FACILITY CONDITION ASSESSMENT

prepared for

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

Getwell Elementary
2795 Getwell Road
Memphis, Tennessee 38118

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BV PROJECT #:
163745.23R000-110.354

DATE OF REPORT:
April 22, 2024

ON SITE DATE:
January 31, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	2796 Getwell Road. Memphis, Tennessee 38118
Site Developed	2001
Site Area	9.1 acres (estimated)
Parking Spaces	107 total spaces all in open lots; 3 of which are accessible
Building Area	87,025 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 31, 2024
Management Point of Contact	Memphis-Shelby County Schools/Facility Planning/Property Management, Michelle Stuart, Director 901.830.8412 stuartml@scsk12.org
On-site Point of Contact (POC)	Terrance Thomas
Assessment and Report Prepared By	Francis Hebron
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Getwell Elementary School was constructed in 2001. Since its opening it has operated as an elementary school hosting grades PK-5.

Architectural

Immediate attention is required at the northern face of the building. A portion of the foundation has been exposed due to erosion caused by water and previously attempted repairs. This has caused a pool of water to form at the point of excavation/erosion. Similar pools have formed along the base of the north facing exterior wall. The roof gutter system should be assessed and replaced in relation to erosion issues around the exterior wall. No other issues were reported or observed in relation to the exterior envelope of the building. New acoustic ceiling tiles are required within the kitchen. Interior finishes are in generally good condition and well maintained.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building systems at Getwell Elementary School are in fair condition. No major MEP system renovation or upgrades have occurred, as such most systems and accompanying components are approaching thirty years in age. It is recommended that MEP systems be upgraded as needed by 2035. Of these the HVAC system should be prioritized as its larger components are approaching the end of their estimated useful lifecycle. At the time of this assessment, the exterior cooling tower is in need of immediate repair or replacement as its ability to remove heat from the system has been impaired. Black dust like material was observed at supply and return grilles, therefore ductwork should be considered for cleaning in order to ensure air quality within the school. Lastly, it has been reported that personal electronics such as space heaters can cause certain circuit breakers to trip indicating that electrical service may be undersized.

Site

Significant deterioration was observed in the asphalt parking lots. As such it is recommended that parking lots be milled and overlayed. The earth along the northern perimeter of the building should be regraded in order to protect the foundation from erosion by directing water away from the building.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Getwell Elementary School(2001)

Replacement Value	*Total SF*	*Cost/SF*
$ 34,810,000	*87,025*	*$ 400*

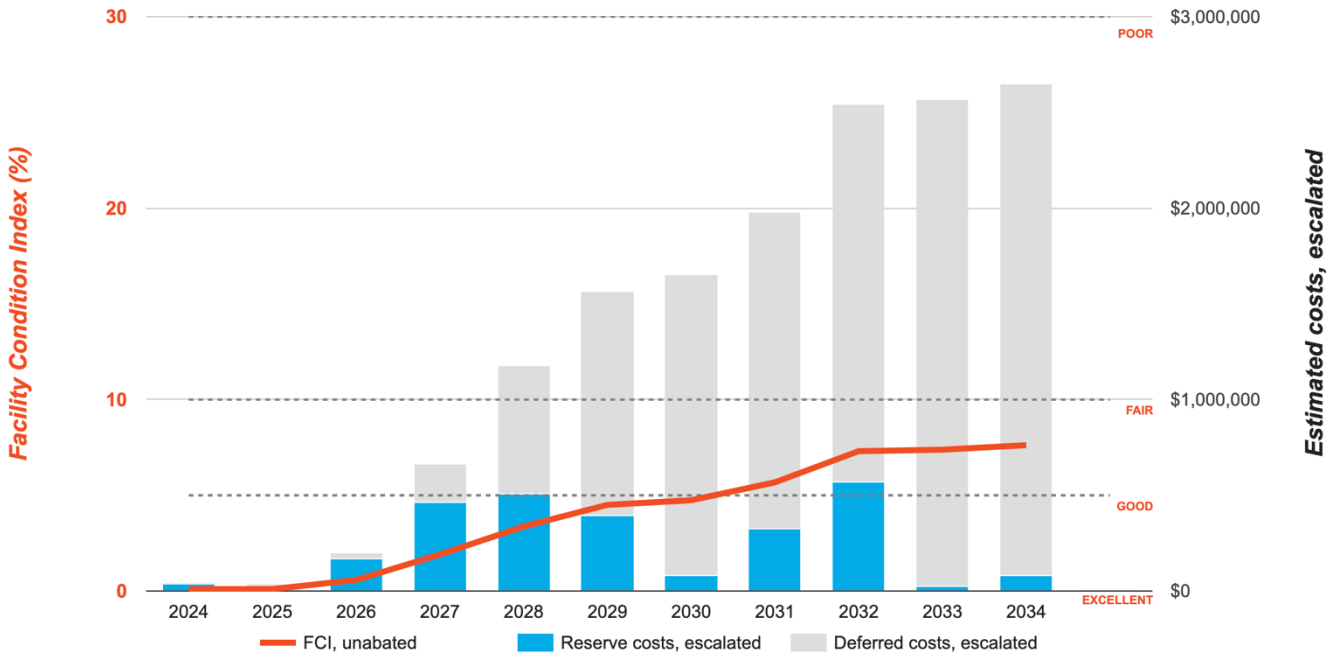
	Est Reserve Cost	FCI
Current	$ 36,000	**0.1 %**
3-Year	$ 666,000	1.9 %
5-Year	$ 1,567,600	4.5 %
10-Year	$ 2,651,400	**7.6 %**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Getwell Elementary School

