

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Geeter School
4649 Horn Lake Road
Memphis, Tennessee 38109

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	4
Main Address	4649 Horn Lake Road, Memphis, Tennessee 38109
Site Developed	1961
Site Area	10.56 acres (estimated)
Parking Spaces	120 total spaces all in open lots; 5 of which are
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 23,2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Lashonda Sutton ,901-503-4192
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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 facility was originally constructed in 1961. The original building has had minimal renovation since the time of construction. The Gymnasium was later added in the 1980s. The B building, which is the newest addition, was constructed in 2023.

Architectural

Due to good maintenance practices the facilities have been well maintained. The facility appears to have some signs of settlement in the main building. There is structural cracking along the interior walls in isolated areas. A cost for a study has been added to further investigate the issue. The exterior walls consist of CMU with aluminum windows. It was reported that there is burglary issue due to latches on the windows not locking properly. Also, it was reported by the point of contact that the TPO membrane roof leaks in some areas in the main building. The interior floors are a mix of VCT, ceramic and quarry tile. Most of the facilities have suspended ACT ceilings. The interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been well maintained. The HVAC equipment varies in age and condition throughout the facilities. The components consist of boilers and suspended unit heaters for heating and a chiller, air handlers, packaged units for cooling. The boilers and Unit ventilators were updated in 2023. It was reported and observed that there is a pipe condensation issue throughout the facility from the newly installed ceiling mounted unit ventilators. Repairs are recommended

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. The hot water is supplied by gas and electric water heaters.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. Most of the facilities have distribution panels being fed from the switchboard in the main building. The gymnasium has its own electrical system. There is a generator located in the mechanical room for emergency power. LED lighting upgrades have been added in some areas of the facility.

The fire alarm system adequately serves the entire facility. A facility-wide fire suppression system is not present, the facilities fire suppression is limited to individual fire extinguishers. Installation is highly recommended. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

The overall landscaping of the site has been well maintained. The asphalt paved parking lots, and driveways have heavy weathering and potholes throughout in surface. In addition, the striping is badly worn. Continued routine maintenance is recommended.

Recommended Additional Studies

The Interior walls is in poor condition. The interior walls have cracked in isolated areas throughout the facility. A professional architect 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. A budgetary cost allowance to repair the interior cracked walls is also 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

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:

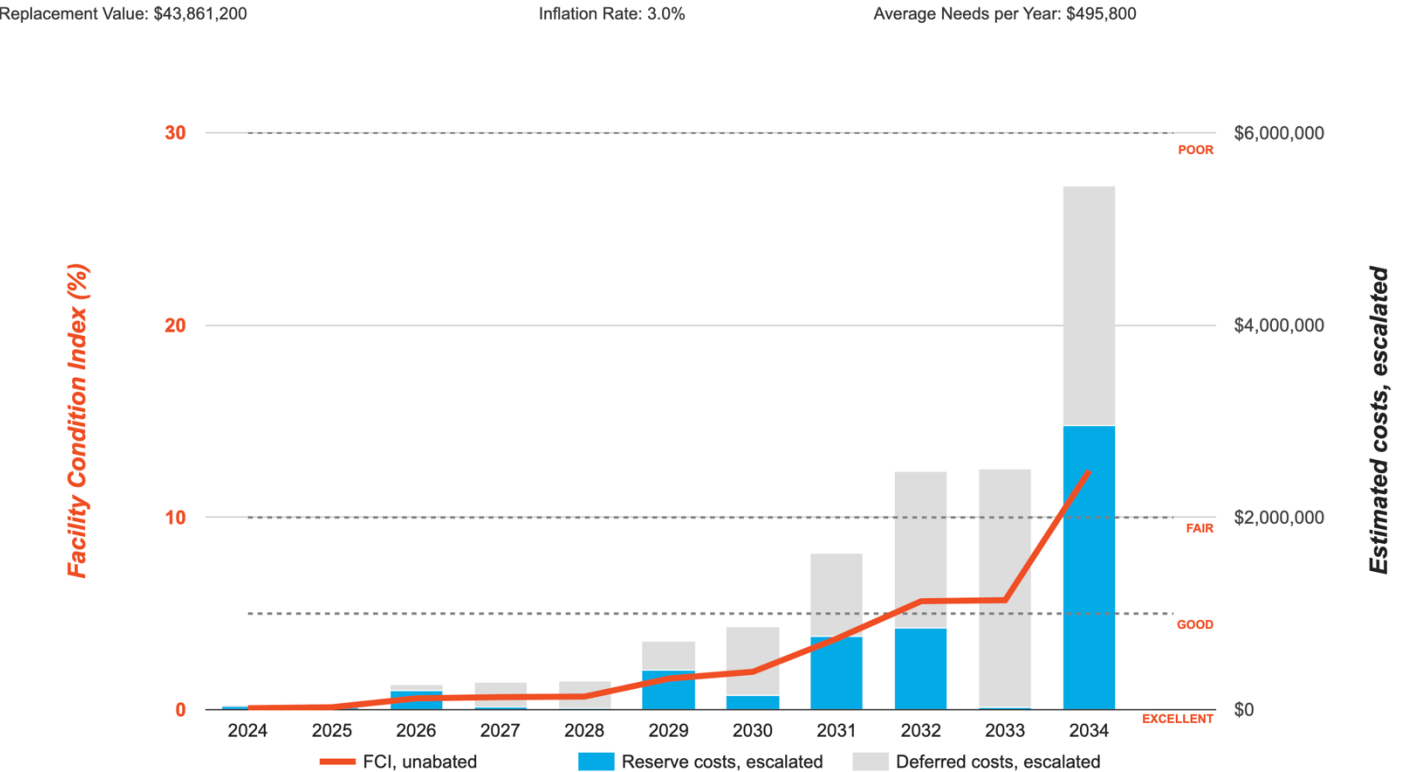
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Geeter School / B Building (2023)	\$400	11,750	\$4,700,000	0.0%	0.0%	0.0%	0.4%
Geeter School / Gymnasium (1985)	\$400	19,700	\$7,880,000	0.0%	0.1%	4.0%	15.8%
Geeter School / Main Building (1961)	\$400	72,050	\$28,820,000	0.1%	1.0%	1.4%	13.8%
Geeter School / Music Building (1964)	\$400	6,453	\$2,581,200	0.0%	0.0%	0.0%	7.6%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Geeter School



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$11,000	-	-	-	-	\$11,000
Facade	-	-	\$36,200	\$1,066,000	\$2,398,500	\$3,500,800
Roofing	-	-	\$236,800	\$532,100	\$2,075,200	\$2,844,000
Interiors	-	-	\$16,200	\$1,156,800	\$5,033,000	\$6,206,000
Plumbing	-	-	\$20,800	\$102,100	\$2,077,500	\$2,200,400
HVAC	-	\$16,500	\$10,000	\$98,000	\$1,413,600	\$1,538,100
Fire Protection	-	-	-	\$31,500	\$6,800	\$38,300
Electrical	-	-	\$34,100	\$1,071,000	\$898,500	\$2,003,600
Fire Alarm & Electronic Systems	-	-	\$31,400	\$382,700	\$462,300	\$876,400
Equipment & Furnishings	\$16,700	-	\$59,000	\$103,400	\$570,600	\$749,700
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	\$5,800	\$172,400	\$118,500	\$296,700
Site Pavement	-	\$208,800	-	\$26,900	\$67,300	\$302,900
Site Utilities	-	-	-	-	\$5,300	\$5,300
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS (3% inflation)	\$34,700	\$225,300	\$450,300	\$4,742,700	\$15,127,200	\$20,580,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Geeter School / Main Building	5	\$34,700
Total	5	\$34,700

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8000933	Geeter School / Main Building	Throughout	B1010	Structural Elements, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$11,000
7975729	Geeter School / Main Building	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	\$6,700
7975742	Geeter School / Main Building	Kitchen	E1030	Foodservice Equipment, Convection Oven, Double, Replace	Failed	Performance/Integrity	\$8,300
7975716	Geeter School / Main Building	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Failed	Performance/Integrity	\$1,700
7975713	Geeter School / Main Building	Throughout Building	P2030	Architectural Study, Building Envelope, Façade, Evaluate/Report	Poor	Performance/Integrity	\$7,000
Total (5 items)							\$34,700

Key Findings



Structural Elements in Poor condition.

any type, Repairs per Man-Day
Main Building Geeter School Throughout

Uniformat Code: B1010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000

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Cost allowance provided for repairs of cracks on interior walls - AssetCALC ID: 8000933



Boiler Supplemental Components in Poor condition.

