

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Georgian Hills Elementary School  
3930 Leweir Street  
Memphis, TN 38127

## **PREPARED BY:**

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## **BV PROJECT #:**

163745.23R000-045.354

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April 19, 2024

## **ON SITE DATE:**

December 20, 2023

**Bureau Veritas**

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TABLE OF CONTENTS

1. **Executive Summary** ..... 1

    Campus Overview and Assessment Details ..... 1

    Campus Findings and Deficiencies ..... 2

    Facility Condition Index (FCI) ..... 3

    Immediate Needs..... 5

    Key Findings ..... 6

    Plan Types..... 9

1. **Building and Site Information** ..... 10

2. **Property Space Use and Observed Areas** ..... 12

3. **ADA Accessibility** ..... 13

4. **Purpose and Scope** ..... 14

5. **Opinions of Probable Costs** ..... 16

    Methodology ..... 16

    Definitions ..... 16

6. **Certification**..... 18

7. **Appendices** ..... 19

# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	3930 Leweir Street, Memphis, Tennessee 38127
Site Developed	1951/2011
Site Area	5.16 acres (estimated)
Parking Spaces	109 total spaces all in open lots; 6 of which are accessible
Building Area	44,786 SF
Number of Stories	1 above grade with 1 below-grade basement level
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 20, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 <a href="mailto:Tsylorm15@scsk12.org">Tsylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Jason
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Georgian Hills Elementary School was originally constructed in 1951. In 2010 the cafeteria section of the building was destroyed in a tornado and the structure was rebuilt in 2011. The campus consists of administration areas, classrooms, cafeteria, theater, commercial kitchen, and library. The Head Start building is also located next to the elementary school but it has been vacant for the last 15 years. The building is in poor condition with the roof caving in and no ongoing maintenance.

### Architectural

The building has a brick façade with asphalt shingle and modified bituminous roofing. No reported structural, roofing, or façade issues reported. The interior finishes have been updated over the years gradually replacing the original wood flooring with VCT flooring. Typical interior and exterior finish replacements are anticipated.

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

The school utilizes roof top packaged units, split systems, hydronic baseboard heating, and PTAC units for heating and cooling. The packaged units have been updated in 2011 when the cafeteria was reconstructed. The electrical system consists of distribution panels. The plumbing system consists of a gas domestic boiler. The building is protected with a dry-pipe fire sprinkler system and a fire alarm system.

### Site

Good lighting observed surrounding the building in the form of building mounted and pole mounted. Open parking lots serve the facility, the asphalt surfaces are in fair condition. The site has a playground and it is in fair condition.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

### FCI Analysis | Georgian Hills Elementary School(1951)

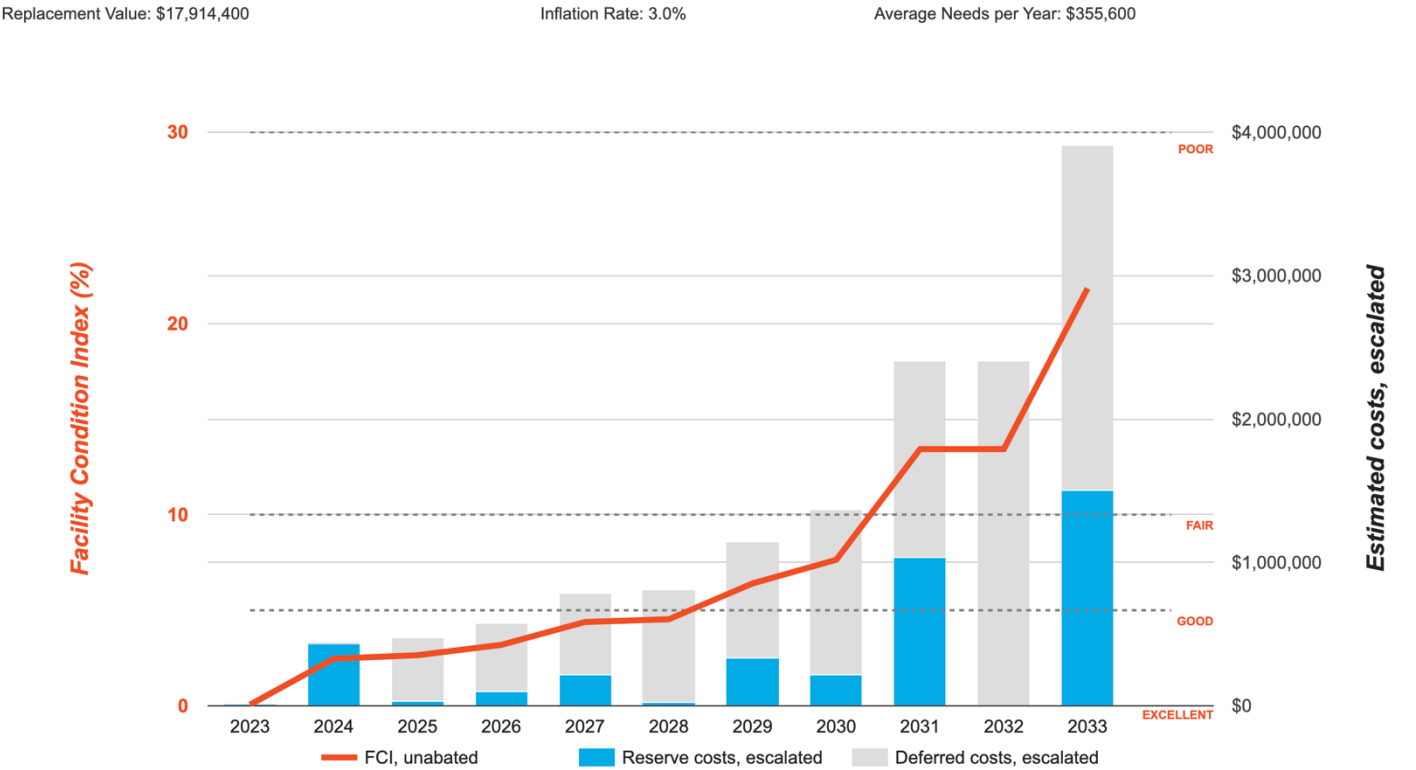
<i>Replacement Value</i> \$ 17,914,400	<i>Total SF</i> 44,786	<i>Cost/SF</i> \$ 400	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 11,800		<b>0.1 %</b>
3-Year	\$ 572,200		3.2 %
5-Year	\$ 811,400		4.5 %
10-Year	\$ 3,910,900		21.8 %

