	17	3	1	EA	\$58,800.00	\$58,800				\$58,800																		\$58,800	
D3050		Mechanical room	7795863	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000	
D3050		Mechanical room	7795780	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000	
D3050		Throughout building	7795795	HVAC System, Ductwork, Low Density, Replace		30	25	5	55900	SF	\$2.00	\$111,800						\$111,800																\$111,800	
D3050		Throughout building	7795880	Fan Coil Unit, Hydronic Terminal, Replace		20	14	6	30	EA	\$2,530.00	\$75,900							\$75,900															\$75,900	
D3060		Roof	7795848	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200	
D3060		Roof	7795768	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200	
D3060		Roof	7795825	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400	
D3060		Roof	7795758	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400	
D3060		Roof	7795866	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400	
D3060		Roof	7795820	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200	
D3060		Roof	7795786	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400	
D3060		Roof	7795788	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	15	5	6	EA	\$1,400.00	\$8,400						\$8,400																\$8,400	
D3060		Roof	7795819	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace		20	14	6	1	EA	\$4,000.00	\$4,000							\$4,000															\$4,000	
D3060		Roof	7795841	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	11	9	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200	
D4010		Kitchen	7795761	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace		20	10	10	6	LF	\$400.00	\$2,400											\$2,400											\$2,400	
D4030		Throughout building	7795876	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	15	EA	\$150.00	\$2,250						\$2,250										\$2,250						\$4,500	
D4030		Kitchen	7795846	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	1	EA	\$300.00	\$300						\$300										\$300						\$600	
D5020		Boiler room	7795851	Secondary Transformer, Dry, Stepdown, Replace		30	25	5	1	EA	\$38,000.00	\$38,000						\$38,000																\$38,000	
D5020		Boiler room	7795817	Supplemental Components, Circuit Breaker/Disconnect, Replace		30	25	5	1	EA	\$12,000.00	\$12,000						\$12,000																\$12,000	
D5020		Boiler room	7795869	Distribution Panel, 120/208 V, Replace		30	25	5	1	EA	\$11,500.00	\$11,500						\$11,500																\$11,500	
D5020		Boiler room	7795784	Distribution Panel, 120/208 V, Replace		30	25	5	1	EA	\$11,500.00	\$11,500						\$11,500																\$11,500	
D5020		Mechanical room	7795794	Distribution Panel, 120/208 V, Replace		30	25	5	5	EA	\$6,000.00	\$30,000						\$30,000																\$30,000	
D5020		Mechanical room	7795745	Distribution Panel, 277/480 V, Replace		30	25	5	3	EA	\$3,000.00	\$9,000						\$9,000																\$9,000	
D5020		Mechanical room	7795801	Distribution Panel, 120/208 V, Replace		30	24	6	7	EA	\$2,000.00	\$14,000							\$14,000															\$14,000	
D5030		Throughout building	7795875	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	35	5	55900	SF	\$2.50	\$139,750						\$139,750																\$139,750	
D5040		Throughout building	7795856	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	17	3	55900	SF	\$4.50	\$251,550				\$251,550																		\$251,550	
D5040		Building exterior	7795831	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	2	18	31	EA	\$600.00	\$18,600																			\$18,600			\$18,600	
D6030		Throughout building	7795796	Sound System, Theater/Auditorium/Church, Replace		20	16	4	55900	SF	\$1.50	\$83,850					\$83,850																	\$83,850	
D6030		Cafeteria	7795774	Sound System, Theater/Auditorium/Church, Replace		20	14	6	4600	SF	\$1.50	\$6,900							\$6,900															\$6,900	
D6060		Throughout building	7795773	Clock System, Time Control Clock, Replace		20	8	12	1	EA	\$350.00	\$350												\$350										\$350	
D7010		Throughout building	7795827	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	9	6	55900	SF	\$3.25	\$181,675							\$181,675															\$181,675	
D7030		Throughout building	7795776	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	9	6	55900	SF	\$2.00	\$111,800							\$111,800															\$111,800	
D7050		Office	7795812	Fire Alarm Panel, Fully Addressable, Replace		15	1	14	1	EA	\$15,000.00	\$15,000															\$15,000							\$15,000	