Expansion Tank
Main Building Geeter School Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

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The tank is rusted - AssetCALC ID: 7975741



Piping and Valves in Poor condition.

Fiberglass Insulation, HVAC Chilled Water
Main Building Geeter School Throughout Building

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

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Piping is still has condensation with insulation isolated areas throughout the facility were new units are installed - AssetCALC ID: 7975770



Parking Lots in Poor condition.

Pavement, Asphalt
Main Building Geeter School Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,500

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The striping is badly worn. Repairs are recommended - AssetCALC ID: 7975765



Parking Lots in Poor condition.

Pavement, Asphalt
Main Building Geeter School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$175,000

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The parking lot has heavy weathering and potholes throughout its surface - AssetCALC ID: 7975701



Foodservice Equipment in Failed condition.

Food Warmer, Proofing Cabinet on Wheels
Main Building Geeter School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

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According to the sign posted the equipment is not in service - AssetCALC ID: 7975716



Foodservice Equipment in Failed condition.

Convection Oven, Double
Main Building Geeter School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

The oven is in need of repair - AssetCALC ID: 7975742



Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Main Building Geeter School Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

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According the to the sign post the equipment is not in service - AssetCALC ID: 7975729



Recommended Follow-up Study:
Building Envelope, Façade

Building Envelope, Façade
Main Building Geeter School Throughout Building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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The building has cracking in isolated areas throughout the facility - AssetCALC ID: 7975713

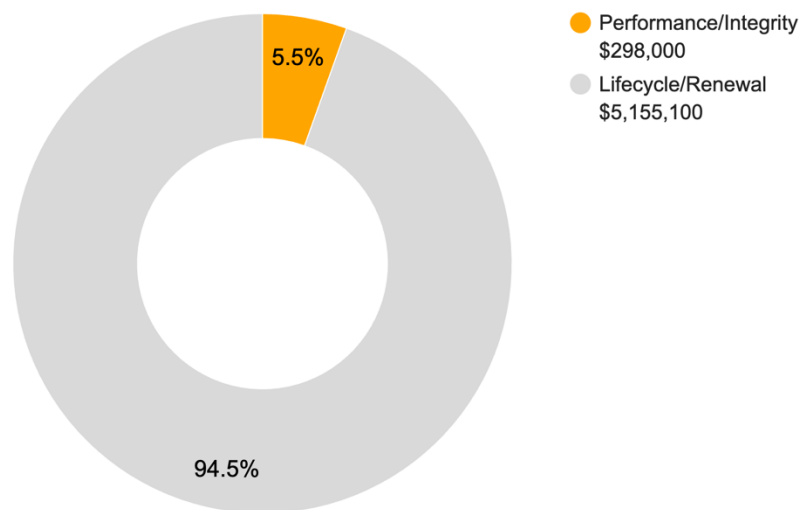
Plan Types

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: \$5,453,100

2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1961	
Building/Group Size	72050 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation	Fair
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT, quarry tile, rubber tile and unfinished concrete Ceilings: Painted lath and plaster and ACT	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	Central System: Boilers, chillers, and air handlers Non-Central System: Unit ventilators Supplemental components: Suspended unit heaters	Fair

Main Building: Systems Summary		
Fire Suppression	Fire extinguishers only Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	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	Possible structural settlement and condensation issues from new ac units	

3. B Building



B Building: Systems Summary

Constructed/Renovated	2023	
Building Size	11,750 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: CMU Windows: Aluminum	Good
Roof	Flat construction with Single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU Floors: VCT Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

B Building: Systems Summary

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

4. Music Building



Music Building: Systems Summary

Constructed/Renovated	1964	
Building Size	6,153 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted lath and plaster and painted CMU Floors: VCT, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components Unit ventilator	Fair
Fire Suppression	Fire extinguishers only	Fair

Music Building: Systems Summary

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

5. Gymnasium



Gymnasium: Systems Summary

Constructed/Renovated	1985	
Building Size	19,700 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gambrel construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU and ceramic tile Floors: VCT, ceramic tile and wood strip Ceilings: Painted lath and plaster and ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters	Fair

Gymnasium: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. 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 signage; chain link fencing. Playgrounds and sports fields and courts with bleachers Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: LED and halogen Pedestrian walkway	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	None observed at time of assessment.	

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Gymnasium roof; lack of ladder or other means of access

8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1961 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1961	No	No
Main Building	1961	No	No

Campus: Accessibility Summary			
B Building	2023	No	No
Music Building	1964	No	No
Gymnasium	1985	No	No

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

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

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

11. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Geeter School, 4649 Horn Lake Road, Memphis, Tennessee 38109, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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12. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW

Photographic Overview



7 - HALLWAY



8 - CAFETERIA



9 - KITCHEN



10 - BREAKROOM



11 - LIBRARY



12 - CLASSROOM

Photographic Overview



13 - CLASSROOM



14 - MUSIC ROOM



15 - CLASSROOM



16 - CLASSROOM



17 - PLUMBING FIXTURES



18 - WATER HEATER

Photographic Overview



19 - ELECTRICAL SYSTEM



20 - MECHANICAL ROOM



21 - MECHANICAL ROOM



22 - EXTERIOR CHILLER



23 - EXTERIOR DOOR



24 - WALKWAY

Photographic Overview



25 - WALKWAY



26 - PARKING OVERVIEW



27 - SITE LIGHTING



28 - PROPERTY SIGNAGE



29 - PLAYGROUND EQUIPMENT





30 - GENERAL LANDSCAPING

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-103.354	Geeter School	
	Source	On-Site Date	
	Google	July 24 ,2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Geeter School

Name of person completing form: Lashonda Sutton

Title / Association w/ property: Plant manager

Length of time associated w/ property: 18 years

Date Completed: 7/23/2024

Phone Number: 901-503-4192

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 1961	Renovated	New building 2024
2	Building size in SF	72,050	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	23/24	HVAC new boilers in the gym and main building
		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.	A breezeway is needed to the new building Windows are not locking properly which causes issues with break ins		

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?	✗				Cracks in walls in various areas
8	Are there any wall, window, basement or roof leaks?	✗				Roof leaks and some windows leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			✗		
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				The Gym and some of the classrooms are not cooled adequately.
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?	✗				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			✗		
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Geeter School

BV Project Number: 163745.23R000-103.354

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?			✗	

Geeter School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes				✗
Playgrounds & Swimming Pools	NA			
Other				

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

Geeter School: Photographic Overview



CLOSE-UP OF STALL



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Geeter School: Photographic Overview



DOOR HARDWARE



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SERVING LINE



KITCHEN OVERVIEW

Appendix E:

Component Condition Report

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout	Poor	Structural Elements, any type, Repairs per Man-Day, Repair	10	0	8000933
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	720 SF	25	7897419
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	75,098 SF	15	7897425
B2010	Building Exterior	Fair	Exterior Walls, Brick	57,400 SF	30	7975750
B2020	Building Exterior	Fair	Glazing, any type, by SF	14,400 SF	10	7975776
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	18	15	7897421
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	15	7897441
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	8	28	7897426
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	72,050 SF	14	7975767
B3060	Roof	Fair	Roof Hatch, Metal	1	5	7897427
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	75,098 SF	15	7897448
C1020	Cafeteria	Fair	Interior Glazing, any type by SF	500 SF	16	7975719
C1030	Cafeteria	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	16	7975722
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	78	20	7897440
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	1	16	7975743
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	20	5	7897428
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	12	20	7975723
C1070	Hallways & Common Areas	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,098 SF	10	7897420
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	57,600 SF	16	7975731
C1090	Restrooms	Good	Toilet Partitions, Metal	11	15	7897445

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Wood	18	10	7897405
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	8	7975768
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	10,800 SF	15	7975749
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	54,100 SF	6	7975727
C2030	Throughout Building	Fair	Flooring, Rubber Tile	7,200 SF	8	7975712
C2030	Throughout Building	Fair	Flooring, Quarry Tile	18,000 SF	20	7975760
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	46,900 SF	8	7975697
C2030	Cafeteria	Fair	Flooring, Ceramic Tile	3,000 SF	10	7897418
C2030	Restrooms	Fair	Flooring, Quarry Tile	9,000 SF	15	7897416
C2050	Throughout Building	Fair	Ceiling Finishes, Metal	75,098 SF	25	7897430
Plumbing						
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	10	7975737
D2010	Restrooms	Fair	Urinal, Standard	12	15	7897404
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	15	7975717
D2010	Lobby	Good	Drinking Fountain, Exterior/Site, Metal Pedestal	10	10	7897439
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	7975759
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	10	7975757
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	72,050 SF	20	7975754
D2010	Restrooms	Good	Toilet, Commercial Water Closet	17	20	7897410
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	30	20	7897432
D2010	Mechanical Room	Good	Boiler, Gas, Domestic, 501 to 800 MBH	1	23	7897423
D2030	Roof	Good	Supplemental Components, Drains, Roof	15	26	7975758
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	7	7975778
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	7	7975739
HVAC						

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler Room	Poor	Boiler Supplemental Components, Expansion Tank	1	2	7975741
D3020	Throughout Building	Good	Boiler Supplemental Components, Expansion Tank	1	38	7975772
D3020	Mechanical Room	Good	Boiler, Gas, HVAC	1	30	7975703
D3020	Cafeteria	Fair	Unit Heater, Natural Gas	1	10	7975732
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	15	7975705
D3030	Throughout Building	Good	Unit Ventilator, approx/nominal 2 Ton	15	19	7975726
D3050	Throughout Building	Poor	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water	2,000 LF	2	7975770
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	72,050 SF	26	7975766
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7975762
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	72,050 SF	11	7975718
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	20	7975735
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water	1	20	7975699
D3050	Ceiling area	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	23	7975771
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	7975700
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	7897443
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	7897422
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	7897409
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	15	7897413
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	400 SF	10	7897412
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	48 LF	10	7975736
D4030	Throughout Building	Good	Fire Extinguisher, Wet Chemical/CO2	9	9	7897424
Electrical						
D5010	Mechanical Room	Fair	Generator, Diesel	1	7	7975730
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS	1	7	7975738

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned	1	15	7975753
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned	1	10	7897417
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	3	7897415
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	10	7897446
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	2	5	7897433
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	1	10	7897402
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7975725
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7975751
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7975721
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7975734
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	10	7975752
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	75,098 SF	15	7897408
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	7	7975748
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	72,050 SF	7	7975710
D5040	Throughout Building	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	50	18	7975702
Fire Alarm & Electronic Systems						
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	7,098 SF	5	7897403
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, High Density	75,098 SF	10	7897431
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,098 SF	8	7897435
D7050	Throughout Building	Fair	Fire Alarm Panel, Multiplex	1	5	7897447
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	72,050 SF	11	7975763
Equipment & Furnishings						
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	7975704
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	7975715
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7975728

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	7975729
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7975711
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	7897411
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7975774
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	7975706
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7975744
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7975724
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7975740
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	14	7975747
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7975695
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7975773
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	11	7975761
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	7975733
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	6	7975769
E1030	Kitchen	Failed	Foodservice Equipment, Convection Oven, Double	1	0	7975742
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7975756
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7975755
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7975745
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	0	7975716
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	7975746
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7975777
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	7975698
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7975764
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	8	7975709
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7975714

Component Condition Report | Geeter School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Classrooms Industrial Arts	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	8	21	7975696
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	780 SF	5	7897434
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	448	12	7897436
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	2	7975701
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	1	7975765
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	21	7975775
G2060	Building Exterior	Good	Bike Rack, Fixed 6-10 Bikes	2	15	7897437
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	300 SF	11	7975708
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7975720
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 6'	1,650 LF	10	7897442
G4050	Building Exterior	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	3	25	7897429
G4050	Site	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	5	21	7975707
Follow-up Studies						
P2030	Throughout Building	Poor	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	7975713

Component Condition Report | Geeter School / B Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	11,698 SF	45	7897473
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	12	27	7897471
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	28	7975814
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	11,750 SF	18	7975811

Component Condition Report | Geeter School / B Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	20	7975804
Interiors						
C1030	Throughout Building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	37	7975815
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	10,600 SF	22	7975798
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	8	15	7897469
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	10,600 SF	8	7975819
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	10,600 SF	13	7975801
Plumbing						
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	1	34	7975817
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	25	7897474
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	6	13	7975809
D2010	Restrooms	Good	Urinal, Standard	2	25	7897478
D2010	Utility Rooms/Areas	Good	Backflow Preventer, Domestic Water	1	25	7897472
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Commercial (12 kW)	1	18	7975816
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,750 SF	38	7975796
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	7975795
D2010	Restrooms	Good	Toilet, Commercial Water Closet	5	25	7897479
HVAC						
D3020	Utility Rooms/Areas	Good	Unit Heater, Electric, 6 to 10 KW	1	15	7897477
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	13	7975791
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	19	7975802
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	19	7975789
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	19	7975810
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-8]	1	19	7975790
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-7]	1	19	7975805

Component Condition Report | Geeter School / B Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-9]	1	19	7975800
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	19	7975807
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	19	7975792
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	19	7975808
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-05]	1	18	7975812
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-02]	1	18	7975794
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-4]	1	18	7975806
Fire Protection						
D4010	Utility Rooms/Areas	Good	Supplemental Components, Fire Riser, Dry	1	35	7897470
Electrical						
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	29	7975818
D5040	Utility Rooms/Areas	Good	Lighting Controls, Dimming Panel, Standard	1	18	7975813
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,750 SF	18	7975793
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	11,750 SF	13	7975803
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	11,750 SF	18	7975799
D7050	Utility Rooms/Areas	Good	Fire Alarm Panel, Fully Addressable	1	14	7975797
Special Construction & Demo						
F1020	Building Exterior	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	200 SF	27	7897481
Athletic, Recreational & Playfield Areas						
G2050	Building Exterior	Good	Play Structure, Multipurpose, Small	1	13	7897475
Sitework						
G4050	Building Exterior	Good	Exterior Site Lighting, Wall Pack, 13 to 26 W	8	17	7897466