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: Georgian Hills Elementary School



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$29,100	\$129,000	\$468,400	\$626,500
Roofing	-	-	-	\$293,600	\$3,800	\$297,400
Interiors	\$11,800	-	\$151,900	\$436,000	\$717,200	\$1,316,900
Plumbing	-	-	\$41,300	\$724,500	\$74,000	\$839,700
HVAC	-	\$18,100	\$64,100	\$345,100	\$74,900	\$502,200
Fire Protection	-	-	-	-	-	-
Electrical	-	-	\$3,000	\$262,500	\$195,600	\$461,000
Fire Alarm & Electronic Systems	-	-	-	\$395,200	-	\$395,200
Equipment & Furnishings	-	-	\$46,700	\$108,600	\$65,300	\$220,700
Special Construction & Demo	-	\$412,000	-	-	-	\$412,000
Site Development	-	-	-	\$27,800	\$17,400	\$45,200
Site Pavement	-	\$33,400	-	\$368,000	\$97,000	\$498,400
Site Utilities	-	-	-	\$9,100	-	\$9,100
<b>TOTALS (3% inflation)</b>	<b>\$11,800</b>	<b>\$463,500</b>	<b>\$336,100</b>	<b>\$3,099,500</b>	<b>\$1,713,500</b>	<b>\$5,624,400</b>

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

## Immediate Needs

Facility/Building	Total Items	Total Cost
Georgian Hills Elementary School	2	\$11,800
<b>Total</b>	<b>2</b>	<b>\$11,800</b>

### Georgian Hills Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7185458	Georgian Hills Elementary School	Classrooms	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$9,800
7185448	Georgian Hills Elementary School	Classrooms	C2030	Flooring, Wood, Strip, Refinish	Poor	Performance/Integrity	\$2,000
<b>Total (2 items)</b>							<b>\$11,800</b>

## Key Findings



### Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100,000

\$\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185462



### Heat Pump in Poor condition.

Packaged and Wall-Mounted  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185449



### Heat Pump in Poor condition.

Packaged and Wall-Mounted  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185444



### Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100,000

\$\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185445



### Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100,000

\$\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185436



### Flooring in Poor condition.

Wood, Strip  
Georgian Hills Elementary School Classrooms

Uniformat Code: C2030  
Recommendation: **Refinish in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$

Excessive wear of wood surfaces observed - AssetCALC ID: 7185448



### Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100,000

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Portables are no longer in use, only for storage - AssetCALC ID: 7185502



### Heat Pump in Poor condition.

Packaged and Wall-Mounted  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185447



Flooring in Poor condition.

Carpet, Commercial Standard  
Georgian Hills Elementary School Classrooms

Uniformat Code: C2030  
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,800

\$\$\$\$

Ripped areas of carpet and excessive wear - AssetCALC ID: 7185458



Heat Pump in Poor condition.

Packaged and Wall-Mounted  
Georgian Hills Elementary School Portables

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Portables are no longer in use, only for storage - AssetCALC ID: 7185438



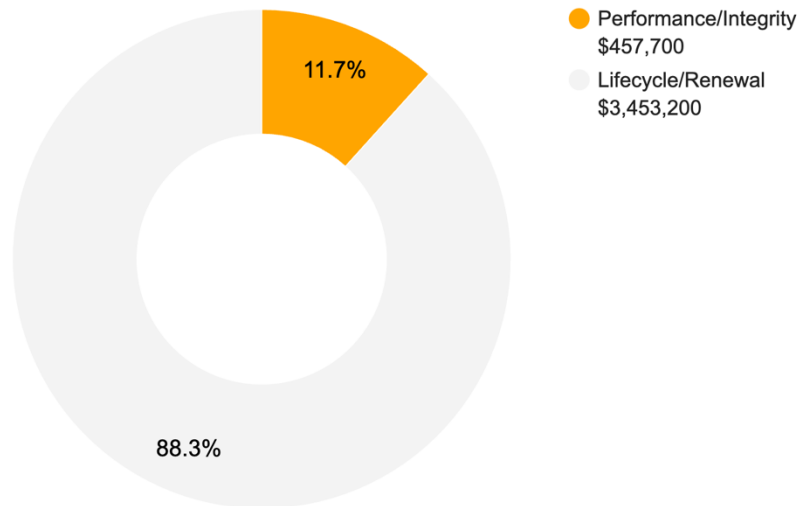
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,910,900

# 1. Building and Site Information



## Systems Summary

System	Description	Condition
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Wood	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingle finish Secondary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, wood, ceramic Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Domestic gas boiler with storage tank Fixtures: Toilets, urinals. and sinks in all restrooms	Fair
<b>HVAC</b>	Packaged units, split systems, hydronic baseboard heating, exhaust fans, PTAC units	Fair



Systems Summary		
<b>Fire Suppression</b>	Dry-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Portable classroom buildings	Poor
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Portables are no longer in use, only for storage, ripped areas of carpet and excessive wear	

## 2. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed

### 3. 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 1951 and underwent renovations in 2011.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 4. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 5. 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.