D7050		Hallway	7795770	Fire Alarm Panel, Annunciator, Replace		15	1	14	1	EA	\$1,580.00	\$1,580															\$1,580							\$1,580	
D7050		Throughout building	7795837	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	1	19	55900	SF	\$2.00	\$111,800																				\$111,800		\$111,800	
D8010		Throughout building	7795874	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		15	12	3	55900	SF	\$2.50	\$139,750				\$139,750																\$139,750			\$279,500
E1030		Kitchen	7795762	Foodservice Equipment, Dishwasher Commercial, Replace		10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500									\$21,500										\$21,500		\$64,500	
E1030		Kitchen	7795843	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700				\$5,400	
E1030		Kitchen	7795836	Foodservice Equipment, Convection Oven, Double, Replace		10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280								\$8,280											\$16,560	
E1030		Kitchen	7795811	Foodservice Equipment, Steamer, Tabletop, Replace		10	7	3	2	EA	\$7,000.00	\$14,000				\$14,000								\$14,000										\$28,000	
E1030		Kitchen	7795821	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	12	3	2	EA	\$4,500.00	\$9,000				\$9,000																\$9,000		\$18,000	
E1030		Kitchen	7795808	Foodservice Equipment, Range/Oven, 4-Burner, Replace		15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500																\$4,500		\$9,000	
E1030		Kitchen	7795828	Foodservice Equipment, Convection Oven, Double, Replace		10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280									\$16,560	
E1030		Kitchen	7795747	Foodservice Equipment, Steam Kettle, Replace		20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000	
E1030		Kitchen	7795799	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700																\$1,700		\$3,400	
E1030		Kitchen	7795835	Foodservice Equipment, Steamer, Freestanding, Replace		10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500										\$10,500							\$21,000	
E1030		Kitchen	7795855	Foodservice Equipment, Steamer, Freestanding, Replace		10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500										\$10,500							\$21,000	
E1030		Kitchen	7795823	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	24	6	2	EA	\$2,100.00	\$4,200							\$4,200															\$4,200	
E1030		Kitchen	7795845	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	9	6	1	EA	\$2,700.00	\$2,700							\$2,700															\$2,700	
E1030		Kitchen	7795877	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace		30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500	
E1030		Kitchen	7795775	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace		15	9	6	1	EA	\$6,800.00	\$6,800							\$6,800															\$6,800	
E1030		Kitchen	7795764	Foodservice Equipment, Dairy Cooler/Wells, Replace		15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600	
E1030		Kitchen	7795832	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace		15	9	6	1	EA	\$6,800.00	\$6,800							\$6,800															\$6,800	
E1030		Kitchen	7795881	Foodservice Equipment, Ice maker, Freestanding, Replace		15	9	6	1	EA	\$6,700.00	\$6,700							\$6,700																

Replacement Reserves Report																																			
Gardenview Elementary																																			
8/9/2024																																			
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
E1030	Kitchen		7795838	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700							\$2,700															\$2,700		
E1030	Kitchen		7795829	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	\$4,600.00	\$4,600												\$4,600										\$4,600		
E1030	Kitchen		7795857	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	\$5,100.00	\$5,100												\$5,100										\$5,100		
E1030	Kitchen		7795814	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,800.00	\$6,800												\$6,800										\$6,800		
E1030	Kitchen		7795884	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	\$5,100.00	\$5,100												\$5,100										\$5,100		
E1030	Kitchen		7795760	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$1,700.00	\$1,700														\$1,700								\$1,700		
E1030	Kitchen		7795754	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$3,600.00	\$3,600															\$3,600								\$3,600	