Component Condition Report | Geeter School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	20,298 SF	25	7902209
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	25	5	7902212
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	20	7902211
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	15	7975825
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	20,298 SF	5	7902214
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	19,700 SF	10	7975845
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	16	7975840
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	10	7975833
C1090	Restrooms	Good	Toilet Partitions, Metal, Refinish	3	7	7902216
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	4,400 SF	20	7975821
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	14,800 SF	7	7975839
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,000 SF	20	7975842
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	8	7975826
C2030	Throughout Building	Good	Flooring, Maple Sports Floor, Refinish	15,800 SF	7	7975844
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	7	7975835
Plumbing						
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	16	7975852
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	19,700 SF	16	7975843
D2010	Restrooms	Fair	Urinal, Standard	4	5	7902224
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	7975846
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	10	7902225
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	5	7902219

Component Condition Report | Geeter School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	4	13	7975850
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (600 MBH)	1	7	7975851
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	10	15	7975847
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	10	11	7975820
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	8	10	7902227
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	25	7975824
D3020	Throughout Building	Good	Boiler Supplemental Components, Expansion Tank	1	37	7975828
D3020	Restrooms	Fair	Unit Heater, Natural Gas, 10 to 25 MBH	2	5	7902223
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	25	7975829
D3020	Throughout Building	Fair	Unit Heater, Hydronic	8	10	7975838
D3030	Office Areas	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	9	7975831
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7902222
D3030	Office Areas	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1	9	7975832
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7902220
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	6	7975822
D3060	Restrooms	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	10	7902229
Fire Protection						
D4030	Gymnasium	Good	Fire Extinguisher, Wet Chemical/CO2	4	9	7902218
Electrical						
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	1	3	7902221
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	19,700 SF	21	7975834
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	7975827
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	19,700 SF	12	7975837
Fire Alarm & Electronic Systems						

Component Condition Report | Geeter School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	19,700 SF	10	7975836
Equipment & Furnishings						
E1040	Gymnasium	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	7902213
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	100	11	7975823
Athletic, Recreational & Playfield Areas						
G2050	Building Exterior	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	7902226
G2050	Building Exterior	Good	Play Structure, Multipurpose, Large	1	15	7902217
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7975830
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	7975849
G2050	Building Exterior	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	100	13	7902230
G2050	Building Exterior	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,100 SF	10	7902210
Sitework						
G2060	Building Exterior	Good	Park Bench, Metal Powder-Coated	2	15	7902215

Component Condition Report | Geeter School / Music Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	5,800 SF	30	7897458
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	7897451
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,100 SF	10	7897462
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	15	7897463
C1030		Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	20	7975783
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	5	15	7897465

Component Condition Report | Geeter School / Music Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	8	7975780
C1090	Restrooms	Fair	Toilet Partitions, Wood	3	10	7897456
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	6	7975782
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	6,200 SF	8	7975781
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	15	7897453
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	15	7897452
D2010	Restrooms	Fair	Urinal, Standard	2	15	7897454
D2010	Lobby	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	7897457
HVAC						
D3030	Throughout Building	Good	Unit Ventilator, approx/nominal 2 Ton	2	19	7975788
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	22	7897459
Electrical						
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,153 SF	10	7975784
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	10	7975787
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,153 SF	11	7975785

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
Geeter School / B Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,142	\$0	\$0	\$0	\$0	\$140,979	\$22,689	\$12,775
Geeter School / Gymnasium	\$0	\$0	\$0	\$7,649	\$0	\$308,054	\$6,090	\$168,923	\$21,282	\$14,353	\$721,817	\$138,423	\$126,394	\$24,671	\$0	\$73,224
Geeter School / Main Building	\$34,680	\$23,175	\$202,144	\$21,308	\$11,818	\$101,516	\$138,188	\$590,001	\$748,654	\$9,525	\$2,106,313	\$759,183	\$223,559	\$0	\$1,913,955	\$6,815,190
Geeter School / Music Building	\$0	\$0	\$0	\$0	\$0	\$0	\$10,746	\$0	\$61,438	\$0	\$125,238	\$17,034	\$1,711	\$0	\$0	\$43,311
Grand Total	\$34,680	\$23,175	\$202,144	\$28,957	\$11,818	\$409,570	\$155,024	\$758,924	\$851,515	\$23,877	\$2,953,368	\$914,641	\$351,664	\$165,651	\$1,936,644	\$6,944,501

Geeter School / B Building

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
B3010		Roof		7975811	Roofing, Single-Ply Membrane, EPDM, Replace	20	2	18	11750	SF	\$11.00 \$129,250												
B3020		Roof		7975804	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	0	20	150	LF	\$9.00 \$1,350												
C1090		Restrooms		7897469	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	8	EA	\$750.00 \$6,000												
C2010		Throughout Building		7975819	Wall Finishes, any surface, Prep & Paint	10	2	8	10600	SF	\$1.50 \$15,900									\$15,900			
C2030		Throughout Building		7975801	Flooring, Vinyl Tile (VCT), Replace	15	2	13	10600	SF	\$5.00 \$53,000												
D2010		Utility Rooms/Areas		7975816	Water Heater, Electric, Commercial (12 kW), Replace	20	2	18	1	EA	\$12,400.00 \$12,400												
D2010		Throughout Building		7975809	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	6	EA	\$1,200.00 \$7,200												
D3020		Utility Rooms/Areas		7897477	Unit Heater, Electric, 6 to 10 KW, Replace	20	5	15	1	EA	\$2,200.00 \$2,200												
D3030		Roof		7975791	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$2,300.00 \$2,300												
D3050		Roof		7975802	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975789	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975810	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975790	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975805	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975800	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975807	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975792	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3050		Roof		7975808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$7,500.00 \$7,500												
D3060		Roof		7975812	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	2	18	1	EA	\$3,000.00 \$3,000												
D3060		Roof		7975794	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	2	18	1	EA	\$3,000.00 \$3,000												
D3060		Roof		7975806	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	2	18	1	EA	\$3,000.00 \$3,000												
D5040		Utility Rooms/Areas		7975813	Lighting Controls, Dimming Panel, Standard, Replace	20	2	18	1	EA	\$1,760.00 \$1,760												
D5040		Throughout Building		7975793	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	11750	SF	\$4.50 \$52,875												
D7030		Throughout Building		7975803	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	11750	SF	\$2.00 \$23,500												
D7050		Utility Rooms/Areas		7975797	Fire Alarm Panel, Fully Addressable, Replace	15	1	14	1	EA	\$15,000.00 \$15,000												
D7050		Throughout Building		7975799	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	2	18	11750	SF	\$2.00 \$23,500												
G2050		Building Exterior		7897475	Play Structure, Multipurpose, Small, Replace	20	7	13	1	EA	\$10,000.00 \$10,000												
G4050		Building Exterior		7897466	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	3	17	8	EA	\$400.00 \$3,200												

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
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,900	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,142	\$0	\$0	\$0