Replacement Value: $34,810,000 Inflation Rate: 3.0% Average Needs per Year: $241,100



Immediate Needs

Facility/Building	Total Items	Total Cost
Getwell Elementary School	4	$36,000
Total	**4**	**$36,000**

Getwell Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7341954	Getwell Elementary School	Boiler room	D2010	Storage Tank, Domestic Water, 80 to 150 GAL, Replace	Poor	Performance/Integrity	$2,400
7341814	Getwell Elementary School	Boiler room	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	$5,400
7341817	Getwell Elementary School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	$6,700
7341988	Getwell Elementary School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
Total (4 items)							**$36,000**

Key Findings

Cooling Tower in Poor condition.

(Typical) Open Circuit
Getwell Elementary School Site

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $27,000

**$$$**$

In need of repair. The buildings ability to control climate in hot months has been impaired. - AssetCALC ID: 7341961

Storage Tank in Poor condition.

Domestic Water, 80 to 150 GAL
Getwell Elementary School Boiler room

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Rusting - AssetCALC ID: 7341954

Parking Lots in Poor condition.

Pavement, Asphalt
Getwell Elementary School Site

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

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $129,500

$$$$

Potholes, ponding, alligator and; edge cracking observed. - AssetCALC ID: 7362735

Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Getwell Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Unit no longer producing ice. - AssetCALC ID: 7341817

Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
Getwell Elementary School Boiler room

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

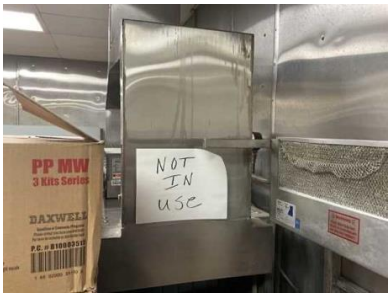
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,400

**$$**$$

No longer used - AssetCALC ID: 7341814



Foodservice Equipment in Failed condition.

Dishwasher Commercial
Getwell Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

**$$$**$

No longer functions. - AssetCALC ID: 7341988

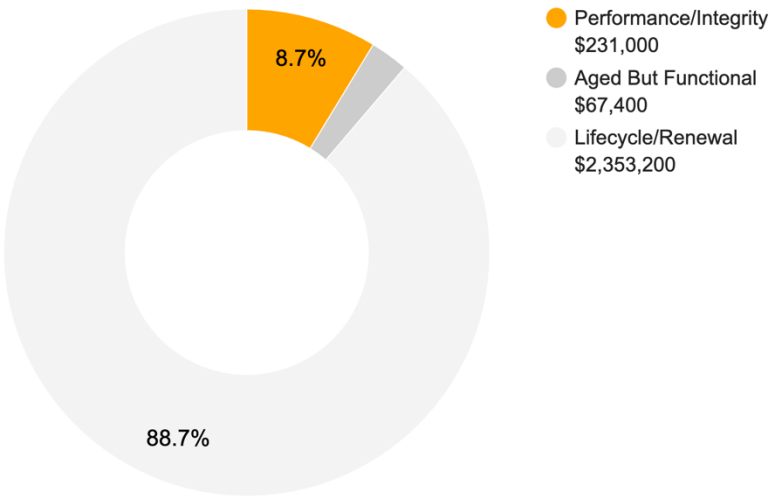
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $2,651,600

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, quarry tile Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and fan coils. Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Monument property entrance signage; Chain link fencing; Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Limited to low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Rusting domestic storage tank, HVAC in need of repair, food service equipment out of service, excessive amounts of standing water at building perimeter/foundation	

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	-	-	-	$91,600	$98,300	$189,900
Roofing	-	-	-	$16,100	$1,933,800	$1,949,900
Interiors	-	-	$291,600	$557,400	$1,122,800	$1,971,800
Plumbing	$2,400	-	$49,200	$72,500	$43,600	$167,700
HVAC	-	$28,600	$152,900	$199,100	$3,090,500	$3,471,100
Fire Protection	-	-	-	-	$602,300	$602,300
Electrical	-	-	$472,700	$42,100	$2,807,900	$3,322,700
Fire Alarm & Electronic Systems	-	-	$285,300	$18,400	-	$303,700
Equipment & Furnishings	$33,600	-	$113,800	$86,700	$223,900	$458,000
Site Development	-	-	-	-	$76,400	$76,400
Site Pavement	-	$137,400	-	-	-	$137,400
TOTALS (3% inflation)	**$36,000**	**$166,000**	**$1,365,500**	**$1,083,900**	**$9,999,600**	**$12,651,000**

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

3. 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.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2001. The facility has not since been substantially renovated. During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Getwell Elementary, 2796 Getwell Road., Memphis Tennessee, 38118, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - COURTYARD

