

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Gordon Elementary Achievement
815 Breedlove Street
Memphis, Tennessee 38107

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	One
Main Address	815 Breedlove Street, Memphis, Tennessee 38104
Site Developed	1991
Site Area	5 acres (estimated)
Parking Spaces	62 total spaces in open lots; two of which are accessible.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 19-20, 2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 stuartml@scsk12.org
On-site Point of Contact (POC)	Mr Washington, Building Engineer (901) -267-9387 phone
Assessment and Report Prepared By	John McLurg, P.E.
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The older parts of the existing structure appear to have been constructed sometime in the 1950's or 1960's. The historical marker along Decatur Street, at the rear of the school indicates that the school was in service in as early as 1961. The stone arch that is preserved in the school courtyard could be the remains of the original school which likely was constructed earlier in the last century. Based on inspection stickers observed on electrical equipment, it appears that the newer parts of the building were constructed around 1991.

Architectural

The building has a conventional masonry bearing-wall structure. The building has a flat roof supported by steel roof trusses or bar joists. The building exterior walls are clad with brick veneer. The majority of roof finishes are a modified-bituminous system, but large sections of the roof are finished with a TPO/PVC membrane system. The building floors are finished with VCT, and the walls are painted CMU. Ceilings are finished with ACT or painted drywall.

The modified-bituminous roof surfaces evidenced significant wear. Most of the roof sand has worn away and the modified bituminous panels are worn and severely cracked. The modified-bitumen membranes will likely require replacement within the near future. The TPO/PVC surfaces appeared to be in fair condition. Interior finishes appeared to be in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

It appears that the building has two separate central systems. Terminal space heating and cooling are provided by fan coil units. Heating water is provided by hot-water boilers and chilled water is provided by water-cooled chillers and cooling towers. Supplementary cooling is provided by split-systems.

One of the two installed chillers appeared to be out of service. For this reason, a temporary chiller is now in use as a substitute for the unserviceable chiller. Some of the rooftop split-system equipment appeared to have been stripped by vandals. The fan-coil units appeared to date from 1991 or older and many will likely require replacement over the next few years.

Domestic hot water is provided by a domestic boiler and two domestic water heaters. Interior lighting is provided by conventional linear-fluorescent fixtures. The school is provided with a complete fire alarm system; fire protection is provided by fire extinguishers and sprinklers.

Site

The site is mostly flat. The site is mostly covered by the building and the courtyard. The remaining surfaces are covered by the lawn and parking lots. The parking lots and service drives are paved with asphalt.

The asphalt surfaces appeared to be in fair condition, but they are in need of re-sealing and re-striping. The concrete sidewalks appeared to be in fair condition, overall.

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 Gordon Elementary Achievement(1911)			
Replacement Value	Total SF	Cost/SF	
\$ 31,688,400	79,221	\$ 400	
		Est Reserve Cost	FCI
Current		\$ 185,100	0.6 %
3-Year		\$ 955,800	3.0 %
5-Year		\$ 4,066,400	12.8 %
10-Year		\$ 8,474,600	26.7 %

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.

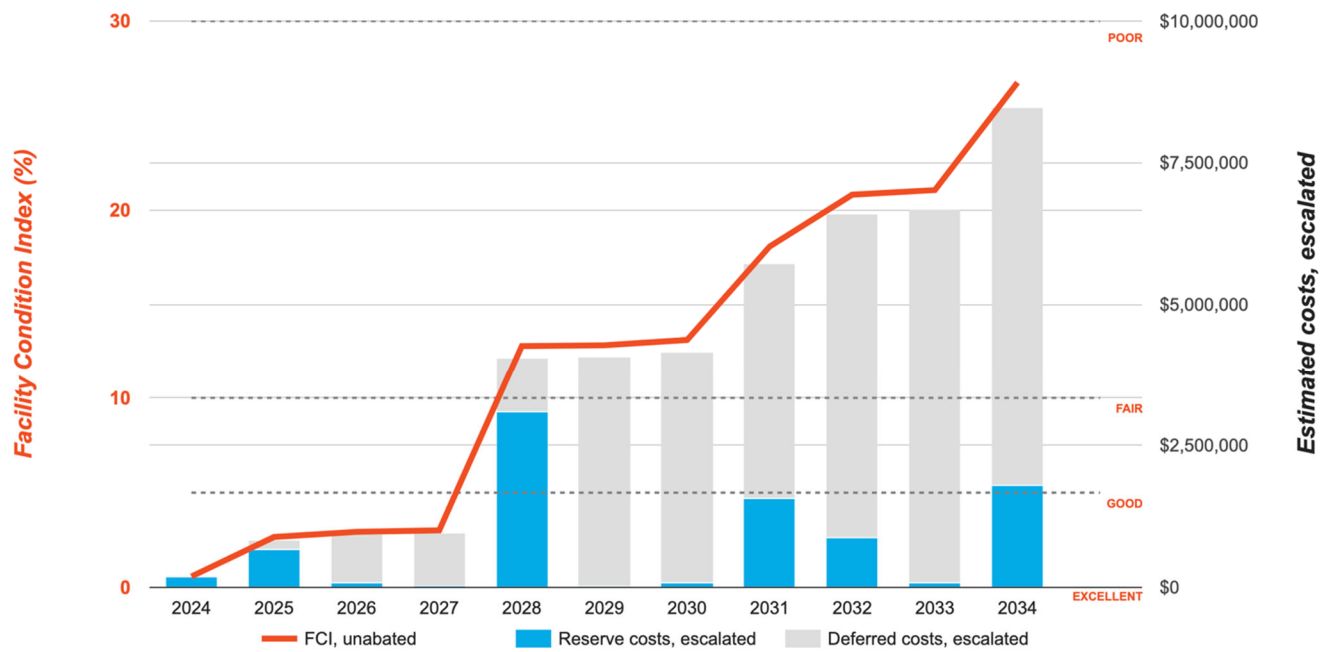
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Gordon Elementary Achievement