## 6. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Georgian Hills Elementary School, 3930 Leweir Street, Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

**Prepared by:** Bradley Fleming,  
Project Manager

**Reviewed by:**   
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Technical Report Reviewer for  
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Program Manager  
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## 7. Appendices

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

## **Appendix A:** Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - ROOFING



## Photographic Overview



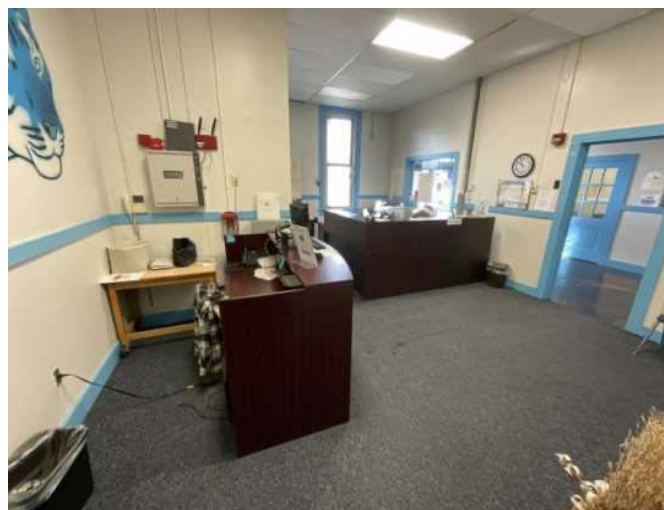
7 - LIBRARY



8 - MECHANICAL ROOM



9 - STAGE



10 - FRONT OFFICE



11 - KITCHEN



12 - RESTROOM



## Photographic Overview



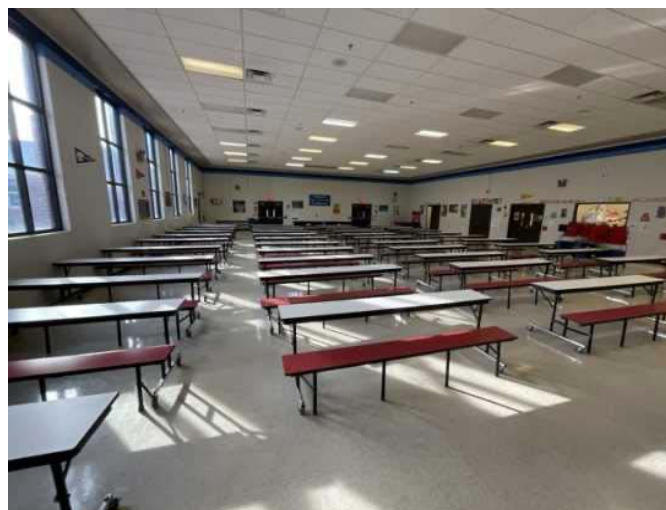
13 - CLASSROOM



14 - PRINCIPALS OFFICE



15 - THEATER



16 - CAFETERIA



17 - CLASSROOM



18 - RESTROOM

## Photographic Overview



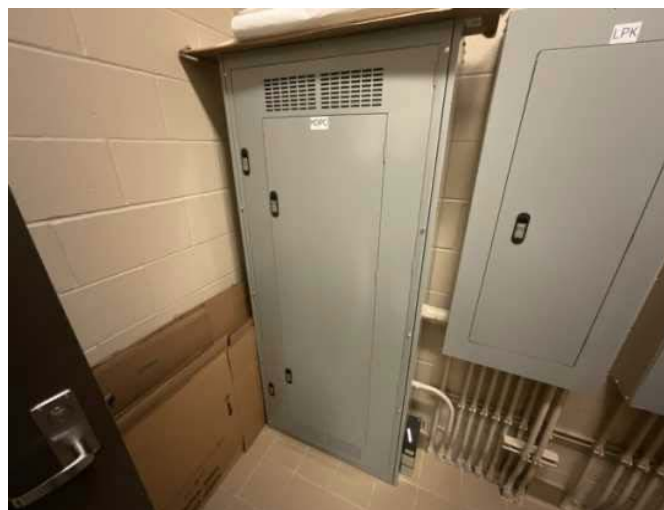
19 - PACKAGED UNIT



20 - WATER HEATER



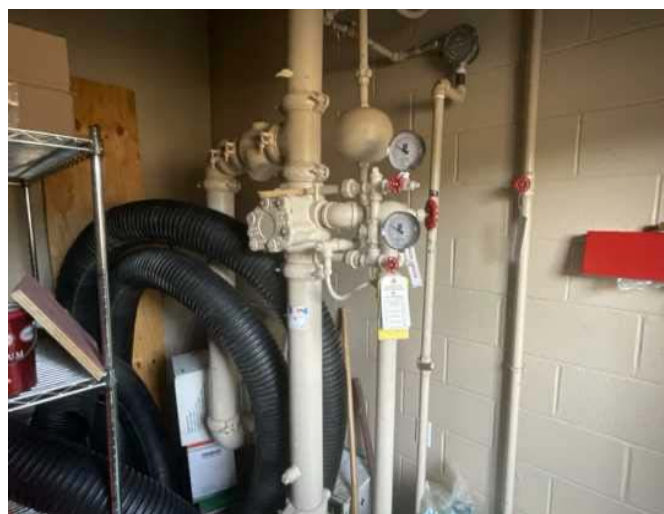
21 - RADIATOR



22 - DISTRIBUTION PANEL



23 - BOILER



24 - FIRE RISER



## Photographic Overview



25 - PARKING LOT



26 - ACCESSIBLE PARKING



27 - HEAD START BUILDING



28 - PLAY AREAS



29 - PORTABLE CLASSROOMS



30 - PLAY STRUCTURE

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

163745.23R000-045.354

**Source**

Google

**Project Name**

Georgian Hills Elementary School

**On-Site Date**

December 20, 2023