6 - BUILDING FACADE

Photographic Overview

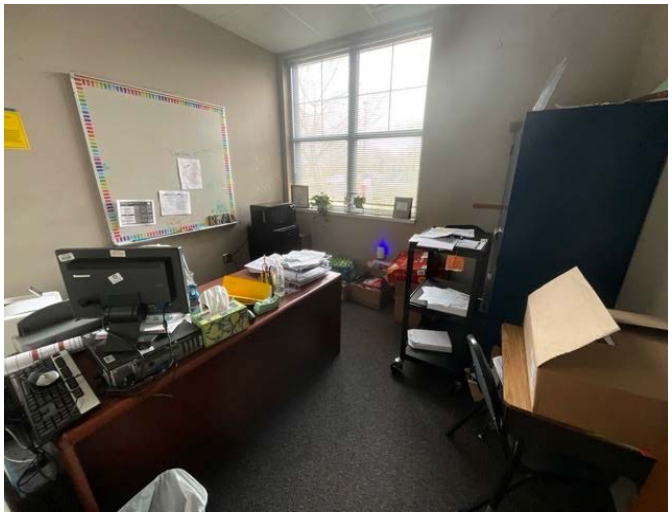
7 - DRAINAGE ISSUE AT FOUNDATION

8 - FACULTY PARKING LOT

9 - STUDENT DROP OFF

10 - FOYER

11 - ADMINISTRATION LOBBY



12 - OFFICES

Photographic Overview

13 - GUIDANCE SUITE

14 - NURSES OFFICE

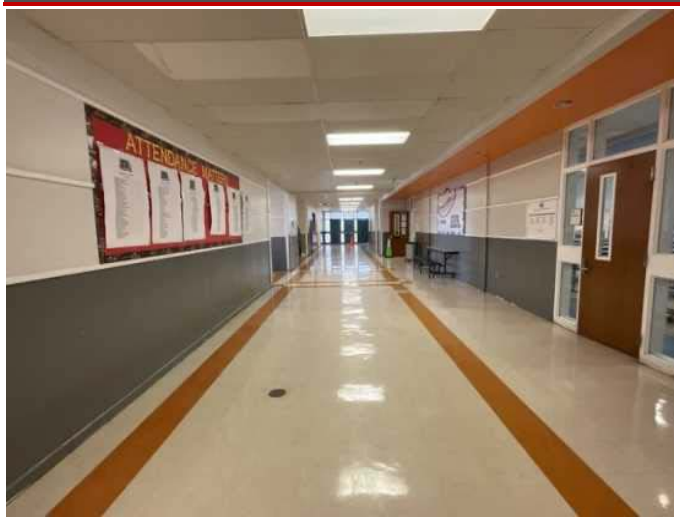
15 - TEACHERS LOUNGE

16 - COMMERCIAL KITCHEN

17 - CAFETERIA

18 - LIBRARY

Photographic Overview

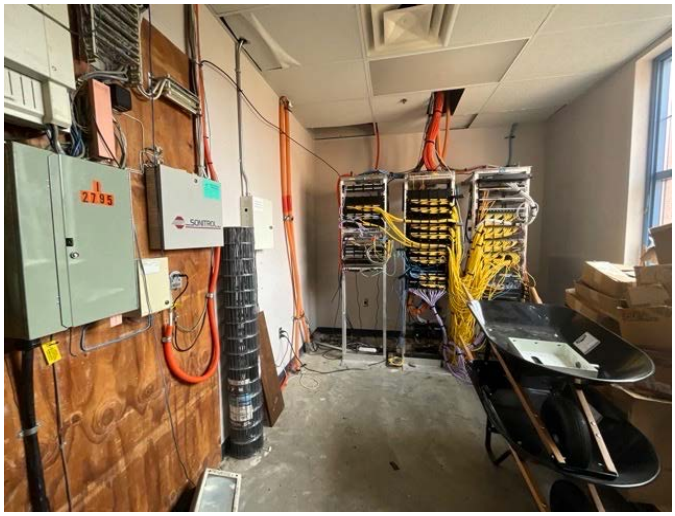


19 - TYPICAL CORRIDOR

20 - TYPICAL CLASSROOM

21 - STAFF RESTROOM

22 - STUDENT RESTROOM

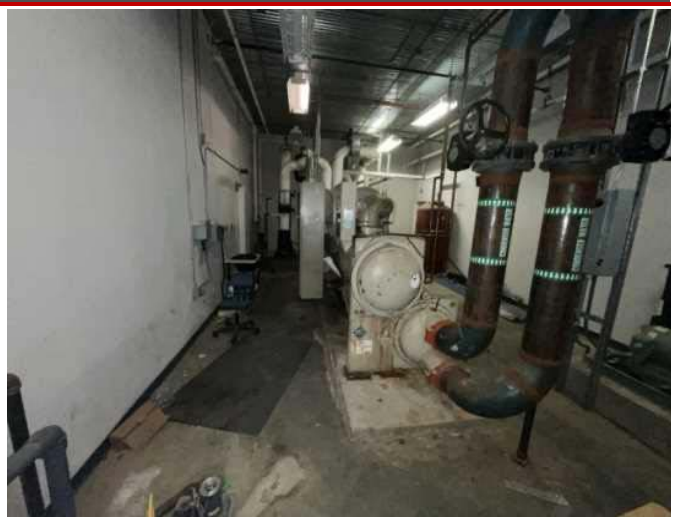


23 - SERVER ROOM

24 - ELECTRICAL ROOM

Photographic Overview

25 - BOILER ROOM



26 - CHILLER ROOM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-110.354	Getwell Elementary
Source	**On-Site Date**
Google Earth	January 31, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Getwell Elementary
Name of person completing form:	Terrance Thomas
Title / Association w/ property:	Field Manager
Length of time associated w/ property:	6 months
Date Completed:	January 30, 2024
Phone Number:	901.486.3024
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: 2001	Renovated:	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Cooling tower & domestic boilers to be replaced		
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				Water significantly eroding soil at foundation.
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				Additional space heaters trip breakers
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