Replacement Value: \$31,688,400

Inflation Rate: 3.0%

Average Needs per Year: \$770,500



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$31,200	-	\$659,800	\$691,000
Roofing	-	\$706,300	\$540,100	\$4,000	\$14,100	\$1,264,600
Interiors	-	-	-	\$1,352,600	\$1,214,900	\$2,567,500
Plumbing	-	-	\$46,200	\$599,600	\$117,900	\$763,700
HVAC	\$155,100	-	\$742,600	\$1,437,000	\$127,600	\$2,462,300
Fire Protection	-	-	\$101,400	-	\$11,800	\$113,200
Electrical	-	-	\$532,700	\$495,900	\$849,600	\$1,878,200
Fire Alarm & Electronic Systems	-	-	\$1,025,400	\$218,300	\$1,180,800	\$2,424,500
Equipment & Furnishings	\$21,500	-	\$14,000	\$151,100	\$129,300	\$315,800
Site Pavement	\$1,000	-	\$31,000	\$65,100	\$376,200	\$473,300
Site Development	-	\$40,200	\$2,800	\$84,700	\$4,700	\$132,300
Site Utilities	-	-	\$67,500	-	-	\$67,500
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$185,100	\$746,500	\$3,134,900	\$4,408,200	\$4,686,600	\$13,161,300

Immediate Needs

Facility/Building	Total Items	Total Cost
Gordon Elementary Achievement	5	\$185,100
Total	5	\$185,100

Gordon Elementary Achievement

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8179805	Gordon Elementary Achievement	Boiler Room	D3030	Chiller, Water-Cooled, Replace	Failed	Performance/Integrity	\$150,000
8179781	Gordon Elementary Achievement	Boiler Room#2	D3050	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	Poor	Performance/Integrity	\$5,100
8455168	Gordon Elementary Achievement	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
8455163	Gordon Elementary Achievement	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$1,000
8185264	Gordon Elementary Achievement	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (5 items)							\$185,100



Key Findings



Roofing in Poor condition.

Modified Bitumen
Gordon Elementary Achievement Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$602,000

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The roof membrane appeared to be badly worn. Observed significant cracks. - AssetCALC ID: 8185233



Roofing in Poor condition.

Modified Bitumen
Gordon Elementary Achievement Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$80,000

\$\$\$\$

Replace - AssetCALC ID: 8455167



Chiller in Failed condition.

Water-Cooled
Gordon Elementary Achievement Boiler Room

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$150,000

\$\$\$\$

Not in use. - AssetCALC ID: 8179805



Pump in Poor condition.

Distribution, HVAC Chilled or Condenser Water
Gordon Elementary Achievement Boiler Room#2

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,100

\$\$\$\$

Evidence of leaking. - AssetCALC ID: 8179781



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Gordon Elementary Achievement Site

Uniformat Code: G2030
Recommendation: **Repair in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Sidewalk cracked at ramp - AssetCALC ID: 8455163



Playfield Surfaces in Poor condition.

Rubber, Poured-in-Place
Gordon Elementary Achievement Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,000

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Not in good condition - AssetCALC ID: 8455103



Foodservice Equipment in Failed condition.

Dishwasher Commercial
Gordon Elementary Achievement Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

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Out of order - AssetCALC ID: 8455168



Roof Skylight in Poor condition.

per unit, up to 20 SF
Gordon Elementary Achievement Roof

Uniformat Code: B3060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Outdated - AssetCALC ID: 8455132

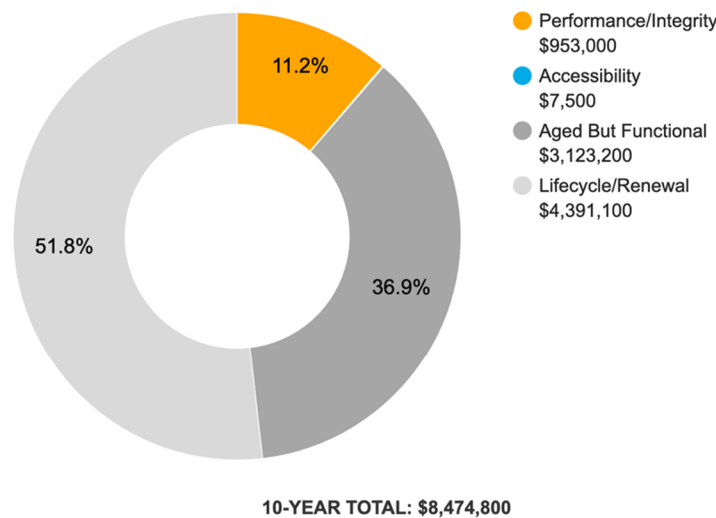
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. School Building