## **Appendix C:**

### **Pre-Survey Questionnaire**

---

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Georgian Hills Elementary School

**Name of person completing form:** Jason

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:** 1 year

**Date Completed:** December 19, 2023

**Phone Number:** \_\_\_\_\_

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

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1940	Renovated 2011	
2	Building size in SF	44,786 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	In 2010 a tornado hit and took out the cafeteria. It was rebuilt in 2011		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

---

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Georgian Hills Elementary School

BV Project Number: 163745.23R000-045.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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



## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

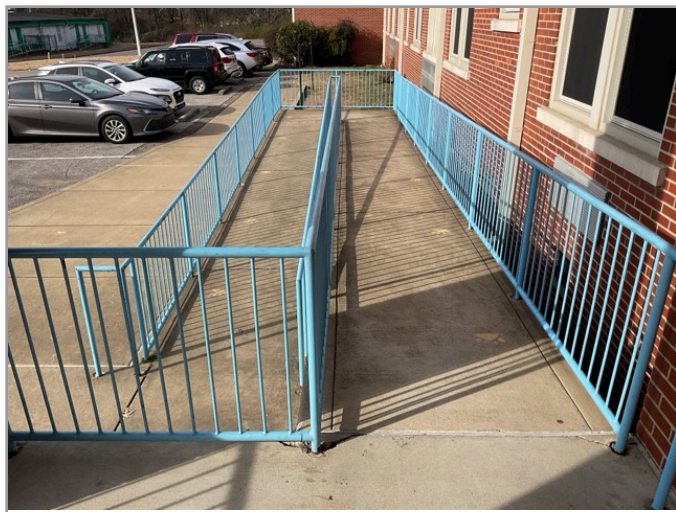


CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

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



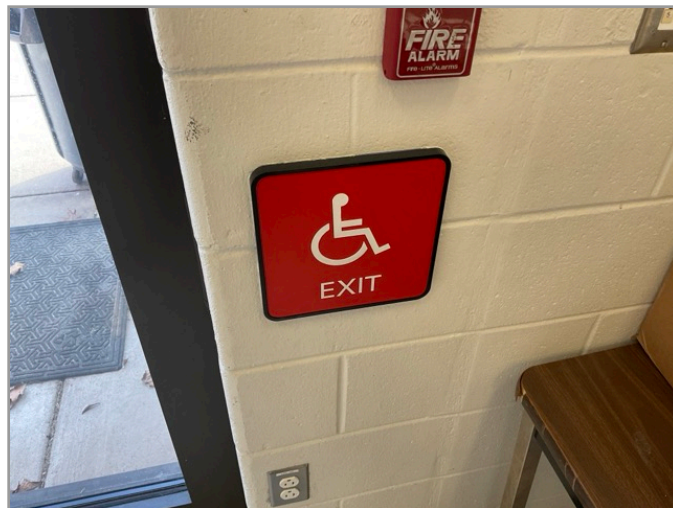
<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



SIGNAGE

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

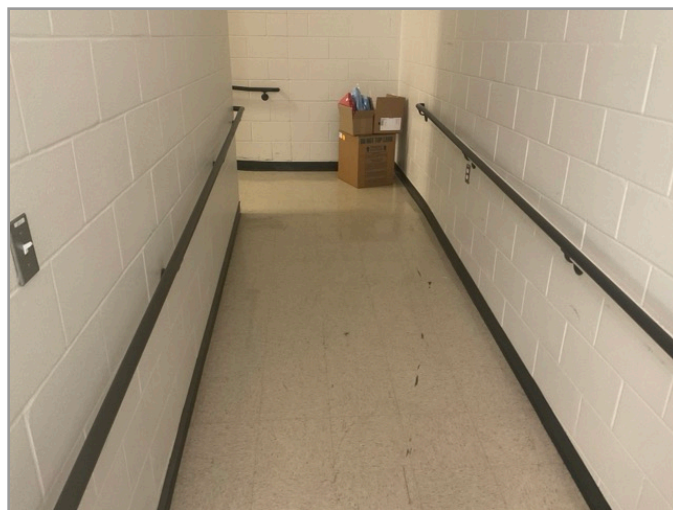
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH

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

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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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



## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix E:**

### **Component Condition Report**

---

Component Condition Report | Georgian Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	5,000 SF	18	7185442
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	80	10	7185495
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	6	4	7185420
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	20	5	7185421
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	28	7185494
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	34,000 SF	6	7185450
B3010	Roof	Fair	Roofing, Modified Bitumen	11,000 SF	8	7185435
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	18	7185415
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	25	7185459
B3060	Roof	Fair	Roof Hatch, Metal	1	14	7185480
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	100 LF	13	7185452
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	50	15	7185460
C1030	Cafeteria	Good	Interior Door, Wood, Solid-Core	20	28	7185491
C1030	Throughout building	Fair	Door Hardware, School, per Door	100	15	7185443
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	44,786 SF	10	7185481
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	8	7185413
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	18	7185419
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	90,000 SF	4	7185425
C2030	Throughout building	Fair	Flooring, Ceramic Tile	9,000 SF	18	7185487
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	10,000 SF	6	7185507
C2030	Classrooms	Poor	Flooring, Carpet, Commercial Standard	1,300 SF	0	7185458

Component Condition Report | Georgian Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	24,000 SF	7	7185500
C2030	Classrooms	Poor	Flooring, Wood, Strip, Refinish	500 SF	0	7185448
Plumbing						
D2010	Mechanical room	Fair	Pump Station, Duplex Mounted	1	10	7185470
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	13	7185414
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	8	7185475
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	12	7185472
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	12	7185407
D2010	Utility closet	Fair	Water Heater, Electric, Commercial ( 36 kW)	1	8	7185506
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	12	7185432
D2010	Mechanical room	Fair	Boiler, Gas, Domestic	1	3	7185490
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	44,786 SF	10	7185418
D2010	Restrooms	Fair	Urinal, Standard	6	13	7185504
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	13	7185430
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	10	7185482
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	2	12	7185464
HVAC						
D3020	Throughout building	Fair	Unit Heater, Hydronic	1	6	7185456
D3020	Classrooms	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	12	8	7185416
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	3	7185422
D3020	Throughout building	Fair	Radiator, Hydronic, Baseboard (per LF)	500 LF	10	7185451
D3020	Throughout building	Fair	Unit Heater, Hydronic	1	6	7185471
D3030	Portables	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	7185438
D3030	Portables	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	7185447
D3030	Roof	Fair	Unit Ventilator, approx/nominal 2 Ton	1	5	7185453

Component Condition Report | Georgian Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Portables	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	7185444
D3030	Portables	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	7185449
D3030	Throughout building	Fair	Packaged Terminal Air Conditioner, PTAC	10	7	7185493
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7185499
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7185463
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7185433
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7185446
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	18	7185437
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [KEF-1]	1	8	7185439
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF 4]	1	8	7185466
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	8	7185423
Fire Protection						
D4010	Cafeteria	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	11,000 SF	28	7185434
D4010	Cafeteria	Good	Supplemental Components, Fire Riser, Dry	1	28	7185409
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	6	7185484
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	18	7185441
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	44,786 SF	16	7185428
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	44,786 SF	8	7185465
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	12	4	7185405
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	44,786 SF	8	7185473
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	44,786 SF	8	7185485
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	44,786 SF	8	7185410
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	6	7185412



Component Condition Report | Georgian Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7185489
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7185454
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7185486
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7185408
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7185417
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7185457
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	7185483
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185477
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7185488
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7185406
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7185505
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185461
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7185429
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7185427
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7185497
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185476
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185411
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7185468
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7185479
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185426
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7185431
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	7185496
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	7185498
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	6	7185492



Component Condition Report | Georgian Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Portables	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	1	7185502
F1020	Portables	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	1	7185436
F1020	Portables	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	1	7185445
F1020	Portables	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	1	7185462
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	70,000 SF	2	7185455
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	70,000 SF	10	7185467
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	7185469
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	7185424
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	400 SF	18	7185440
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	80 LF	18	7185478
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	60 LF	25	7185501
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7185503
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	8	7185474

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

Georgian Hills Elementary School

1/18/2024



Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Georgian Hills Elementary School	\$11,750	\$430,128	\$33,418	\$96,816	\$214,454	\$24,808	\$336,484	\$220,762	\$1,036,996	\$0	\$1,505,250	\$0	\$65,442	\$62,031	\$290,175	\$116,848	\$243,859	\$52,065	\$861,874	\$0	\$21,222	\$5,624,382
Grand Total	\$11,750	\$430,128	\$33,418	\$96,816	\$214,454	\$24,808	\$336,484	\$220,762	\$1,036,996	\$0	\$1,505,250	\$0	\$65,442	\$62,031	\$290,175	\$116,848	\$243,859	\$52,065	\$861,874	\$0	\$21,222	\$5,624,382