Terrence Thomas

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Getwell Elementary

BV Project Number: 163745.23R000-110.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

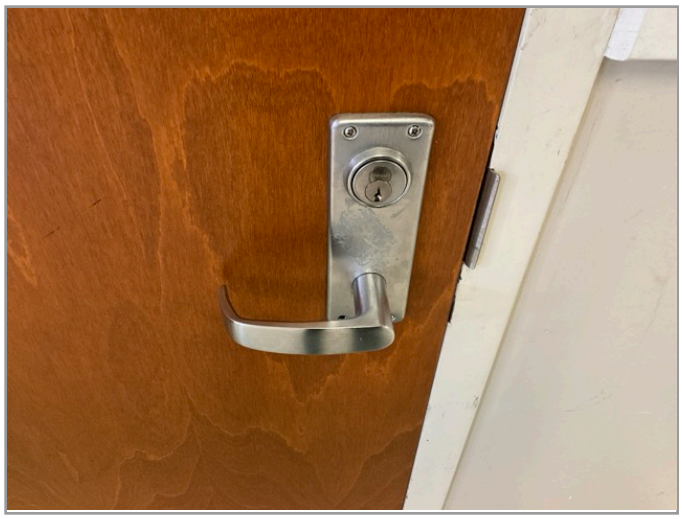
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN CABINETS

BREAKROOM OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	

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 | Getwell Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Glass Block	1,190 SF	17	7362736
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	60	7	7341963
B2050	Building Exterior	Fair	Exterior Door, Fiberglass	24	5	7341806
Roofing						
B3010	Roof	Fair	Roofing, Metal	90,000 SF	17	7358175
B3010	Site	Fair	Roofing, Metal	950 SF	9	7362737
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	172	17	7341809
C1030	Throughout building	Fair	Interior Door, Steel, Standard	20	17	7341813
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	81,000 SF	10	7341810
C1070	Library	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	3	7341808
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	20	7341818
C2010		Fair	Wall Finishes, any surface, Prep & Paint	152,300 SF	5	7367955
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,500 SF	27	7341801
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	17	7341829
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	88,000 SF	8	7341826
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	7341978
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	87,025 SF	16	7362912
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	9	7341965
D2010	Office	Fair	Shower, Ceramic Tile	1	7	7341982
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	8	7	7341973
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7341984

Component Condition Report | Getwell Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Chiller Room	Good	Water Softener, Domestic Water	1	19	7341970
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	7	10	7341968
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	12	7341958
D2010	Throughout building	Fair	Urinal, Standard	6	7	7341979
D2010	Boiler room	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	3	7341971
D2010	Throughout building	Good	Toilet, Commercial Water Closet	13	30	7341824
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	7	7341955
D2010	Boiler room	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	3	7341967
D2010	Boiler room	Fair	Storage Tank, Domestic Water, 80 to 150 GAL	1	18	7341995
D2010	Boiler room	Poor	Storage Tank, Domestic Water, 80 to 150 GAL	1	0	7341954
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	7341977
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	30	7341815
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	7	7341983
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	2	16	7341953
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	7341991
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 501 to 750 MBH	1	6	7341819
D3020	Air Handler Mezzanine	Fair	Unit Heater, Hydronic, 13 to 36 MBH [UH-1]	1	3	7362734
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	16	7341805
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 501 to 750 MBH	1	6	7342238
D3030	Site	Poor	Cooling Tower, (Typical) Open Circuit	1	2	7341961
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [Accu-3]	1	3	7342005
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	3	7341997
D3030	Mechanical room	Fair	Chiller, Water-Cooled	1	4	7341972
D3050	Air Handler mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	5	7341974

Component Condition Report | Getwell Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	25	7341821
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	3	3	7341964
D3050	Air Handler mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	7	7341962
D3050		Fair	HVAC System, Full System Renovation/Upgrade, Medium Complexity	87,025 SF	16	7367956
D3050	Mechanical room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM [AHU-3]	1	7	7341980
D3050	Air Handler mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	7	7342003
D3050	Mechanical Room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	4	7342007
Fire Protection						
D4010		Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	87,025 SF	16	7362913
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	3	7341802
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	7	7341985
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	17	7341993
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	87,025 SF	16	7362856
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7341986
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	8	7	7342004
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	30	7341800
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	30	7341812
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [CPD]	1	7	7341966
D5030	Mechanical Room 2	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	7341952
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	87,025 SF	3	7362915
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	50	5	7341989
Fire Alarm & Electronic Systems						
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	87,025 SF	4	7362914
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7341998