School Building: Systems Summary

Constructed/Renovated	1950-1960; renovated 1991	
Building/Group Size	79,221 SF	
Number of Stories	One, above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by metal open-web steel joists over concrete pad and footing foundation	Good
Façade	Wall Finish: Brick Windows: Steel	Poor
Roof	Primary: Flat construction with modified-bituminous membrane. Secondary: Flat with single-ply TPO membrane	Fair
Interiors	Walls: Painted CMU, glazed blocks Floors: VCT, unfinished Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply; cast-iron waste/venting Hot Water: Gas domestic boilers Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, chillers and cooling tower feeding fan coils and cabinet terminal units Supplemental components: Split-systems and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler systems, fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboards with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas generator with automatic transfer switches	Fair

School Building: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	The modified bitumen roof system appeared to be in poor condition. Fan-coil units appeared to be older. One chiller is not serviceable. Some rooftop HVAC equipment may have been vandalized.	



3. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it appears that an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	No significant deficiencies were observed.	

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Some sections of the roof could not be observed. One of the roof hatches was jammed shut.

5. 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 original parts of the existing facility appeared to have been constructed circa 1960. The facility was substantially renovated in circa 1991, and some accessibility improvements appear to have been implemented at that time.

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

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. 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.



7. 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.

8. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gordon Elementary Achievement, 815 Breedlove Street, Memphis Tennessee 38107, 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: John McLurg, P.E.
Project Manager

Reviewed by:



Al Diefert
Technical Report Reviewer for
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Program Manager
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9. Appendices

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



Appendix A: **Photographic Record**



Photographic Overview



1 - FRONT ELEVATION



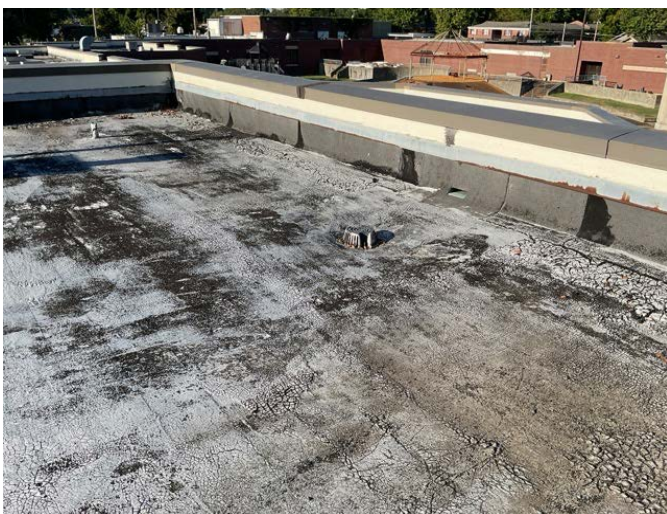
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF



6 - ROOF



Photographic Overview



7 - ROOF (NEWER SECTION)



8 - LOBBY



9 - CORRIDOR



10 - LIBRARY



11 - GYMNASIUM



12 - BOILER ROOM

Photographic Overview



13 - HEATING BOILER



14 - HEATING HEATER



15 - CHILLER



16 - PUMPS



17 - TEMPORARY CHILLER



18 - WATER HEATER



Photographic Overview



19 - SWITCHBOARD



20 - SPRINKLER RISER



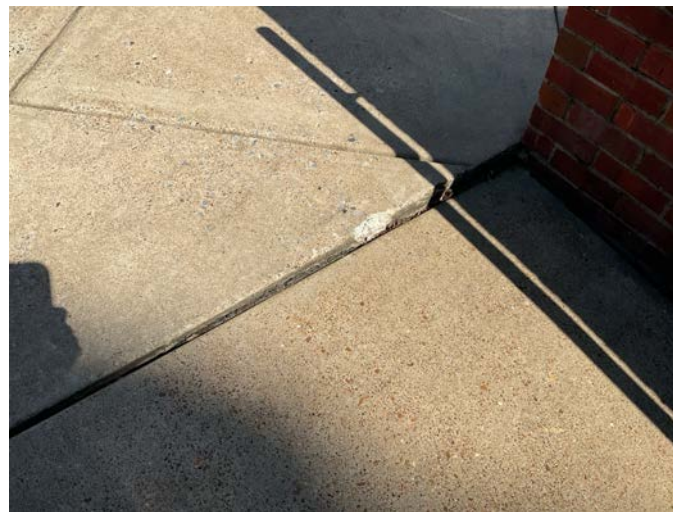
21 - PARKING LOT



22 - ROOF SURFACE DETERIORATION



23 - CHILLER (NOT SERVICEABLE)