E1040	Hallway		7795802	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500							\$3,000	
E2010	Throughout building		7795868	Casework, Countertop, Plastic Laminate, Replace	15	8	7	168	LF	\$50.00	\$8,400								\$8,400															\$8,400	
E2010	Throughout building		7795792	Casework, Cabinetry, Standard, Replace	20	13	7	188	LF	\$300.00	\$56,400								\$56,400															\$56,400	
G2020	Site		7795862	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	27000	SF	\$3.50	\$94,500					\$94,500																		\$94,500	
G2020	Site		7795759	Parking Lots, Pavement, Concrete, Replace	50	40	10	6700	SF	\$9.00	\$60,300											\$60,300												\$60,300	
G2030	Site		7795751	Sidewalk, Concrete, Large Areas, Replace	50	40	10	9400	SF	\$9.00	\$84,600											\$84,600												\$84,600	
G2050	Site		7795781	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	8	12	1225	SF	\$26.00	\$31,850													\$31,850										\$31,850	
G2050	Site		7795871	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$20,000.00	\$20,000													\$20,000										\$20,000	
G2060	Site		7795867	Park Bench, Metal Powder-Coated, Replace	20	14	6	5	EA	\$700.00	\$3,500							\$3,500																\$3,500	
G2060	Site		7795746	Fences & Gates, Fence, Chain Link 8', Replace	40	24	16	300	LF	\$25.00	\$7,500																	\$7,500						\$7,500	
G2060	Site		7795798	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	16	EA	\$150.00	\$2,400					\$2,400																		\$2,400	
G2060	Site		7795756	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500							\$1,500																\$1,500	
G2060	Site		7795790	Flagpole, Metal, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500																\$2,500	
G2060	Site		7795878	Dumpster Pad, Concrete, Replace/Install	50	40	10	500	SF	\$15.00	\$7,500											\$7,500												\$7,500	
G2080	Site		7795840	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-1	1	1	EA	\$1,216.00	\$1,216		\$1,216																					\$1,216	
G2080	Site		7795853	Planter Boxes, Pre-Manufactured, High-End, Replace	25	6	19	60	LF	\$300.00	\$18,000																			\$18,000				\$18,000	
G4050	Site		7795766	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	2	EA	\$4,000.00	\$8,000				\$8,000																			\$8,000	
P2030	Throughout building		7795755	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																						\$5,000	
Y1090	Throughout building		7796393	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																						\$7,500	
Totals, Unescalated												\$34,000	\$1,216	\$81,180	\$631,280	\$508,350	\$1,404,900	\$618,475	\$363,050	\$99,900	\$994,650	\$336,000	\$21,600	\$62,280	\$23,980	\$238,080	\$22,050	\$7,500	\$2,700	\$197,350	\$162,600	\$23,100		\$5,834,241	
Totals, Escalated (3.0% inflation, compounded annually)												\$34,000	\$1,252	\$86,124	\$689,817	\$572,152	\$1,628,664	\$738,491	\$446,506	\$126,550	\$1,297,793	\$451,556	\$29,899	\$88,796	\$35,215	\$360,117	\$34,353	\$12,035	\$4,463	\$335,975	\$285,120	\$41,721			\$7,300,602

## Appendix G:

### Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795826	D2010	Storage Tank	Domestic Water	200 GAL	Gardenview Elementary	Boiler room	A. O. Smith	1200A	Illegible	1980		
2	7795865	D2010	Water Heater	Electric, Residential	66 GAL	Gardenview Elementary	Mechanical room	A. O. Smith	ECT 66 210	1429A024672	2014		
3	7795804	D2010	Water Heater	Electric, Residential	50 GAL	Gardenview Elementary	Mechanical room	A. O. Smith	GCV 50 300	1501A009741	2015		
4	7795787	D2010	Water Heater	Electric, Residential	50 GAL	Gardenview Elementary	Mechanical room	A. O. Smith	ENT-50 110	1723106379847	2017		
5	7795844	D2010	Backflow Preventer	Domestic Water	1 IN	Gardenview Elementary	Boiler room	Watts Regulator	909MOD CW140 RPZ	58166	2000		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795813	D3020	Boiler	Gas, HVAC	530 MBH	Gardenview Elementary	Mechanical room	RBI Water Heaters	33-HB0530NE2ACSS	080332638	2002		
2	7795769	D3020	Boiler	Gas, HVAC	500 MBH	Gardenview Elementary	Boiler room	Teledyne Laars	H0-500 KN 06 B	S290890			
3	7795806	D3020	Boiler	Gas, HVAC	2500 MBH	Gardenview Elementary	Boiler room	Cleaver-Brooks	MTF	MB-850	2000		
4	7795805	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Gardenview Elementary	Throughout building				2000		20