Component Condition Report | Getwell Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7341988
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	15	7341825
E1030	Boiler room	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	0	7341814
E1030	Kitchen	Good	Foodservice Equipment, Mixer, Tabletop	1	16	7341969
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	7341992
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	7341975
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	15	7341807
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	7341817
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	7	7341959
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	2	10	7341823
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	15	7341828
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	7342008
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	5	7342002
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	9	7341956
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	15	7341799
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	15	7341816
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7342006
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	7342000
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	8	7341996
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7341976
E1060	Utility closet	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	8	7341990
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	7342001
E2010	Teachers lounge	Fair	Casework, Cabinetry Economy	50 LF	10	7341957
Pedestrian Plazas & Walkways						

Component Condition Report | Getwell Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,000 SF	2	7362735
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	20	7341827
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	20	7341804
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	7341811

Appendix F:
Replacement Reserves

Replacement Reserves Report

Getwell Elementary School

2/29/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Getwell Elementary School	$36,000	$0	$166,031	$463,945	$509,194	$342,920	$84,061	$325,425	$567,133	$25,508	$81,777	$998,898	$1,141	$13,951	$0	$363,795	$3,017,947	$2,455,206	$2,743,045	$59,269	$279,947	**$12,535,193**
Grand Total	**$36,000**	**$0**	**$166,031**	**$463,945**	**$509,194**	**$342,920**	**$84,061**	**$325,425**	**$567,133**	**$25,508**	**$81,777**	**$998,898**	**$1,141**	**$13,951**	**$0**	**$363,795**	**$3,017,947**	**$2,455,206**	**$2,743,045**	**$59,269**	**$279,947**	**$12,535,193**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building exterior	7362736	Exterior Walls, Glass Block, Replace	40	23	17	1190	SF	$50.00	$59,500																	$59,500					**$59,500**
B2020	Building Exterior	7341963	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	23	7	60	EA	$950.00	$57,000								$57,000														**$57,000**
B2050	Building Exterior	7341806	Exterior Door, Fiberglass, Replace	25	20	* 5	24	EA	$750.00	$18,000							$18,000															**$18,000**
B3010	Site	7362737	Roofing, Metal, Replace	40	31	9	950	SF	$13.00	$12,350										$12,350												**$12,350**
B3010	Roof	7358175	Roofing, Metal, Replace	40	23	17	90000	SF	$13.00	$1,170,000																	$1,170,000					**$1,170,000**
C1030	Throughout building	7341809	Interior Door, Wood, Solid-Core, Replace	40	23	17	172	EA	$700.00	$120,400																	$120,400					**$120,400**
C1030	Throughout building	7341813	Interior Door, Steel, Standard, Replace	40	23	17	20	EA	$600.00	$12,000																	$12,000					**$12,000**
C1070	Library	7341808	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	7000	SF	$3.50	$24,500				$24,500																		**$24,500**
C1070	Throughout building	7341810	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	* 10	81000	SF	$3.50	$283,500												$283,500										**$283,500**
C2010	Restrooms	7341818	Wall Finishes, Ceramic Tile, Replace	40	20	20	2500	SF	$18.00	$45,000																					$45,000	**$45,000**
C2010	Getwell Elementary School	7367955	Wall Finishes, any surface, Prep & Paint	10	5	5	152300	SF	$1.22	$185,806						$185,806										$185,806						**$371,612**
C2030	Restrooms	7341829	Flooring, Ceramic Tile, Replace	40	23	17	2500	SF	$18.00	$45,000																	$45,000					**$45,000**
C2030	Throughout building	7341826	Flooring, Vinyl Tile (VCT), Replace	15	7	8	88000	SF	$5.00	$440,000								$440,000														**$440,000**
D2010	Boiler room	7341954	Storage Tank, Domestic Water, 80 to 150 GAL, Replace	30	30	0	1	EA	$2,400.00	$2,400	$2,400																					**$2,400**
D2010	Boiler room	7341995	Storage Tank, Domestic Water, 80 to 150 GAL, Replace	30	12	18	1	EA	$2,400.00	$2,400																			$2,400			**$2,400**