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
B2010	Building Exterior	7185442	Exterior Walls, Brick, Replace	50	32	18	5000	SF	\$53.00	\$265,000																						\$265,000			\$265,000	
B2020	Building Exterior	7185495	Window, Wood, 16-25 SF, Replace	30	20	10	80	EA	\$1,200.00	\$96,000											\$96,000													\$96,000		
B2050	Building Exterior	7185421	Exterior Door, Wood, Solid-Core, Replace	25	20	5	20	EA	\$700.00	\$14,000						\$14,000																		\$14,000		
B2050	Building Exterior	7185420	Exterior Door, Wire Mesh Metal, Gate, Replace	10	6	4	6	EA	\$1,900.00	\$11,400					\$11,400										\$11,400									\$22,800		
B3010	Roof	7185450	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	34000	SF	\$3.80	\$129,200						\$129,200																		\$129,200		
B3010	Roof	7185435	Roofing, Modified Bitumen, Replace	20	12	8	11000	SF	\$10.00	\$110,000									\$110,000															\$110,000		
B3020	Roof	7185415	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	22	18	12	LF	\$90.00	\$1,080																						\$1,080			\$1,080	
B3060	Roof	7185480	Roof Hatch, Metal, Replace	30	16	14	1	EA	\$1,300.00	\$1,300															\$1,300										\$1,300	
C1010	Cafeteria	7185452	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	12	13	100	LF	\$29.40	\$2,940														\$2,940											\$2,940	
C1030	Throughout building	7185460	Interior Door, Wood, Solid-Core, Replace	40	25	15	50	EA	\$700.00	\$35,000																	\$35,000								\$35,000	
C1030	Throughout building	7185443	Door Hardware, School, per Door, Replace	30	15	15	100	EA	\$400.00	\$40,000																	\$40,000								\$40,000	
C1070	Throughout building	7185481	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	44786	SF	\$3.50	\$156,751											\$156,751														\$156,751	
C1090	Restrooms	7185413	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	15	EA	\$750.00	\$11,250									\$11,250																\$11,250	
C2010	Restrooms	7185419	Wall Finishes, Ceramic Tile, Replace	40	22	18	1000	SF	\$18.00	\$18,000																						\$18,000			\$18,000	
C2010	Throughout building	7185425	Wall Finishes, any surface, Prep & Paint	10	6	4	90000	SF	\$1.50	\$135,000					\$135,000										\$135,000										\$270,000	
C2030	Throughout building	7185487	Flooring, Ceramic Tile, Replace	40	22	18	9000	SF	\$18.00	\$162,000																						\$162,000			\$162,000	
C2030	Classrooms	7185448	Flooring, Wood, Strip, Refinish	10	10	0	500	SF	\$4.00	\$2,000	\$2,000										\$2,000											\$2,000			\$6,000	
C2030	Throughout building	7185507	Flooring, Wood, Strip, Refinish	10	4	6	10000	SF	\$4.00	\$40,000						\$40,000											\$40,000								\$80,000	
C2030	Throughout building	7185500	Flooring, Vinyl Tile (VCT), Replace	15	8	7	24000	SF	\$5.00	\$120,000								\$120,000																	\$120,000	
C2030	Classrooms	7185458	Flooring, Carpet, Commercial Standard, Replace	10	10	0	1300	SF	\$7.50	\$9,750	\$9,750										\$9,750											\$9,750			\$29,250	
D2010	Mechanical room	7185490	Boiler, Gas, Domestic, Replace	25	22	3	1	EA	\$37,800.00	\$37,800				\$37,800																					\$37,800	
D2010	Utility closet	7185506	Water Heater, Electric, Commercial ( 36 kW), Replace	20	12	8	1	EA	\$18,500.00	\$18,500									\$18,500																\$18,500	
D2010	Mechanical room	7185470	Pump Station, Duplex Mounted, Replace	25	15	10	1	EA	\$19,400.00	\$19,400											\$19,400														\$19,400	
D2010	Throughout building	7185418	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	44786	SF	\$11.00	\$492,646											\$492,646														\$492,646	
D2010	Utility closet	7185432	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$3,200.00	\$3,200												\$3,200													\$3,200	
D2010	Throughout building	7185475	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	6	EA	\$1,200.00	\$7,200									\$7,200																\$7,200	
D2010	Utility closet	7185482	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	2	EA	\$1,400.00	\$2,800											\$2,800														\$2,800	
D2010	Kitchen	7185472	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	18	12	1	EA	\$1,600.00	\$1,600													\$1,600												\$1,600	
D2010	Kitchen	7185407	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	18	12	2	EA	\$2,500.00	\$5,000												\$5,000													\$5,000	
D2010	Utility closet	7185464	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	2	EA	\$800.00	\$1,600												\$1,600													\$1,600	
D2010	Restrooms	7185414	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	12	EA	\$1,100.00	\$13,200														\$13,200												\$13,200
D2010	Restrooms	7185504	Urinal, Standard, Replace	30	17	13	6	EA	\$1,100.00	\$6,600														\$6,600												\$6,600
D2010	Restrooms	7185430	Toilet, Commercial Water Closet, Replace	30	17	13	15	EA	\$1,300.00	\$19,500														\$19,500												\$19,500
D3020	Mechanical room	7185422	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	\$50,800.00	\$50,800				\$50,800																					\$50,800	
D3020	Throughout building	7185456	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$1,100.00	\$1,100							\$1,100																		\$1,100	
D3020	Throughout building	7185471	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$1,100.00	\$1,100							\$1,100																		\$1,100	
D3020	Classrooms	7185416	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	22	8	12	EA	\$800.00	\$9,600																										