Geeter School / Gymnasium																						
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
B2020	Building Exterior	7902212	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	25	EA	\$1,250.00	\$31,250						\$31,250						
B2050	Building Exterior	7975825	Exterior Door, Steel, Standard, Replace	30	15	15	2	EA	\$600.00	\$1,200												
B2050	Building Exterior	7902211	Exterior Door, Steel, Standard, Replace	30	10	20	5	EA	\$600.00	\$3,000												
B3010	Roof	7902214	Roofing, Modified Bitumen, Replace	20	15	5	20298	SF	\$10.00	\$202,980						\$202,980						
B3010	Roof	7975845	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	19700	SF	\$17.00	\$334,900										\$334,900		
C1030	Throughout Building	7975840	Interior Door, Steel, Standard, Replace	40	24	16	10	EA	\$600.00	\$6,000												
C1070	Throughout Building	7975833	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2000	SF	\$3.50	\$7,000										\$7,000		
C1090	Restrooms	7902216	Toilet Partitions, Metal, Refinish	10	3	7	3	EA	\$50.00	\$150								\$150				
C2010	Throughout Building	7975821	Wall Finishes, Ceramic Tile, Replace	40	20	20	4400	SF	\$18.00	\$79,200												
C2010	Throughout Building	7975839	Wall Finishes, any surface, Prep & Paint	10	3	7	14800	SF	\$1.50	\$22,200								\$22,200				
C2030	Throughout Building	7975842	Flooring, Ceramic Tile, Replace	40	20	20	2000	SF	\$18.00	\$36,000												
C2030	Throughout Building	7975826	Flooring, Vinyl Tile (VCT), Replace	15	7	8	2000	SF	\$5.00	\$10,000									\$10,000			
C2030	Throughout Building	7975844	Flooring, Maple Sports Floor, Refinish	10	3	7	15800	SF	\$5.00	\$79,000								\$79,000				
C2050	Throughout Building	7975835	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	2000	SF	\$2.00	\$4,000								\$4,000				
D2010	Boiler Room	7975851	Water Heater, Gas, Commercial (600 MBH), Replace	20	13	7	1	EA	\$32,000.00	\$32,000								\$32,000				
D2010	Boiler Room	7975852	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	\$1,100.00	\$1,100												
D2010	Throughout Building	7975843	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	19700	SF	\$11.00	\$216,700												
D2010	Restrooms	7902224	Urinal, Standard, Replace	30	25	5	4	EA	\$1,100.00	\$4,400						\$4,400						
D2010	Restrooms	7902219	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	9	EA	\$1,500.00	\$13,500						\$13,500						
D2010	Restrooms	7902225	Toilet, Commercial Water Closet, Replace	30	20	10	10	EA	\$1,300.00	\$13,000										\$13,000		
D2010	Locker Rooms	7975820	Shower, Ceramic Tile, Replace	30	19	11	10	EA	\$2,500.00	\$25,000											\$25,000	
D2010	Throughout Building	7975850	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	4	EA	\$1,200.00	\$4,800												
D2010	Utility Rooms/Areas	7975846	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,400.00	\$1,400												
D2010	Locker Rooms	7975847	Shower, Valve & Showerhead, Replace	30	15	15	10	EA	\$800.00	\$8,000												
D3020	Restrooms	7902223	Unit Heater, Natural Gas, 10 to 25 MBH, Replace	20	15	5	2	EA	\$4,300.00	\$8,600						\$8,600						
D3020	Throughout Building	7975838	Unit Heater, Hydronic, Replace	20	10	10	8	EA	\$1,100.00	\$8,800										\$8,800		
D3020	Gymnasium	7902227	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	10	10	8	EA	\$4,700.00	\$37,600										\$37,600		
D3030	Building Exterior	7902222	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$3,400.00	\$3,400									\$3,400			
D3030	Building Exterior	7902220	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$3,400.00	\$3,400									\$3,400			
D3030	Office Areas	7975831	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	6	9	1	EA	\$3,500.00	\$3,500									\$3,500			
D3030	Office Areas	7975832	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	6	9	1	EA	\$4,800.00	\$4,800									\$4,800			

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
D3050	Boiler Room	7975822	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100					
D3060	Restrooms	7902229	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	2	EA	\$1,400.00	\$2,800											\$2,800	
D4030	Gymnasium	7902218	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	4	EA	\$300.00	\$1,200										\$1,200		
D5020	Utility Rooms/Areas	7902221	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000								
D5030	Boiler Room	7975827	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300												
D5040	Throughout Building	7975837	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	19700	SF	\$4.50	\$88,650												
D7050	Throughout Building	7975836	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	19700	SF	\$2.00	\$39,400											\$39,400	
E1040	Gymnasium	7902213	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$1,500.00	\$1,500										\$1,500		
E2010	Gymnasium	7975823	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	9	11	100	EA	\$750.00	\$75,000												\$75,000
G2050	Building Exterior	7902226	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000						
G2050	Site	7975830	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	\$8,000.00	\$8,000											\$8,000	
G2050	Site	7975849	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,500.00	\$57,000											\$57,000	
G2050	Building Exterior	7902230	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	12	13	100	EA	\$120.00	\$12,000												
G2050	Building Exterior	7902210	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	1100	SF	\$26.00	\$28,600											\$28,600	
G2050	Building Exterior	7902217	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	\$35,000.00	\$35,000												
G2060	Building Exterior	7902215	Park Bench, Metal Powder-Coated, Replace	20	5	15	2	EA	\$700.00	\$1,400												
Totals, Unescalated											\$0	\$0	\$0	\$7,000	\$0	\$265,730	\$5,100	\$137,350	\$16,800	\$11,000	\$537,100	\$100,000
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$7,649	\$0	\$308,054	\$6,090	\$168,923	\$21,282	\$14,353	\$721,817	\$138,420

Geeter School / Main Building

[illegible]

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
C1030	Throughout Building	7897440	Interior Door, Steel, Standard, Replace	40	20	20	78	EA	\$600.00	\$46,800											
C1070	Hallways & Common Areas	7897420	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7098	SF	\$3.50	\$24,843											\$24,843
C1070	Throughout Building	7975731	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	57600	SF	\$3.50	\$201,600											
C1090	Restrooms	7897405	Toilet Partitions, Wood, Replace	20	10	10	18	EA	\$500.00	\$9,000											\$9,000
C1090	Restrooms	7897445	Toilet Partitions, Metal, Replace	20	5	15	11	EA	\$850.00	\$9,350											
C1090	Throughout Building	7975768	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	500	LF	\$500.00	\$250,000									\$250,000		
C2010	Throughout Building	7975749	Wall Finishes, Ceramic Tile, Replace	40	25	15	10800	SF	\$18.00	\$194,400											
C2010	Throughout Building	7975727	Wall Finishes, any surface, Prep & Paint	10	4	6	54100	SF	\$1.50	\$81,150							\$81,150				
C2030	Cafeteria	7897418	Flooring, Ceramic Tile, Replace	40	30	10	3000	SF	\$18.00	\$54,000											\$54,000
C2030	Restrooms	7897416	Flooring, Quarry Tile, Replace	50	35	15	9000	SF	\$26.00	\$234,000											
C2030	Throughout Building	7975760	Flooring, Quarry Tile, Replace	50	30	20	18000	SF	\$26.00	\$468,000											
C2030	Throughout Building	7975712	Flooring, Rubber Tile, Replace	15	7	8	7200	SF	\$9.00	\$64,800									\$64,800		
C2030	Throughout Building	7975697	Flooring, Vinyl Tile (VCT), Replace	15	7	8	46900	SF	\$5.00	\$234,500									\$234,500		
D2010	Mechanical Room	7975759	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	\$16,600.00	\$16,600											
D2010	Boiler Room	7975737	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$1,100.00	\$1,100											\$1,100
D2010	Throughout Building	7975754	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	72050	SF	\$11.00	\$792,550											
D2010	Utility Rooms/Areas	7975757	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	2	EA	\$1,400.00	\$2,800											\$2,800
D2010	Lobby	7897439	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	5	10	10	EA	\$1,500.00	\$15,000											\$15,000
D2010	Restrooms	7897404	Urinal, Standard, Replace	30	15	15	12	EA	\$1,100.00	\$13,200											
D2010	Classrooms General	7975717	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	5	EA	\$1,200.00	\$6,000											
D2010	Restrooms	7897432	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	30	EA	\$1,500.00	\$45,000											
D2010	Restrooms	7897410	Toilet, Commercial Water Closet, Replace	30	10	20	17	EA	\$1,300.00	\$22,100											
D2060	Mechanical Room	7975739	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	13	7	1	EA	\$5,600.00	\$5,600								\$5,600			
D2060	Mechanical Room	7975778	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	\$10,600.00	\$10,600								\$10,600			
D3020	Cafeteria	7975732	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	\$4,700.00	\$4,700											\$4,700
D3020	Boiler Room	7975741	Boiler Supplemental Components, Expansion Tank, Replace	40	38	2	1	EA	\$3,540.00	\$3,540			\$3,540								
D3030	Building Exterior	7975705	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$350,000.00	\$350,000											
D3030	Throughout Building	7975726	Unit Ventilator, approx/nominal 2 Ton, Replace	20	1	19	15	EA	\$7,400.00	\$111,000											
D3050	Throughout Building	7975770	Piping & Valves, Fiberglass Insulation, HVAC Chilled Water, Replace	40	38	2	2000	LF	\$6.00	\$12,000			\$12,000								
D3050	Boiler Room	7975762	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$22,000.00	\$22,000											
D3050	Boiler Room	7975700	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$22,000.00	\$22,000											
D3050	Boiler Room	7975735	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$6,500.00	\$6,500											
D3050	Boiler Room	7975699	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$6,500.00	\$6,500											
D3050	Throughout Building	7975718	HVAC System, Ductwork, Medium Density, Replace	30	19	11	72050	SF	\$4.00	\$288,200											\$288,200
D3060	Roof	7897413	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	10	15	1	EA	\$5,600.00	\$5,600											