D2010	Boiler room	7341967	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	22	3	1	EA	$22,500.00	$22,500				$22,500																		**$22,500**
D2010	Boiler room	7341971	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	22	3	1	EA	$22,500.00	$22,500				$22,500																		**$22,500**
D2010	Chiller Room	7341970	Water Softener, Domestic Water, Replace	25	6	19	1	EA	$21,200.00	$21,200																				$21,200		**$21,200**
D2010	Kitchen	7341977	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	$2,500.00	$2,500								$2,500														**$2,500**
D2010	Throughout building	7341955	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	7	EA	$1,500.00	$10,500								$10,500														**$10,500**
D2010	Throughout building	7341973	Toilet, Commercial Water Closet, Replace	30	23	7	8	EA	$1,300.00	$10,400								$10,400														**$10,400**
D2010	Office	7341982	Shower, Ceramic Tile, Replace	30	23	7	1	EA	$2,500.00	$2,500								$2,500														**$2,500**
D2010	Throughout building	7341979	Urinal, Standard, Replace	30	23	7	6	EA	$1,100.00	$6,600								$6,600														**$6,600**
D2010	Restrooms	7341983	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	12	EA	$1,100.00	$13,200								$13,200														**$13,200**
D2010	Restrooms	7341965	Toilet, Commercial Water Closet, Replace	30	21	9	2	EA	$1,300.00	$2,600										$2,600												**$2,600**
D2010	Throughout building	7341978	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	$1,200.00	$1,200											$1,200											**$1,200**
D2010	Throughout building	7341968	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	7	EA	$1,200.00	$8,400											$8,400											**$8,400**
D2010	Utility closet	7341958	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	$800.00	$800												$800										**$800**
D2010	Kitchen	7341984	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	$800.00	$800																$800						**$800**
D3020	Boiler room	7342238	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	24	6	1	EA	$26,200.00	$26,200							$26,200															**$26,200**
D3020	Boiler room	7341819	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	24	6	1	EA	$26,200.00	$26,200							$26,200															**$26,200**
D3020	Air Handler Mezzanine	7362734	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	17	3	1	EA	$1,700.00	$1,700				$1,700																		**$1,700**
D3020	Boiler room	7341805	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	1	EA	$45,400.00	$45,400																		$45,400				**$45,400**
D3020	Boiler room	7341953	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	2	EA	$2,180.00	$4,360																		$4,360				**$4,360**
D3020	Boiler room	7341991	Boiler Supplemental Components, Expansion Tank, Replace	40	23	17	1	EA	$3,540.00	$3,540																			$3,540			**$3,540**
D3030	Site	7341961	Cooling Tower, (Typical) Open Circuit, Replace	25	23	2	1	EA	$27,000.00	$27,000			$27,000																			**$27,000**
D3030	Mechanical room	7341972	Chiller, Water-Cooled, Replace	25	21	4	1	EA	$33,200.00	$33,200					$33,200																	**$33,200**
D3030	Site	7341997	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$21,200.00	$21,200				$21,200																$21,200		**$42,400**
D3030	Site	7342005	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$21,200.00	$21,200				$21,200																$21,200		**$42,400**
D3050	Boiler room	7341964	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	3	EA	$7,600.00	$22,800				$22,800																		**$22,800**
D3050	Mechanical Room 2	7342007	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	$15,000.00	$15,000					$15,000																	**$15,000**
D3050	Air Handler mezzanine	7341974	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	$22,000.00	$22,000						$22,000																**$22,000**
D3050	Mechanical room 2	7341980	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM, Replace	30	23	7	1	EA	$40,000.00	$40,000								$40,000														**$40,000**
D3050	Air Handler mezzanine	7341962	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	$40,000.00	$40,000								$40,000														**$40,000**
D3050	Air Handler mezzanine	7342003	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	$31,000.00	$31,000								$31,000														**$31,000**
D3050	Getwell Elementary School	7367956	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	24	16	87025	SF	$21.00	$1,827,525																		$1,827,525				**$1,827,525**
D4010	Getwell Elementary School	7362913	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	24	* 16	87025	SF	$5.00	$435,125												$435,125										**$435,125**