## Replacement Reserves Report

**Georgian Hills Elementary School**

1/18/2024



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal																		Deficiency Repair Estimate					
											2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040	2041	2042	2043	
D3050	Roof	7185499	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$40,000.00	\$40,000									\$40,000														\$40,000
D3050	Roof	7185463	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$30,000.00	\$30,000									\$30,000														\$30,000
D3050	Roof	7185433	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$40,000.00	\$40,000									\$40,000														\$40,000
D3050	Roof	7185446	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$40,000.00	\$40,000									\$40,000														\$40,000
D3050	Throughout building	7185437	HVAC System, Ductwork, Medium Density, Replace	30	12	18	11000	SF	\$4.00	\$44,000																				\$44,000			\$44,000
D3060	Roof	7185439	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400														\$1,400
D3060	Roof	7185466	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400														\$1,400
D3060	Roof	7185423	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	1	EA	\$1,200.00	\$1,200									\$1,200														\$1,200
D5020	Electrical room	7185484	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5020	Electrical room	7185441	Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	\$7,000.00	\$7,000																				\$7,000			\$7,000
D5030	Throughout building	7185428	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	44786	SF	\$2.50	\$111,965																				\$111,965			\$111,965
D5040	Throughout building	7185405	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	12	EA	\$220.00	\$2,640					\$2,640																		\$5,280
D5040	Throughout building	7185465	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	44786	SF	\$4.50	\$201,537									\$201,537														\$201,537
D6060	Throughout building	7185473	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	44786	SF	\$1.65	\$73,897									\$73,897														\$73,897
D7030	Throughout building	7185485	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	44786	SF	\$2.00	\$89,572									\$89,572														\$89,572
D7050	Throughout building	7185412	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D7050	Throughout building	7185410	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	44786	SF	\$3.00	\$134,358									\$134,358														\$134,358
E1030	Kitchen	7185486	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500								\$21,500										\$43,000
E1030	Kitchen	7185483	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	\$10,500.00	\$10,500					\$10,500								\$10,500										\$21,000
E1030	Kitchen	7185505	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$9,500.00	\$9,500					\$9,500								\$9,500										\$19,000
E1030	Kitchen	7185489	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700																							\$1,700
E1030	Kitchen	7185454	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$4,700.00	\$4,700																							\$4,700
E1030	Kitchen	7185408	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700																							\$2,700
E1030	Kitchen	7185417	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600																							\$3,600
E1030	Kitchen	7185457	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700																							\$1,700
E1030	Kitchen	7185477	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400																							\$6,400
E1030	Kitchen	7185488	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700																							\$2,700
E1030	Kitchen	7185406	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700																							\$6,700
E1030	Kitchen	7185461	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400																							\$6,400
E1030	Kitchen	7185429	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700																							\$1,700
E1030	Kitchen	7185427	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	9	6	1	EA	\$4,500.00	\$4,500																							\$4,500
E1030	Kitchen	7185497	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600																							\$3,600
E1030	Kitchen	7185476	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400																							\$6,400
E1030	Kitchen	7185411	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400																							\$6,400
E1030	Kitchen	7185468	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700																							\$2,700
E1030	Kitchen	7185479	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,700.00	\$2,700																							\$2,700
E1030	Kitchen	7185426	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400																							

Replacement Reserves Report

Georgian Hills Elementary School



1/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7185478	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	80	LF	\$21.00 \$1,680																			\$1,680			\$1,680
G2060	Site	7185424	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	\$3,000.00 \$3,000												\$3,000										\$3,000
G2060	Site	7185440	Dumpster Pad, Concrete, Replace/Install	50	32	18	400	SF	\$15.00 \$6,000																			\$6,000			\$6,000
G4050	Building exterior	7185474	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	12	EA	\$600.00 \$7,200									\$7,200													\$7,200
Totals, Unescalated										\$11,750	\$417,600	\$31,500	\$88,600	\$190,540	\$21,400	\$281,800	\$179,500	\$818,614	\$0	\$1,120,047	\$0	\$45,900	\$42,240	\$191,840	\$75,000	\$151,965	\$31,500	\$506,260	\$0	\$11,750	\$4,217,806
Totals, Escalated (3.0% inflation, compounded annually)										\$11,750	\$430,128	\$33,418	\$96,816	\$214,454	\$24,808	\$336,484	\$220,762	\$1,036,996	\$0	\$1,505,250	\$0	\$65,442	\$62,031	\$290,175	\$116,848	\$243,859	\$52,065	\$861,874	\$0	\$21,222	\$5,624,382



## Appendix G:

### Equipment Inventory List

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D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7185490	D2010	Boiler	Gas, Domestic	750 MBH	Georgian Hills Elementary School	Mechanical room	National US	No dataplate	No dataplate			
2	7185470	D2010	Pump Station	Duplex Mounted	1/3 HP	Georgian Hills Elementary School	Mechanical room	Marathon	XQ B 56C34D1220E	XBK160729			
3	7185506	D2010	Water Heater	Electric, Commercial ( 36 kW)	100 GAL	Georgian Hills Elementary School	Utility closet	Laars Heating Systems	LUHE100T399E3NA	GF13537008			
4	7185432	D2010	Backflow Preventer	Domestic Water	2 IN	Georgian Hills Elementary School	Utility closet	No dataplate	No dataplate	No dataplate			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7185422	D3020	Boiler	Gas, HVAC	1950 MBH	Georgian Hills Elementary School	Mechanical room	Weil-McLain	LGB	No dataplate			
2	7185451	D3020	Radiator	Hydronic, Baseboard (per LF)		Georgian Hills Elementary School	Throughout building	No dataplate	No dataplate	No dataplate			500
3	7185416	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Georgian Hills Elementary School	Classrooms	No dataplate	No dataplate	No dataplate			12
4	7185456	D3020	Unit Heater	Hydronic	12 MBH	Georgian Hills Elementary School	Throughout building	No dataplate	No dataplate	No dataplate			
5	7185471	D3020	Unit Heater	Hydronic	12 MBH	Georgian Hills Elementary School	Throughout building	Dayton	5PVE1	03 G359056030			
6	7185438	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Georgian Hills Elementary School	Portables	Illegible	Illegible	Illegible			
7	7185447	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Georgian Hills Elementary School	Portables	Illegible	Illegible	Illegible			
8	7185444	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Georgian Hills Elementary School	Portables	Illegible	Illegible	Illegible			