5	7795864	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Gardenview Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible	1964		2
6	7795818	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Gardenview Elementary	Mechanical room	Amtrol	Illegible	81-2529	1981		
7	7795789	D3030	Chiller	Air-Cooled	41 TON	Gardenview Elementary	Site	Daikin Industries	AGZ041EDSEMNN0B	SLPU230481859	2024		
8	7795777	D3030	Chiller	Air-Cooled	60 TON	Gardenview Elementary	Roof	Daikin Industries	Inaccessible	Inaccessible	2024		
9	7795791	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412205078			
10	7795882	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412205 163			
11	7795809	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412109 107			
12	7795783	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412204 028			
13	7795748	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412204 058			
14	7795859	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412205 111			
15	7795816	D3030	Packaged Terminal Air Conditioner	PTAC	1.5 TON	Gardenview Elementary	Classrooms	Weltem	WPC-4000P	AMP412205 077			
16	7795752	D3030	Unit Ventilator	approx/nominal 3 Ton	1000 CFM	Gardenview Elementary	Classrooms	Inaccessible	Inaccessible	Inaccessible	2002		11
17	7795763	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Gardenview Elementary	Mechanical room	Inaccessible	Inaccessible	Inaccessible	2002		
18	7795854	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Gardenview Elementary	Boiler room	Bell & Gossett	1510 BF 9.25	1BF 186 JS L50	2000		
19	7795810	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Gardenview Elementary	Mechanical room	Inaccessible	Inaccessible	Inaccessible	2002		
20	7795778	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Gardenview Elementary	Boiler room	Aurora Pumps	Illegible	Illegible	2000		
21	7795861	D3050	Air Handler	Exterior AHU	10000 CFM	Gardenview Elementary	Roof	Inaccessible	Inaccessible	Inaccessible	2007		
22	7795863	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2333 CFM	Gardenview Elementary	Mechanical room	Trane	M-6	K101857	1964		
23	7795780	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2333 CFM	Gardenview Elementary	Mechanical room	Trane	M- 6	K101856	1964		
24	7795880	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	Gardenview Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible	2000		30
25	7795848	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Gardenview Elementary	Roof	CentriMaster	PR81	RP38061	1981		
26	7795768	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Gardenview Elementary	Roof	Illegible	Illegible	Illegible	1964		
27	7795841	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Gardenview Elementary	Roof	No dataplate	No dataplate	No dataplate	2013		
28	7795820	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Gardenview Elementary	Roof	Emerson Electric	5DDD084A	No dataplate	2005		
29	7795786	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Gardenview Elementary	Roof	Roofmaster	BP35361	LA12	1964		
30	7795825	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Gardenview Elementary	Roof	Roofmaster	Illegible	Illegible			
31	7795758	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Gardenview Elementary	Roof	Emerson	Illegible	Illegible	2005		

32	7795866	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Gardenview Elementary	Roof	Roofmaster	BP35360	LA12			
33	7795788	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Gardenview Elementary	Roof	Inaccessible	Inaccessible	Inaccessible		6	
34	7795819	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	6000 CFM	Gardenview Elementary	Roof	Inaccessible	Inaccessible	Inaccessible			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795761	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Gardenview Elementary	Kitchen				2014		6
2	7795876	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Gardenview Elementary	Throughout building				2019		15
3	7795846	D4030	Fire Extinguisher	Wet Chemical/CO2		Gardenview Elementary	Kitchen				2019		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795851	D5020	Secondary Transformer	Dry, Stepdown	400 KVA	Gardenview Elementary	Boiler room	Basic Products Corp	Illegible	V30081	1975		