24 - WHEELCHAIR RAMP SURFACE

Appendix B: **Site Plan**



Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-016.354	Gordon Elementary Achievement	
	Source	On-Site Date	
	Google	September 19-20, 2024	

Appendix C: **Pre-Survey Questionnaire**



BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Gordon Elementary Achievement

Name of person completing form: John McLurg, based on information provided by Mr. Washington

Title / Association with property: Building Engineer

Length of time associated w/ property: 5 years

Date Completed: October 11, 2024

Phone Number: (901) 530-6384

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 / renovated	1909-1911		
2	Building size in SF	283,230		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	c1991	
		Roof	Unknown	Modified bitumen finishes are old. TPO surfaces are much newer.
		Interiors	c1991	
		HVAC	c1991	
		Electrical	c1991	
		Site Pavement	Unknown	
		Accessibility	c1991	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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 or mold related complaints from occupants?			X		
10	Are your elevators unreliable, with frequent service calls?				X	Single-story building.
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, 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				Accessible parking, curb cut, wheelchair ramp, plumbing fixtures
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			

Appendix D: Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Gordon Elementary Achievement

BV Project Number: 163745.23R000-016.354

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	

Gordon Achievement: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No parking aisle for accessible spaces.	
Exterior Accessible Route			Curb cut slopes need to be adjusted	
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms			Some restrooms are not up to date.	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Gordon Achievement: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH



ADDITIONAL ENTRANCE



MAIN ENTRANCE

Gordon Achievement: Photographic Overview



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E: **Component Condition Report**



Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Loading Dock, Concrete	1,725 SF	42	8185231
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	2,600 SF	25	8455155
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	41,100 SF	25	8455142
B2020	Building Exterior	Fair	Glazing, any type, by SF	7,700 SF	15	8455146
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	19	4	8443791
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	60	25	8455186
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	4	8179798
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	28,000 SF	4	8185244
B3010	Roof	Poor	Roofing, Modified Bitumen	60,200 SF	1	8185233
B3010	Roof	Poor	Roofing, Modified Bitumen	8,000 SF	2	8455167
B3020	Roof	Fair	Roof Appurtenances, Chimney/Cupola, Moderate Rehabilitation, Repair	1	10	8455195
B3060	Roof	Fair	Roof Hatch, Metal	5	16	8455171
B3060	Roof	Fair	Roof Hatch, Metal	1	4	8185257
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	12	8455113
B3060	Roof	Fair	Roof Hatch, Metal	1	4	8185266
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	1	2	8455132
B3060	Roof	Fair	Roof Hatch, Metal	1	4	8185252
Interiors						
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	12	7	8179794
C1030	Throughout Building	Fair	Door Hardware, School, per Door	160	15	8455150
C1030	Boiler Room	Fair	Interior Door, Steel, Standard	2	7	8179832

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Electrical Room	Fair	Interior Door, Steel, Standard	2	7	8179848
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	100	20	8455179
C1030	Throughout	Fair	Interior Door, Steel, Standard	6	7	8427084
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	83,400 SF	8	8455175
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	10,200 SF	20	8455159
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	193,700 SF	8	8455154
C2030	Lobby	Fair	Flooring, Ceramic Tile	1,000 SF	20	8455145
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000 SF	20	8455169
C2030	Cafeteria	Fair	Flooring, Wood, Strip	300 SF	10	8455096
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	87,400 SF	10	8455187
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	5	10	8455086
D2010	Gymnasium	Fair	Water Heater, Electric, Commercial (12 kW)	1	10	8455156
D2010	Teachers Lounge	Fair	Toilet, Commercial Water Closet	1	4	8179811
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	4	8179853
D2010	Classrooms Science	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	20	8455129
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	4	8179843
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	4	8179812
D2010	Restrooms	Fair	Shower, Ceramic Tile	1	5	8455170
D2010	Teachers Lounge	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	4	8179824
D2010	Science Lab	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	4	8179831
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	4	8455102
D2010	Gymnasium	Fair	Sink/Lavatory, Service Sink, Floor	1	4	8185256
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	44	18	8455134
D2010	Boiler Room	Fair	Water Heater, Gas, Residential	1	4	8179850