Replacement Reserves Report

Getwell Elementary School

2/29/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	Electrical room	7341802	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	27	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D5020	Electrical room	7341986	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$7,600.00	$7,600								$7,600														**$7,600**
D5020	Electrical room	7341993	Switchboard, 277/480 V, Replace	40	23	17	1	EA	$75,000.00	$75,000																		$75,000				**$75,000**
D5020	Electrical room	7341985	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	$5,300.00	$5,300								$5,300														**$5,300**
D5020	Electrical room	7341966	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	$5,300.00	$5,300								$5,300														**$5,300**
D5020	Electrical room	7342004	Distribution Panel, 120/208 V, Replace	30	23	7	8	EA	$2,000.00	$16,000								$16,000														**$16,000**
D5020	Getwell Elementary School	7362856	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	24	* 16	87025	SF	$18.00	$1,566,450																			$1,566,450			**$1,566,450**
D5030	Mechanical Room 2	7341952	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$10,000.00	$10,000				$10,000																		**$10,000**
D5040	Getwell Elementary School	7362915	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	* 3	87025	SF	$4.50	$391,613					$391,613																	**$391,613**
D5040	Throughout building	7341989	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	50	EA	$220.00	$11,000						$11,000										$11,000						**$22,000**
D7050	Getwell Elementary School	7362914	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	* 4	87025	SF	$3.00	$261,075				$261,075																		**$261,075**
D7050	Office	7341998	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
E1030	Kitchen	7341988	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500										$21,500	**$64,500**
E1030	Boiler room	7341814	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	15	0	2	EA	$2,700.00	$5,400	$5,400															$5,400						**$10,800**
E1030	Kitchen	7341817	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	$6,700.00	$6,700	$6,700															$6,700						**$13,400**
E1030	Kitchen	7342006	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$9,500.00	$9,500				$9,500										$9,500								**$19,000**
E1030	Kitchen	7341992	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300														$6,300			**$12,600**
E1030	Kitchen	7342000	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300														$6,300			**$12,600**
E1030	Kitchen	7341976	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Kitchen	7342008	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**
E1030	Kitchen	7342002	Commercial Kitchen, Service Line, Replace	15	10	5	1	LS	$25,000.00	$25,000						$25,000															$25,000	**$50,000**
E1030	Kitchen	7341975	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	$25,000.00	$25,000						$25,000																**$25,000**
E1030	Kitchen	7341959	Foodservice Equipment, Range, 2-Burner, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Kitchen	7341996	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	7	8	1	EA	$6,300.00	$6,300									$6,300													**$6,300**
E1030	Kitchen	7341956	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	7341823	Foodservice Equipment, Steamer, Freestanding, Replace	10	0	10	2	EA	$10,500.00	$21,000											$21,000										$21,000	**$42,000**
E1030	Kitchen	7341825	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	0	15	1	EA	$3,600.00	$3,600																$3,600						**$3,600**
E1030	Kitchen	7341799	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	0	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
E1030	Kitchen	7341816	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	0	15	1	EA	$4,600.00	$4,600																$4,600						**$4,600**
E1030	Kitchen	7341807	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	0	15	1	EA	$1,700.00	$1,700																$1,700						**$1,700**
E1030	Kitchen	7341828	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	0	15	1	EA	$2,700.00	$2,700																$2,700						**$2,700**
E1030	Kitchen	7341969	Foodservice Equipment, Mixer, Tabletop, Replace	20	4	16	1	EA	$3,400.00	$3,400																	$3,400					**$3,400**
E1060	Utility closet	7341990	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	7	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
E2010	Throughout building	7342001	Casework, Countertop, Plastic Laminate, Replace	15	10	5	50	LF	$50.00	$2,500						$2,500															$2,500	**$5,000**
E2010	Teachers lounge	7341957	Casework, Cabinetry Economy, Replace	20	10	10	50	LF	$175.00	$8,750											$8,750											**$8,750**
G2020	Site	7362735	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	37000	SF	$3.50	$129,500			$129,500																			**$129,500**
G2050	Site	7341827	Play Structure, Multipurpose, Medium, Replace	20	0	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
G2050	Site	7341804	Play Structure, Multipurpose, Medium, Replace	20	0	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
G2060	Site	7341811	Signage, Property, Monument, Replace/Install	20	4	* 16	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
Totals, Unescalated											**$36,000**	**$0**	**$156,500**	**$424,575**	**$452,413**	**$295,806**	**$70,400**	**$264,600**	**$447,700**	**$19,550**	**$60,850**	**$721,625**	**$800**	**$9,500**	**$0**	**$233,506**	**$1,880,685**	**$1,485,440**	**$1,611,250**	**$33,800**	**$155,000**	**$8,360,000**
Totals, Escalated (3.0% inflation, compounded annually)											**$36,000**	**$0**	**$166,031**	**$463,945**	**$509,194**	**$342,920**	**$84,061**	**$325,425**	**$567,133**	**$25,508**	**$81,777**	**$998,898**	**$1,141**	**$13,951**	**$0**	**$363,795**	**$3,017,947**	**$2,455,206**	**$2,743,045**	**$59,269**	**$279,947**	**$12,535,193**

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	7341995	D2010	**Storage Tank**	Domestic Water, 80 to 150 GAL	100 GAL	Getwell Elementary School	Boiler room	A. O. Smith	TJV200	154461			
2	7341954	D2010	**Storage Tank**	Domestic Water, 80 to 150 GAL	82 GAL	Getwell Elementary School	Boiler room	Teledyne Laars	A0073101	B01219272			
3	7341971	D2010	**Boiler**	Gas, Domestic, 260 to 500 MBH	266 MBH	Getwell Elementary School	Boiler room	Laars	183580	BC1CAC277	2001		
4	7341967	D2010	**Boiler**	Gas, Domestic, 260 to 500 MBH	155 MBH	Getwell Elementary School	Boiler room	Teledyne Laars	183580	B00CJ0012	2001		
5	7341970	D2010	**Water Softener**	Domestic Water	10 GPM	Getwell Elementary School	Chiller Room				2018		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341819	D3020	**Boiler**	Gas, HVAC, 501 to 750 MBH	750 MBH	Getwell Elementary School	Boiler room	Power Flame	CR2-G-20A	120097450	2000		
2	7342238	D3020	**Boiler**	Gas, HVAC, 501 to 750 MBH	750 MBH	Getwell Elementary School	Boiler room	Power Flame	CR2-G-20A	120097450	2000		
3	7362734	D3020	**Unit Heater** [UH-1]	Hydronic, 13 to 36 MBH	13 MBH	Getwell Elementary School	Air Handler Mezzanine	McQuay			2001		
4	7341953	D3020	**Boiler Supplemental Components**	Expansion Tank	30 GAL	Getwell Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	2000		2
5	7341991	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	Getwell Elementary School	Boiler room	Taco	CA1000-1	188572	2001		
6	7341805	D3020	**Boiler Supplemental Components**	Expansion Tank	801 GAL	Getwell Elementary School	Boiler room	No dataplate	CA1600-1	189142	2000		
7	7341972	D3030	**Chiller**	Water-Cooled	30 TON	Getwell Elementary School	Mechanical room	Mcquay	C2212BNYY2RA	50L0009300	2001		