2	7795794	D5020	Distribution Panel	120/208 V	400 AMP	Gardenview Elementary	Mechanical room	Cutler-Hammer	No dataplate	No dataplate	1964		5
3	7795801	D5020	Distribution Panel	120/208 V	200 AMP	Gardenview Elementary	Mechanical room	Square D	No dataplate	No dataplate	2000		7
4	7795869	D5020	Distribution Panel	120/208 V	1200 AMP	Gardenview Elementary	Boiler room	Cutler-Hammer	No dataplate	No dataplate	1975		
5	7795784	D5020	Distribution Panel	120/208 V	1200 AMP	Gardenview Elementary	Boiler room	Cutler-Hammer	No dataplate	No dataplate	1975		
6	7795745	D5020	Distribution Panel	277/480 V	200 AMP	Gardenview Elementary	Mechanical room	Cutler-Hammer	No dataplate	No dataplate	1964		3
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795812	D7050	Fire Alarm Panel	Fully Addressable		Gardenview Elementary	Office	Siemens	FC2050	Inaccessible	2023		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7795828	E1030	Foodservice Equipment	Convection Oven, Double		Gardenview Elementary	Kitchen	Blodgett	No dataplate	111714CR019T	2011		
2	7795836	E1030	Foodservice Equipment	Convection Oven, Double		Gardenview Elementary	Kitchen	Blodgett	BD0-100-G-ES	072619C1023T	2007		
3	7795764	E1030	Foodservice Equipment	Dairy Cooler/Wells		Gardenview Elementary	Kitchen	Master bilt	15070110	D0MC-164-A	2015		
4	7795754	E1030	Foodservice Equipment	Dairy Cooler/Wells		Gardenview Elementary	Kitchen	NA	AMC-5801	AMC-5801AUS1C00023061700C40006	2023		
5	7795762	E1030	Foodservice Equipment	Dishwasher Commercial		Gardenview Elementary	Kitchen	Insinger	ADMIRAL 44	960566			
6	7795821	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Gardenview Elementary	Kitchen	No dataplate	No dataplate	No dataplate	2000		2
7	7795760	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Gardenview Elementary	Kitchen	FWE	UHS-12	227983302	2022		
8	7795799	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Gardenview Elementary	Kitchen	FWE	UHS-12	123465508	2012		
9	7795857	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Gardenview Elementary	Kitchen	Migali	C-2F	C-2F07716122700920007	2020		
10	7795884	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Gardenview Elementary	Kitchen	Atosa	MBF8002GR	MBF8002GRAUS100320061300C40021	2020		
11	7795775	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Gardenview Elementary	Kitchen	Migali	C-3F	C-3F15080692017	2015		
12	7795814	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Gardenview Elementary	Kitchen	Atosa	MBF8003GR	MBF8003GRAUS 100320071400C40023	2020		
13	7795832	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Gardenview Elementary	Kitchen	Hoshizaki	F3A-FS	M50276B	2015		
14	7795881	E1030	Foodservice Equipment	Icemaker, Freestanding		Gardenview Elementary	Kitchen	Hoshizaki	KM-520MAJ	L12882L	2015		
15	7795808	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Gardenview Elementary	Kitchen	Sunfire	Inaccessible	Inaccessible	2010		
16	7795845	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Gardenview Elementary	Kitchen	Arctic Air	AR23E	4033343	2015		
17	7795843	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Gardenview Elementary	Kitchen	Arctic Air	AWR25Z	H22035672	2011		
18	7795834	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Gardenview Elementary	Kitchen	Arctic Air	AR23E	H7113324	2015		
19	7795838	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Gardenview Elementary	Kitchen	Arctic Air	AR23E	H7113318	2015		
20	7795829	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Gardenview Elementary	Kitchen	Atosa	MBF8005GR	MBF8005GRAUS100320061300C40003	2020		
21	7795747	E1030	Foodservice Equipment	Steam Kettle		Gardenview Elementary	Kitchen	Wear-Ever	Illegible	Illegible	1990		
22	7795835	E1030	Foodservice Equipment	Steamer, Freestanding		Gardenview Elementary	Kitchen	ACCUTEMP	N61201D06000200	56718	2018		
23	7795855	E1030	Foodservice Equipment	Steamer, Freestanding		Gardenview Elementary	Kitchen	ACCUTEMP	N61201D06000200	56707	2018		
24	7795811	E1030	Foodservice Equipment	Steamer, Tabletop		Gardenview Elementary	Kitchen	Thurmaduke	Inaccessible	Inaccessible	2015		2
25	7795823	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Gardenview Elementary	Kitchen				2000		2
26	7795877	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Gardenview Elementary	Kitchen				2000		
27	7795802	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Gardenview Elementary	Hallway				2019		