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room #2	Fair	Boiler, Gas, Domestic, 310 MBH	1	10	8179772
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	79,221 SF	7	8185254
D2010	Gymnasium	Fair	Water Heater, Electric, Residential, 53 to 120 GAL	1	4	8185265
D2010	Boiler Room#2	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	5	8179804
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	7	8455157
D2010	Restrooms	Fair	Urinal, Standard	19	10	8455143
D2010	Science Lab	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	4	8179833
D2010	Classrooms Science	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	15	8455137
D2010	Throughout Building	Good	Drinking Fountain, Floor-Mounted, Interior Basic	12	10	8455147
HVAC						
D3020	Boiler Room #2	Fair	Boiler, Gas, HVAC	1	12	8179826
D3020	Mechanical Room	Fair	Furnace, Gas	2	10	8455158
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	7	8179777
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	6	4	8185246
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	1	4	8185248
D3020	Science Lab	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	15	4	8179779
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	8	8179797
D3020	Boiler Room #2	Fair	Unit Heater, Hydronic	1	4	8179810
D3020	Boiler Room#2	Fair	Boiler Supplemental Components, Expansion Tank	1	4	8179844
D3020	Mechanical Room	Fair	Furnace, Gas	2	10	8455188
D3020	Vestibules	Fair	Unit Heater, Hydronic, 10 MBH	11	4	8426148
D3020	Gymnasium	Fair	Boiler Supplemental Components, Expansion Tank	1	22	8185251
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	3	4	8179786
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	7	8179802
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	8185280

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site General	Fair	Cooling Tower, (Typical) Open Circuit	1	10	8179852
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	8455111
D3030	Science Lab	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	1	3	8179839
D3030	Site General	Fair	Chiller, Air-Cooled	1	10	8179840
D3030	Roof	Good	Split System Ductless, Multi Zone, per 1 TON FCU	35	10	8455112
D3030	Site General	Fair	Cooling Tower, (Typical) Open Circuit	1	4	8179827
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 2 TON	1	11	8185276
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	6	8455189
D3030	Boiler Room#2	Fair	Chiller, Water-Cooled [CH-2]	1	4	8179834
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	8185243
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	8185279
D3030	Boiler Room	Failed	Chiller, Water-Cooled	1	0	8179805
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	79,221 SF	7	8179778
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	4	8179784
D3050	Throughout	Fair	Fan Coil Unit, Hydronic Terminal, 1000 CFM	16	4	8444931
D3050	Throughout	Fair	Fan Coil Unit, Hydronic Terminal, 1000 CFM	26	4	8444932
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	79,221 SF	4	8179829
D3050	Boiler Room#2	Fair	Supplemental Components, Air Separator, HVAC	1	4	8179801
D3050	Boiler Room#2	Fair	Pump, Distribution, HVAC Heating Water, 1 HP	1	5	8179775
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 500 CFM	1	4	8185263
D3050	Boiler Room#2	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	8179818
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	8179783
D3050	Boiler Room#2	Poor	Pump, Distribution, HVAC Chilled or Condenser Water	1	0	8179781
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	2	6	8455173
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	4	8179821

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	8179846
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	4	8179815
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	8455183
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	4	8185281
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	14	10	8455138
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	4	8185242
D3060	Boiler Room #2	Fair	Exhaust Fan, Centrifugal, 5 HP Motor	1	4	8179774
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	79,221 SF	4	8179771
D4010	Commercial Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	15	8455193
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	5	8455178
D4030	Hallways & Common Areas	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	4	8179849
Electrical						
D5010	Electrical Room	Fair	Generator, Gas or Gasoline	1	4	8179822
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 225 AMP	1	4	8179845
D5020	Exterior Chiller	Good	Secondary Transformer, Dry, Stepdown	1	26	8179791
D5020	Boiler Room #2	Fair	Switchboard, 120/208 V [Main]	1	15	8179793
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	15	8455108
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	7	8179820
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	7	8179800
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	79,221 SF	7	8179837
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	25	4	8179776
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	35	4	8179792
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	79,221 SF	4	8179780
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	8185250

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	92,700 SF	15	8455123
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	79,221 SF	10	8179814
D7050	Office Areas	Good	Fire Alarm Panel, Multiplex	1	10	8455092
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	79,221 SF	4	8179825
D8010	Electrical Room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	79,221 SF	4	8179830
D8010	Boiler Room#2	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	79,221 SF	4	8179851
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	8455109
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	8455149
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	8455097
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	2	9	8455089
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	9	8455194
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	8455184
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	17	8455192
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	8455177
E1030	Kitchen	Fair	Foodservice Equipment, Broiler	2	9	8455121
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	8455119
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	8455168
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	10	8455107
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	2	9	8455122
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	8455128
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	8455098
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	17	8455165
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	8455127

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8185249
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,200 SF	4	8185226
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	640 LF	17	8185274
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,300 SF	3	8185237
G2020	Public Sidewalks	Fair	Parking Lots, Pavement, Concrete	3,600 SF	17	8185228
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	18,000 SF	10	8455100
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,300 SF	13	8185240
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	640 SF	17	8185270
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	999 SF	17	8185235
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	0	8455163
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	50 LF	17	8185275
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	4,800 SF	17	8185245
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Playfield Surfaces, Rubber, Poured-in-Place	1,500 SF	1	8455103
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	8455091
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	8179787
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	700 LF	7	8185230
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	250 LF	7	8185278
G2060	Site	Fair	Flagpole, Metal	1	4	8185253
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,300 LF	7	8185236
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	13	4	8185272
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	8185232
Accessibility						