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
D3060	Roof	7897422	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	\$1,400.00	\$1,400											
D3060	Roof	7897409	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	\$1,400.00	\$1,400											
D3060	Roof	7897443	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	\$1,400.00	\$1,400											
D4010	Utility Rooms/Areas	7897412	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	400	SF	\$1.07	\$428											\$428
D4010	Kitchen	7975736	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	48	LF	\$400.00	\$19,200											\$19,200
D4030	Throughout Building	7897424	Fire Extinguisher, Wet Chemical/CO2, Replace	10	1	9	9	EA	\$300.00	\$2,700										\$2,700	
D5010	Mechanical Room	7975730	Generator, Diesel, Replace	25	18	7	1	EA	\$86,000.00	\$86,000								\$86,000			
D5010	Mechanical Room	7975738	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$8,500.00	\$8,500								\$8,500			
D5020	Mechanical Room	7897402	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$150,000.00	\$150,000											\$150,000
D5020	Mechanical Room	7897446	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$150,000.00	\$150,000											\$150,000
D5020	Building Exterior	7897417	Primary Transformer, Dry, Property-Owned, Replace	30	20	10	1	EA	\$70,000.00	\$70,000											\$70,000
D5020	Building Exterior	7975753	Primary Transformer, Dry, Property-Owned, Replace	30	15	15	1	EA	\$55,000.00	\$55,000											
D5020	Mechanical Room	7897415	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$11,500.00	\$11,500				\$11,500							
D5020	Utility Rooms/Areas	7897433	Distribution Panel, 120/208 V, Replace	30	25	5	2	EA	\$6,000.00	\$12,000					\$12,000						
D5030	Boiler Room	7975725	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300											
D5030	Boiler Room	7975721	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300											
D5030	Boiler Room	7975734	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$6,200.00	\$6,200											
D5030	Boiler Room	7975751	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$6,200.00	\$6,200											
D5040	Building Exterior	7975748	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	15	EA	\$600.00	\$9,000								\$9,000			
D5040	Throughout Building	7975710	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	72050	SF	\$4.50	\$324,225								\$324,225			
D5040	Building Exterior	7975752	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	10	EA	\$600.00	\$6,000											\$6,000
D5040	Throughout Building	7897408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	75098	SF	\$4.50	\$337,941											
D5040	Throughout Building	7975702	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	50	EA	\$220.00	\$11,000											
D7010	Throughout Building	7897403	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	7098	SF	\$3.25	\$23,069						\$23,069					
D7030	Throughout Building	7897431	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	5	10	75098	SF	\$3.00	\$225,294											\$225,294
D7050	Throughout Building	7897447	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	\$4,000.00	\$4,000						\$4,000					
D7050	Throughout Building	7897435	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	7098	SF	\$3.00	\$21,294									\$21,294		
D7050	Throughout Building	7975763	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	72050	SF	\$3.00	\$216,150											\$216,150
E1030	Kitchen	7975742	Foodservice Equipment, Convection Oven, Double, Replace	10	10	0	1	EA	\$8,280.00	\$8,280	\$8,280										\$8,280
E1030	Kitchen	7975716	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	15	0	1	EA	\$1,700.00	\$1,700	\$1,700										
E1030	Kitchen	7975729	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	\$6,700.00	\$6,700	\$6,700										
E1030	Kitchen	7975764	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700							
E1030	Roof	7897411	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300							
E1030	Kitchen	7975714	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500						
E1030	Kitchen	7975777	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	\$21,500.00	\$21,500						\$21,500					

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
E1030	Kitchen	7975728	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280					
E1030	Kitchen	7975769	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$3,800.00	\$3,800							\$3,800					
E1030	Kitchen	7975773	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600				
E1030	Kitchen	7975756	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600				
E1030	Kitchen	7975744	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600				
E1030	Kitchen	7975755	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700								\$1,700				
E1030	Kitchen	7975711	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$4,700								\$4,700				
E1030	Kitchen	7975745	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$4,700								\$4,700				
E1030	Kitchen	7975746	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$4,700								\$4,700				
E1030	Kitchen	7975724	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600				
E1030	Kitchen	7975733	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600				
E1030	Kitchen	7975774	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00	\$4,500									\$4,500			
E1030	Kitchen	7975695	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$4,500.00	\$4,500									\$4,500			
E1030	Kitchen	7975698	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,100.00	\$5,100									\$5,100			
E1030	Roof	7975709	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$6,300.00	\$6,300									\$6,300			
E1030	Kitchen	7975740	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$4,600.00	\$4,600									\$4,600			
E1030	Kitchen	7975761	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	19	11	1	EA	\$2,100.00	\$2,100											\$	
E1030	Kitchen	7975747	Foodservice Equipment, Steam Kettle, Replace	20	6	14	1	EA	\$30,000.00	\$30,000												
E1030	Kitchen	7975715	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	\$25,000.00	\$25,000												
E1030	Kitchen	7975706	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	\$15,000.00	\$15,000												
E1030	Kitchen	7975704	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	\$2,500.00	\$2,500												
E1070	Auditorium	7897434	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	780	SF	\$15.00	\$11,700						\$11,700						
E2010	Auditorium	7897436	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	8	12	448	EA	\$350.00	\$156,800												
G2020	Site	7975765	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	50000	SF	\$0.45	\$22,500		\$22,500					\$22,500				\$2	
G2020	Site	7975701	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	50000	SF	\$3.50	\$175,000			\$175,000									
G2060	Building Exterior	7897442	Fences & Gates, Fence, Chain Link 6', Replace	40	30	10	1650	LF	\$21.00	\$34,650										\$34,650		
G2060	Building Exterior	7897437	Bike Rack, Fixed 6-10 Bikes, Replace	20	5	15	2	EA	\$800.00	\$1,600												
G2060	Site	7975720	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	\$1,500.00	\$1,500											\$	
G2060	Site	7975708	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	29	11	300	SF	\$60.00	\$18,000											\$1	
P2030	Throughout Building	7975713	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000											
Totals, Unescalated											\$34,680	\$22,500	\$190,540	\$19,500	\$10,500	\$87,569	\$115,730	\$479,725	\$590,994	\$7,300	\$1,567,295	\$54
Totals, Escalated (3.0% inflation, compounded annually)											\$34,680	\$23,175	\$202,144	\$21,308	\$11,818	\$101,516	\$138,188	\$590,001	\$748,654	\$9,525	\$2,106,313	\$75