9	7185449	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Georgian Hills Elementary School	Portables	Illegible	Illegible	Illegible			
10	7185493	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Georgian Hills Elementary School	Throughout building	Amana	No dataplate	No dataplate			10
11	7185453	D3030	Unit Ventilator	approx/nominal 2 Ton 750 CFM		Georgian Hills Elementary School	Roof	Greenheck	No dataplate	No dataplate			
12	7185499	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	17.5 TON	Georgian Hills Elementary School	Roof	Lennox	LGH156H4BS1Y	5611H09876	2011		
13	7185463	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	13 TON	Georgian Hills Elementary School	Roof	Lennox	LGH156H4BS1Y	5611H09875	2011		
14	7185433	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	17.5 TON	Georgian Hills Elementary School	Roof	Lennox	LGH156H4BS1Y	5611H09874	2011		
15	7185446	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	17.5 TON	Georgian Hills Elementary School	Roof	Lennox	LGH210H4BM1Y	5611H09877	2011		
16	7185423	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Georgian Hills Elementary School	Roof	Greenheck	CUE-095-D-X	12666769 1111	2011		
17	7185466	D3060	Exhaust Fan [EF 4]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Georgian Hills Elementary School	Roof	Greenheck	GB-101-4-X	12666770 1112	2011		
18	7185439	D3060	Exhaust Fan [KEF-1]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Georgian Hills Elementary School	Roof	Greenheck	CUE-141-VG-7-G	12666771 1112	2011		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7185484	D5020	Distribution Panel	120/208 V	400 AMP	Georgian Hills Elementary School	Electrical room	Siemens	S3C42ML400FTS	17-15755-B00			
2	7185441	D5020	Distribution Panel	120/208 V	600 AMP	Georgian Hills Elementary School	Electrical room	Siemens	P4C75LX600EBS	3003676437	2011		
3	7185405	D5040	Emergency & Exit Lighting	Exit Sign, LED		Georgian Hills Elementary School	Throughout building						12
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7185412	D7050	Fire Alarm Panel	Fully Addressable		Georgian Hills Elementary School	Throughout building							
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial		Dataplate Yr	Barcode	Qty
1	7185505	E1030	Foodservice Equipment	Convection Oven, Double		Georgian Hills Elementary School	Kitchen	Illegible	E102-GV	20AJJI0258				
2	7185417	E1030	Foodservice Equipment	Dairy Cooler/Wells		Georgian Hills Elementary School	Kitchen	Nor-Lake	D0MC-164-A	16110063				
3	7185497	E1030	Foodservice Equipment	Dairy Cooler/Wells		Georgian Hills Elementary School	Kitchen	Nor-Lake	D0MC-164-A	16110064				
4	7185486	E1030	Foodservice Equipment	Dishwasher Commercial		Georgian Hills Elementary School	Kitchen	Energy Mizer	S-B-2	199117				
5	7185496	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Georgian Hills Elementary School	Kitchen	Greenheck	GHEW-12.00-S	12668297				
6	7185489	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Georgian Hills Elementary School	Kitchen	Carter-Hoffmann	HL1-18-9	112015 589985				
7	7185457	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Georgian Hills Elementary School	Kitchen	No dataplate	No dataplate	No dataplate				
8	7185429	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Georgian Hills Elementary School	Kitchen	Carter-Hoffmann	HL1-18-9	112015 589981				
9	7185406	E1030	Foodservice Equipment	Icemaker, Freestanding		Georgian Hills Elementary School	Kitchen	No dataplate	No dataplate	No dataplate				
10	7185454	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Georgian Hills Elementary School	Kitchen	Illegible	Illegible	Illegible				
11	7185427	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Georgian Hills Elementary School	Kitchen	No dataplate	No dataplate	No dataplate				
12	7185408	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Georgian Hills Elementary School	Kitchen	Artic	AR23E	H8047368				
13	7185488	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Georgian Hills Elementary School	Kitchen	Artic	AR23E	4120078				

14	7185468	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Georgian Hills Elementary School	Kitchen	Artic	AR23E	435071
15	7185479	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Georgian Hills Elementary School	Kitchen	Beverage-Air Corporation	FB23HC-15	14508724
16	7185477	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	MasterBuilt	BSD-80TRA	121767 MAA01
17	7185461	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	Traulsen	RIT 3-32WUT	200905 G
18	7185476	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	Saturn	FBTM72R	FBTM72R141018J2001
19	7185411	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	MasterBuilt	109036 RZ01	BF803SMS/8
20	7185426	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	Migali	C-3F	C-3F15051092001
21	7185431	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Georgian Hills Elementary School	Kitchen	No dataplate	F72-S	11120005
22	7185483	E1030	Foodservice Equipment	Steamer, Freestanding	Georgian Hills Elementary School	Kitchen	ACCUTEMP	N61201 D06000250	34351
23	7185498	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Georgian Hills Elementary School	Throughout building			