Component Condition Report | Gordon Elementary Achievement

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8185264

Appendix F: **Replacement Reserves**





Replacement Reserves Report

Gordon Elementary Achievement

10/23/2024

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	
D4010	Throughout Building	8179771	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	79221	SF	\$1.07	\$84,766					\$84,766																	\$84,766	
D4010	Commercial Kitchen	8455193	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	5	15	6	LF	\$400.00	\$2,400																\$2,400						\$2,400	
D4030	Hallways & Common Areas	8179849	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	15	EA	\$150.00	\$2,250					\$2,250									\$2,250								\$4,500	
D4030	Throughout Building	8455178	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	20	EA	\$150.00	\$3,000					\$3,000										\$3,000							\$6,000	
D5010	Electrical Room	8179822	Generator, Gas or Gasoline, Replace	25	21	4	1	EA	\$52,000.00	\$52,000					\$52,000																	\$52,000	
D5010	Electrical Room	8179845	Automatic Transfer Switch, ATS, 225 AMP, Replace	25	21	4	1	EA	\$12,000.00	\$12,000					\$12,000																	\$12,000	
D5020	Electrical Room	8179820	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$40,000.00	\$40,000								\$40,000														\$40,000	
D5020	Electrical Room	8179800	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$45,000.00	\$45,000								\$45,000														\$45,000	
D5020	Boiler Room #2	8179793	Switchboard, 120/208 V, Replace	40	25	15	1	EA	\$66,000.00	\$66,000															\$66,000							\$66,000	
D5020	Electrical Room	8455108	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$3,000.00	\$3,000															\$3,000							\$3,000	
D5030	Throughout Building	8179837	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	33	7	79221	SF	\$4.00	\$316,884								\$316,884														\$316,884	
D5040	Throughout Building	8179780	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	79221	SF	\$5.00	\$396,105					\$396,105																	\$396,105	
D5040	Throughout Building	8179776	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	25	EA	\$220.00	\$5,500					\$5,500									\$5,500								\$11,000	
D5040	Throughout Building	8179792	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	35	EA	\$220.00	\$7,700					\$7,700									\$7,700								\$15,400	
D5040	Building Exterior	8185250	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	\$600.00	\$1,200										\$1,200												\$1,200	
D5040	Throughout Building	8455123	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	92700	SF	\$5.00	\$463,500															\$463,500							\$463,500	
D7030	Throughout Building	8179814	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	79221	SF	\$2.00	\$158,442										\$158,442												\$158,442	
D7050	Throughout Building	8179825	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	79221	SF	\$3.00	\$237,663					\$237,663																	\$237,663	
D7050	Office Areas	8455092	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,000.00	\$4,000										\$4,000												\$4,000	
D8010	Boiler Room#2	8179851	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	79221	SF	\$6.00	\$475,326					\$475,326														\$475,326			\$950,652	
D8010	Electrical Room	8179830	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	79221	SF	\$2.50	\$198,053					\$198,053														\$198,053			\$396,105	
E1030	Kitchen	8455168	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500										\$21,500								\$21,500			\$64,500	
E1030	Kitchen	8455128	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	\$6,400.00	\$6,400					\$6,400														\$6,400			\$12,800	
E1030	Kitchen	8455149	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500														\$4,500			\$9,000	
E1030	Kitchen	8455121	Foodservice Equipment, Broiler, Replace	15	6	9	2	EA	\$8,400.00	\$16,800										\$16,800												\$16,800	
E1030	Kitchen	8455184	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$4,600.00	\$4,600										\$4,600												\$4,600	
E1030	Kitchen	8455122	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	2	EA	\$8,280.00	\$16,560										\$16,560							\$16,560					\$33,120	
E1030	Kitchen	8455194	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	6	9	1	EA	\$4,500.00	\$4,500										\$4,500												\$4,500	
E1030	Kitchen	8455089	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	2	EA	\$8,280.00	\$16,560										\$16,560							\$16,560					\$33,120	
E1030	Kitchen	8455177	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	\$6,700.00	\$6,700										\$6,700												\$6,700	
E1030	Kitchen	8455098	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400										\$6,400												\$6,400	
E1030	Kitchen	8455109	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,700.00	\$2,700										\$2,700												\$2,700	
E1030	Kitchen	8455097	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600										\$4,600												\$4,600	
E1030	Kitchen	8455107	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,800.00	\$6,800										\$6,800													\$6,800
E1030	Kitchen	8455127	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400										\$6,400													\$6,400
E1030	Kitchen	8455119	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	\$2,100.00	\$2,100																\$2,100							\$2,100
E1030	Kitchen	8455165	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																			\$2,500				\$2,500
E1030	Kitchen	8455192	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	\$2,100.00	\$2,100																		\$2,100					\$2,100
E1040	Hallways & Common Areas	8185249	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500							\$3,000	
G2020	Site	8185237	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	29300	SF	\$0.45	\$13,185					\$13,185									\$13,185					\$13,185				\$52,740
G2020	Site	8185226	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	4200	SF	\$3.50	\$14,700					\$14,700																		\$14,700
G2020	Site	8455100	Parking Lots, Pavement, Asphalt, Overlay	25	15	10	18000	SF	\$2.00	\$36,000										\$36,000													\$36,000
G2020	Site	8185240	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	29300	SF	\$3.50	\$102,550																							\$102,550
G2020	Public Sidewalks	8185228	Parking Lots, Pavement, Concrete, Replace	50	33	17	3600	SF	\$9.00	\$32,400																		\$32,400				\$32,400	
G2020	Site	8185274	Parking Lots, Curb & Gutter, Concrete, Replace	50	33	17	640	LF	\$30.00	\$19,200																		\$19,200				\$19,200	
G2030	Site	8455163	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	1	EA	\$1,000.00	\$1,000	\$1,000																					\$1,000	
G2030	Site	8185235	Sidewalk, Concrete, Large Areas, Replace	50	33	17	999	SF	\$9.00	\$8,991																			\$8,991				\$8,991
G2030	Site	8185270	Sidewalk, Concrete, Large Areas, Replace	50	33	17	640	SF	\$9.00	\$5,760																			\$5,760				\$5,760