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
B2050	Building Exterior	7897451	Exterior Door, Steel, Standard, Replace		30	20	10	2	EA	\$600.00	\$1,200											\$1,200	
B3010	Roof	7897462	Roofing, Modified Bitumen, Replace		20	10	10	6100	SF	\$10.00	\$61,000											\$61,000	
C1030	Throughout Building	7897465	Interior Door, Steel, Standard, Replace		40	25	15	5	EA	\$600.00	\$3,000												
C1030	Throughout Building	7897463	Interior Door, Wood, Solid-Core, Replace		40	25	15	8	EA	\$700.00	\$5,600												
C1030	Music Building	7975783	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace		40	20	20	8	EA	\$2,100.00	\$16,800												
C1070	Throughout Building	7975780	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	17	8	5000	SF	\$3.50	\$17,500									\$17,500			
C1090	Restrooms	7897456	Toilet Partitions, Wood, Replace		20	10	10	3	EA	\$500.00	\$1,500											\$1,500	
C2010	Throughout Building	7975782	Wall Finishes, any surface, Prep & Paint		10	4	6	6000	SF	\$1.50	\$9,000							\$9,000					
C2030	Throughout Building	7975781	Flooring, Vinyl Tile (VCT), Replace		15	7	8	6200	SF	\$5.00	\$31,000									\$31,000			
D2010	Lobby	7897457	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	3	12	1	EA	\$1,200.00	\$1,200												
D2010	Restrooms	7897452	Toilet, Commercial Water Closet, Replace		30	15	15	5	EA	\$1,300.00	\$6,500												
D2010	Restrooms	7897454	Urinal, Standard, Replace		30	15	15	2	EA	\$1,100.00	\$2,200												
D2010	Restrooms	7897453	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	7	EA	\$1,500.00	\$10,500												
D3030	Throughout Building	7975788	Unit Ventilator, approx/nominal 2 Ton, Replace		20	1	19	2	EA	\$7,400.00	\$14,800												
D5040	Throughout Building	7975784	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	6153	SF	\$4.50	\$27,689											\$27,689	
D5040	Building Exterior	7975787	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	3	EA	\$600.00	\$1,800											\$1,800	
D7050	Throughout Building	7975785	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	9	11	6153	SF	\$2.00	\$12,306												\$12,306
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$9,000	\$0	\$48,500	\$0	\$93,189	\$12,306
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$10,746	\$0	\$61,438	\$0	\$125,238	\$17,034

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7897423	D2010	Boiler	Gas, Domestic, 501 to 800 MBH	705 MBH	Geeter School / Main Building	Mechanical Room	Lochinvar	FTX725N	2222 129701899	2024		
2	7975816	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Geeter School / B Building	Utility Rooms/Areas	Bradford White	LE350S3-3NCWW	YM50733583	2022		
3	7975759	D2010	Water Heater	Gas, Commercial (200 MBH)	116 GAL	Geeter School / Main Building	Mechanical Room	State Industries, Inc.	GP6-75-YTPDT 300	1950117385029	2019		
4	7975851	D2010	Water Heater	Gas, Commercial (600 MBH)	250 GAL	Geeter School / Gymnasium	Boiler Room	Polyshield	72P250AG	29172468	1991		
5	7975852	D2010	Backflow Preventer	Domestic Water	.75 IN	Geeter School / Gymnasium	Boiler Room	Watts	Illegible	Illegible	2010		
6	7975737	D2010	Backflow Preventer	Domestic Water	.75 IN	Geeter School / Main Building	Boiler Room	Watts	Inaccessible	Inaccessible	1995		
7	7897472	D2010	Backflow Preventer	Domestic Water	2.5 IN	Geeter School / B Building	Utility Rooms/Areas	Zurn	No dataplate	No dataplate	2024		
8	7975778	D2060	Air Compressor	Tank-Style	5 HP	Geeter School / Main Building	Mechanical Room	Barber Coleman Company	No dataplate	No dataplate	2000		
9	7975739	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Geeter School / Main Building	Mechanical Room	Barber Coleman Industries	No dataplate	No dataplate	1995		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7975824	D3020	Boiler	Gas, HVAC	725 MBH	Geeter School / Gymnasium	Boiler Room	Lochinvar	FTX725N	2222 129701900	2019		
2	7975829	D3020	Boiler	Gas, HVAC	725 MBH	Geeter School / Gymnasium	Boiler Room	Lochinvar	FTX725N	2222 129701901	2019		
3	7975703	D3020	Boiler	Gas, HVAC	1275 MBH	Geeter School / Main Building	Mechanical Room	Lochinvar	PBN1501	2222 129721455	2024		
4	7897477	D3020	Unit Heater	Electric, 6 to 10 KW	10 KW	Geeter School / B Building	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2024		
5	7975838	D3020	Unit Heater	Hydronic	12 MBH	Geeter School / Gymnasium	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2000		8
6	7975732	D3020	Unit Heater	Natural Gas	30 MBH	Geeter School / Main Building	Cafeteria	Modine Manufacturing	PAE30AC	05011011292	2005		
7	7902223	D3020	Unit Heater	Natural Gas, 10 to 25 MBH	15 MBH	Geeter School / Gymnasium	Restrooms	Inaccessible	Inaccessible	Inaccessible			2
8	7902227	D3020	Unit Heater	Natural Gas, 26 to 55 MBH	50 MBH	Geeter School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			8

9	7975741	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Geeter School / Main Building	Boiler Room	Extrol	No dataplate	No dataplate	1995	
10	7975828	D3020	Boiler Supplemental Components	Expansion Tank	500 GAL	Geeter School / Gymnasium	Throughout Building	Amtrol	B500	450496	2021	
11	7975772	D3020	Boiler Supplemental Components	Expansion Tank	600 GAL	Geeter School / Main Building	Throughout Building	Amtrol	B600	476988	2022	
12	7975705	D3030	Chiller	Air-Cooled	330 TON	Geeter School / Main Building	Building Exterior	Daikin Industries	AWS330C0PEWNN- ER10	SINU140800030	2014	
13	7975791	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Geeter School / B Building	Roof	Daikin Industries	RX12AXVJU	K029952	2022	
14	7902222	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Geeter School / Gymnasium	Building Exterior	LG	LMU24CHV	805KCYU09L79		
15	7902220	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Geeter School / Gymnasium	Building Exterior	LG	LMU24CHV	805KAQJ00676		
16	7975831	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Geeter School / Gymnasium	Office Areas	LG	Inaccessible	Inaccessible	2018	
17	7975832	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Geeter School / Gymnasium	Office Areas	LG	Inaccessible	Inaccessible	2018	
18	7975788	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Geeter School / Music Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2023	2
19	7975726	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Geeter School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2023	15
20	7975762	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	40 HP	Geeter School / Main Building	Boiler Room	WEG	CC029A	1022608126	2014	
21	7975700	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	40 HP	Geeter School / Main Building	Boiler Room	WEG	Illegible	Illegible	2014	
22	7975822	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Geeter School / Gymnasium	Boiler Room	Bell & Gossett	No dataplate	C33449-01 G22 HP	2015	
23	7975735	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Geeter School / Main Building	Boiler Room	Bell & Gossett	Illegible	0034497-02522	2019	
24	7975699	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Geeter School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2019	
25	7975771	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Geeter School / Main Building	Ceiling area	Daikin Industries	CAH010GVCM	FB0U220701775	2022	
26	7975810	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof- Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00973	2023	
27	7975808	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof- Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00972	2023	
28	7975802	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof- Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00979	2023	