8	7341961	D3030	**Cooling Tower**	(Typical) Open Circuit	100 TON	Getwell Elementary School	Site	Baltimore Air Coil	33341	U002348501	2001			
9	7341997	D3030	**Split System**	Condensing Unit/Heat Pump	15 TON	Getwell Elementary School	Site	Trane	TTA180B400DA	R394P2SAH	2001			
10	7342005	D3030	**Split System** [Accu-3]	Condensing Unit/Heat Pump	12.5 TON	Getwell Elementary School	Site	Trane	TTA150B400CA	R423P5AAH	2001			
11	7341964	D3050	**Pump**	Distribution, HVAC Heating Water	20 HP	Getwell Elementary School	Boiler room	Taco	FE5010-S109	No dataplate	2001			3
12	7341821	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Getwell Elementary School	Mechanical room	McQuay	CAH025FDAC	SC0U001000976		099-027		
13	7342007	D3050	**Air Handler** [AHU-1]	Interior AHU, Easy/Moderate Access	2400 CFM	Getwell Elementary School	Mechanical Room 2	Mcquay	E713103010	No dataplate	2001			
14	7341974	D3050	**Air Handler** [AHU-2]	Interior AHU, Easy/Moderate Access	4000 CFM	Getwell Elementary School	Air Handler mezzanine	McQuay	CAH0USFDAC	SC00001000985	2001			
15	7341980	D3050	**Air Handler** [AHU-3]	Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM	8000 CFM	Getwell Elementary School	Mechanical room 2	Mcquay	CAR008FDAC	SCO0001000974	2001			
16	7342003	D3050	**Air Handler** [AHU-4]	Interior AHU, Easy/Moderate Access	4000 CFM	Getwell Elementary School	Air Handler mezzanine	Mcquay	E713108040	No dataplate	2001			
17	7341962	D3050	**Air Handler** [AHU-5]	Interior AHU, Easy/Moderate Access	8000 CFM	Getwell Elementary School	Air Handler mezzanine	McQuay	CAH021FDAC	SC0U0010009 75	2001			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341986	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Getwell Elementary School	Electrical room	Siemens	36 B	3F3Y045	2001		
2	7341802	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	Getwell Elementary School	Electrical room	Siemens	M0DEL 36 B	3F3Y045	1992		
3	7341993	D5020	**Switchboard**	277/480 V	1600 AMP	Getwell Elementary School	Electrical room	Siemens	SB3	17-49747-D00010	2001		
4	7342004	D5020	**Distribution Panel**	120/208 V	200 AMP	Getwell Elementary School	Electrical room	Siemens	S1C30ML250CBS	No dataplate	2001		8

5	7341800	D5020	**Distribution Panel**	120/208 V	400 AMP	Getwell Elementary School	Kitchen	Siemens	No dataplate	No dataplate				
6	7341812	D5020	**Distribution Panel**	120/208 V	400 AMP	Getwell Elementary School	Kitchen	Siemens	No dataplate	No dataplate				
7	7341985	D5020	**Distribution Panel**	277/480 V	400 AMP	Getwell Elementary School	Electrical room	Siemens	SEE42ML400CTS	79-49747-A00	2001			
8	7341966	D5020	**Distribution Panel** [CPD]	277/480 V	400 AMP	Getwell Elementary School	Electrical room	Siemens	SEE42ML400CBS	79 49747 A00	2001			
9	7341952	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	20 HP	Getwell Elementary School	Mechanical Room 2	ACCO	ACH550-VC-031A-4+F267	No dataplate	2001			
10	7341989	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Getwell Elementary School	Throughout building							50

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7341998	D7050	**Fire Alarm Panel**	Fully Addressable		Getwell Elementary School	Office	Edwards Systems Technology	EST2	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7342006	E1030	**Foodservice Equipment**	Convection Oven, Double		Getwell Elementary School	Kitchen	Blodgett	SH0-100-G	041416CR005T	2014		
2	7341976	E1030	**Foodservice Equipment**	Convection Oven, Double		Getwell Elementary School	Kitchen	Blodgett		110513XG067T			
3	7341825	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Getwell Elementary School	Kitchen						
4	7341988	E1030	**Foodservice Equipment**	Dishwasher Commercial		Getwell Elementary School	Kitchen						
5	7341807	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Getwell Elementary School	Kitchen		UHS-12	123465702			
6	7341799	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Getwell Elementary School	Kitchen						

7	7341817	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Getwell Elementary School	Kitchen	Koolaire	KY0420A-261	1120003502		
8	7341969	E1030	**Foodservice Equipment**	Mixer, Tabletop	Getwell Elementary School	Kitchen	Hobart	BDPM-20	19609061		
9	7341959	E1030	**Foodservice Equipment**	Range, 2-Burner	Getwell Elementary School	Kitchen	Garland				
10	7341814	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Getwell Elementary School	Boiler room		253.63072300	LA31114365	2003	2
11	7341828	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Getwell Elementary School	Kitchen	Artic	AR23E	435217		
12	7341816	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Getwell Elementary School	Kitchen					
13	7341823	E1030	**Foodservice Equipment**	Steamer, Freestanding	Getwell Elementary School	Kitchen	ACCUTEMP				2
14	7341992	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Getwell Elementary School	Kitchen		LAHA-032E-TAC-800	21F60769R	2001	
15	7342000	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Getwell Elementary School	Kitchen	Heatcraft				
16	7341996	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Getwell Elementary School	Kitchen	Bohn				
17	7341956	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Getwell Elementary School	Kitchen					
18	7341975	E1030	**Foodservice Equipment**	Walk-In, Freezer	Getwell Elementary School	Kitchen	Delfield Walk ins			2001	
19	7342008	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Getwell Elementary School	Kitchen	Delfield Walk Ins			2001	