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	8179772	D2010	Boiler	Gas, Domestic, 310 MBH	310 MBH	Gordon Elementary Achievement	Boiler Room #2	Rheem	G100-310A	URNG0506G00137	2006		
2	8179812	D2010	Pump	Circulation, Domestic Water, 0.5 HP	0.5 HP	Gordon Elementary Achievement	Boiler Room	Inaccessible	Inaccessible	Inaccessible	1991		
3	8179804	D2010	Pump	Circulation, Domestic Water, 0.5 HP	.5 HP	Gordon Elementary Achievement	Boiler Room#2	Grundfos	Illegible	Illegible	1991		
4	8455156	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Gordon Elementary Achievement	Gymnasium	A. O. Smith	LTE-80 250	2306132864268			
5	8185265	D2010	Water Heater	Electric, Residential, 53 to 120 GAL	80 GAL	Gordon Elementary Achievement	Gymnasium	A.O. Smith	LTE- 80 250	2306132864268	2006		
6	8179850	D2010	Water Heater	Gas, Residential	65 GAL	Gordon Elementary Achievement	Boiler Room	A.O. Smith	SBS6565NE	0944A007323	2009		
7	8179853	D2010	Backflow Preventer	Domestic Water	3 IN	Gordon Elementary Achievement	Boiler Room	Watts	Inaccessible	Inaccessible	1991		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8179826	D3020	Boiler	Gas, HVAC	1400 MBH	Gordon Elementary Achievement	Boiler Room #2	Fulton	Illegible	Illegible	2006		
2	8179797	D3020	Boiler	Gas, HVAC	2500 MBH	Gordon Elementary Achievement	Boiler Room	Cleaver Brooks	MTF 700	MB-849	2002		
3	8455158	D3020	Furnace	Gas	110000 BTUH	Gordon Elementary Achievement	Mechanical Room	Carrier	58STA110---16122	4215A18367			2
4	8455188	D3020	Furnace	Gas	110000 BTUH	Gordon Elementary Achievement	Mechanical Room	Carrier	58STA110---10122	4215A 18351			2
5	8185246	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Gordon Elementary Achievement	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1991		6

6	8185248	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	500 CFM	Gordon Elementary Achievement	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1991	
7	8179779	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)	750 CFM	Gordon Elementary Achievement	Science Lab	Inaccessible	Inaccessible	Inaccessible	1991	15
8	8179786	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Gordon Elementary Achievement	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1991	3
9	8426148	D3020	Unit Heater	Hydronic, 10 MBH		Gordon Elementary Achievement	Vestibules	Inaccessible	Inaccessible	Inaccessible	1991	11
10	8179810	D3020	Unit Heater	Hydronic	100 MBH	Gordon Elementary Achievement	Boiler Room #2	Dunham-Bush	H-1000-B	YF8A-91113	1991	
11	8179777	D3020	Boiler Supplemental Components	Expansion Tank	130 GAL	Gordon Elementary Achievement	Boiler Room	Amtrol	B 500	No dataplate	1991	
12	8179844	D3020	Boiler Supplemental Components	Expansion Tank	235 GAL	Gordon Elementary Achievement	Boiler Room#2	Inaccessible	Inaccessible	Inaccessible	1991	
13	8185251	D3020	Boiler Supplemental Components	Expansion Tank	3 GAL	Gordon Elementary Achievement	Gymnasium	Amtrol	Inaccessible	Inaccessible	2006	
14	8179802	D3020	Boiler Supplemental Components	Expansion Tank	10 GAL	Gordon Elementary Achievement	Boiler Room	Amtrol	B 500	No dataplate	1991	
15	8179840	D3030	Chiller	Air-Cooled	100 TON	Gordon Elementary Achievement	Site General	Carrier	30RBA1006	090708	2007	
16	8179805	D3030	Chiller	Water-Cooled	140 TON	Gordon Elementary Achievement	Boiler Room	Carrier	30HR140-D500	V900430	1991	
17	8179834	D3030	Chiller [CH-2]	Water-Cooled	70 TON	Gordon Elementary Achievement	Boiler Room#2	Trane	RTWA070AYC01C3C0W	U98D09525	1998	
18	8179852	D3030	Cooling Tower	(Typical) Open Circuit	100 TON	Gordon Elementary Achievement	Site General	Marley	30RBA1006	107141-1/B22154A/4852	2009	
19	8179827	D3030	Cooling Tower	(Typical) Open Circuit	100 TON	Gordon Elementary Achievement	Site General	Marley	No dataplate	68549-1/B22158A/8-4871	1991	
20	8185280	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Gordon Elementary Achievement	Roof	Carrier	24ACC424A0030011	Illegible	2020	