29	7975789	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623A08902	2023		
30	7975807	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00976	2023		
31	7975792	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623A09169	2023		
32	7975805	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00978	2023		
33	7975790	D3050	Packaged Unit [RTU-8]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00977	2023		
34	7975800	D3050	Packaged Unit [RTU-9]	RTU, Pad or Roof-Mounted	3 TON	Geeter School / B Building	Roof	Lennox	LGT036H4EB1Y	5623B00975	2023		
35	7897459	D3060	Exhaust Fan	Centrifugal, 12" Damper	550 CFM	Geeter School / Music Building	Roof	Cook	90 ACEH90C.15DH	223986361-01/000640			
36	7902229	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	Geeter School / Gymnasium	Restrooms	Inaccessible	Inaccessible	Inaccessible		2	
37	7897443	D3060	Exhaust Fan	Centrifugal, 12" Damper	270 CFM	Geeter School / Main Building	Roof	Cook	90 ACEH 90C ODH	2 23SJ86361-01/0000702			
38	7897422	D3060	Exhaust Fan	Centrifugal, 12" Damper	270 CFM	Geeter School / Main Building	Roof	Cook	90 ACEH 90C ODH	223S8636-01/000220			
39	7897409	D3060	Exhaust Fan	Centrifugal, 12" Damper	270 CFM	Geeter School / Main Building	Roof	Cook	90 ACEH 90C ODH	2 23SJ86361-01/0000701			
40	7897413	D3060	Exhaust Fan	Centrifugal, 36"Damper	8500 CFM	Geeter School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	7975794	D3060	Exhaust Fan [EF-02]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Geeter School / B Building	Roof	Twin City Fan & Blower	DCRD-095B	500018266-00016	2022		
42	7975812	D3060	Exhaust Fan [EF-05]	Roof or Wall-Mounted, 24" Damper	2000 CFM	Geeter School / B Building	Roof	Twin City Fan & Blower	DCRD-070B	500022659-00010	2022		
43	7975806	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Geeter School / B Building	Roof	Twin City Fan & Blower	DCRD-160B	50226-4-00001	2022		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7975736	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Geeter School / Main Building	Kitchen				2010		48
2	7897424	D4030	Fire Extinguisher	Wet Chemical/CO2		Geeter School / Main Building	Throughout Building				2024		9
3	7902218	D4030	Fire Extinguisher	Wet Chemical/CO2		Geeter School / Gymnasium	Gymnasium						4
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7975730	D5010	Generator	Diesel	200 KW	Geeter School / Main Building	Mechanical Room	Onan	BR/8952AC	8607923095	1980	
2	7975738	D5010	Automatic Transfer Switch	ATS	70 AMP	Geeter School / Main Building	Mechanical Room	Onan	0TBCA 70-40/3102E	L850790778	2000	
3	7975753	D5020	Primary Transformer	Dry, Property-Owned	300 KVA	Geeter School / Main Building	Building Exterior	Howard Industries	9185-435388-037	H13054443909	1995	
4	7897417	D5020	Primary Transformer	Dry, Property-Owned	500 KVA	Geeter School / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible		
5	7897446	D5020	Switchboard	120/208 V	3000 AMP	Geeter School / Main Building	Mechanical Room	General Electric	3630B	No dataplate		
6	7897402	D5020	Switchboard	120/208 V	3000 AMP	Geeter School / Main Building	Mechanical Room	General Electric	No dataplate	No dataplate		
7	7897415	D5020	Distribution Panel	120/208 V	1000 AMP	Geeter School / Main Building	Mechanical Room	GE	CCB	No dataplate		
8	7975818	D5020	Distribution Panel	120/208 V	600 AMP	Geeter School / B Building	Electrical Room	Siemens	No dataplate	No dataplate	2023	
9	7897433	D5020	Distribution Panel	120/208 V	400 AMP	Geeter School / Main Building	Utility Rooms/Areas	General Electric	NLAB	No dataplate		2
10	7902221	D5020	Distribution Panel	120/208 V	600 AMP	Geeter School / Gymnasium	Utility Rooms/Areas	GE	QM2	No dataplate		
11	7975725	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Geeter School / Main Building	Boiler Room	Emerson	No dataplate	No dataplate	2022	
12	7975751	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Geeter School / Main Building	Boiler Room	ABB	ACH580-VCR-024A	2224203436	2022	
13	7975721	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Geeter School / Main Building	Boiler Room	Emerson	No dataplate	No dataplate	2022	
14	7975827	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Geeter School / Gymnasium	Boiler Room	ABB	ACH580-VCR-10A6-2+F267	2223501630	2022	
15	7975734	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Geeter School / Main Building	Boiler Room	Abb	ACH580-VCR-024A-2	2224203445	2022	
16	7975702	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Geeter School / Main Building	Throughout Building				2022	50

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7975797	D7050	Fire Alarm Panel	Fully Addressable		Geeter School / B Building	Utility Rooms/Areas	Siemens	No dataplate	No dataplate	2023		
2	7897447	D7050	Fire Alarm Panel	Multiplex		Geeter School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	7975728	E1030	Foodservice Equipment	Convection Oven, Double	Geeter School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2005	
2	7975742	E1030	Foodservice Equipment	Convection Oven, Double	Geeter School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2005	
3	7975744	E1030	Foodservice Equipment	Dairy Cooler/Wells	Geeter School / Main Building	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10576995	2010	
4	7975773	E1030	Foodservice Equipment	Dairy Cooler/Wells	Geeter School / Main Building	Kitchen	MasterBuilt	D0MC-164-A	15100295	2005	
5	7975756	E1030	Foodservice Equipment	Dairy Cooler/Wells	Geeter School / Main Building	Kitchen	MasterBuilt	D0MC-164-A	15100293	2010	
6	7975777	E1030	Foodservice Equipment	Dishwasher Commercial	Geeter School / Main Building	Kitchen	CMA	No dataplate	No dataplate	2015	
7	7975774	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Geeter School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2015	
8	7975695	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Geeter School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2015	
9	7975755	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Geeter School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2010	
10	7975716	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Geeter School / Main Building	Kitchen	FWE	MTU-12	092544102	2009	
11	7975698	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Geeter School / Main Building	Kitchen	Migali	C-2F	C-2F07716091600920018	2016	
12	7975769	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Geeter School / Main Building	Kitchen	Salvajor Commercial	200	56184	2015	
13	7975729	E1030	Foodservice Equipment	Icemaker, Freestanding	Geeter School / Main Building	Kitchen	Hoshizaki	KM-Seenat	F14565L	2014	2014
14	7975711	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Geeter School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2010	
15	7975745	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Geeter School / Main Building	Kitchen	Seco	7120950	8-98	2000	
16	7975746	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Geeter School / Main Building	Kitchen	Delfield	N8773-D	1111150001903	2010	
17	7975764	E1030	Foodservice Equipment	Range, 2-Burner	Geeter School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate	1995	
18	7975740	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Geeter School / Main Building	Kitchen	Migali	C-2R-HC	C-2R-HC00318101500920016	2018	
19	7975747	E1030	Foodservice Equipment	Steam Kettle	Geeter School / Main Building	Kitchen	Mark force	F-40GL-5	020918M 5075-0476	2018	
20	7975714	E1030	Foodservice Equipment	Steamer, Freestanding	Geeter School / Main Building	Kitchen	AccACCUTEMPording to	N61201E06009200	55495	2018	
21	7975709	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Geeter School / Main Building	Roof	Kolpak	PC69M0P-2	410214104	2002	