21	8455111	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Gordon Elementary Achievement	Roof	Carrier	38AUZA07A0A5A0A0A0	3620C93808		
22	8185243	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Gordon Elementary Achievement	Roof	Carrier	Illegible	Illegible	2016	
23	8185279	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Gordon Elementary Achievement	Roof	Carrier	Illegible	Illegible	2017	
24	8185276	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Gordon Elementary Achievement	Roof	Carrier	24ACC424A300	3420E22490	2020	
25	8455189	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Gordon Elementary Achievement	Roof	Carrier	38AUZA07A0A5A0A0A0	4715C90723	2015	
26	8455112	D3030	Split System Ductless	Multi Zone, per 1 TON FCU	35 TON	Gordon Elementary Achievement	Roof	Toshiba Carrier	RAV-SP420AT2-UL	509X0006	35	
27	8179839	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM	750 CFM	Gordon Elementary Achievement	Science Lab	Inaccessible	Inaccessible	Inaccessible	1991	
28	8179818	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Gordon Elementary Achievement	Boiler Room#2	Illegible	Illegible	Illegible	1991	
29	8179783	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Gordon Elementary Achievement	Boiler Room	Bell & Gossett	Illegible	Illegible	1991	
30	8179781	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	3 HP	Gordon Elementary Achievement	Boiler Room#2	Bell & Gossett	Illegible	Illegible	1991	
31	8179846	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Gordon Elementary Achievement	Boiler Room	Bell & Gossett	3B8 9 BF	1678904	1991	
32	8179821	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Gordon Elementary Achievement	Boiler Room	Inaccessible	Inaccessible	Inaccessible	1991	
33	8179775	D3050	Pump	Distribution, HVAC Heating Water, 1 HP	1 HP	Gordon Elementary Achievement	Boiler Room#2	Inaccessible	Inaccessible	Inaccessible	1991	
34	8179784	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Gordon Elementary Achievement	Boiler Room	Bell & Gossett	Illegible	Illegible	1991	
35	8444931	D3050	Fan Coil Unit	Hydronic Terminal, 1000 CFM	1000 CFM	Gordon Elementary Achievement	Throughout	Inaccessible	Inaccessible	Inaccessible	1991	16

36	8444932	D3050	Fan Coil Unit	Hydronic Terminal, 1000 CFM	1000 CFM	Gordon Elementary Achievement	Throughout	Inaccessible	Inaccessible	Inaccessible	1991	26
37	8185263	D3050	Fan Coil Unit	Hydronic Terminal, 500 CFM	500 CFM	Gordon Elementary Achievement	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1991	
38	8455173	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Gordon Elementary Achievement	Roof	Penn Ventilator Company	MU-4012	No dataplate		2
39	8455183	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	28 TON	Gordon Elementary Achievement	Roof	Carrier	48TCED28ABA5A0A0A0	1414P24583	2014	
40	8185281	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Gordon Elementary Achievement	Roof	Penn Ventilator Company	Illegible	Illegible	1991	
41	8185242	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Gordon Elementary Achievement	Roof	Penn Ventilator Company	Illegible	Illegible	1991	
42	8179774	D3060	Exhaust Fan	Centrifugal, 5 HP Motor	27000 CFM	Gordon Elementary Achievement	Boiler Room #2	Penn Ventilator Company	SX125BC	No dataplate	1991	
43	8455138	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Gordon Elementary Achievement	Roof	Penn Ventilator Company	Illegible	Illegible		14

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8455193	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Gordon Elementary Achievement	Commercial Kitchen	Ansul	No dataplate	No dataplate			6
2	8455178	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Gordon Elementary Achievement	Throughout Building						20
3	8179849	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Gordon Elementary Achievement	Hallways & Common Areas				1991		15

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8179822	D5010	Generator	Gas or Gasoline	39.5 KW	Gordon Elementary Achievement	Electrical Room	Onan	60EN	0918379535	1991		
2	8179845	D5010	Automatic Transfer Switch	ATS, 225 AMP	225 AMP	Gordon Elementary Achievement	Electrical Room	Onan	OTCU-225A	14G	1991		

3	8179791	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Gordon Elementary Achievement	Exterior Chiller	Rex	BA150HM/Z	U 63020	2020		
4	8179820	D5020	Switchboard	120/208 V	400 AMP	Gordon Elementary Achievement	Electrical Room	Siemens	Illegible	Illegible	1991		
5	8179800	D5020	Switchboard	120/208 V	600 AMP	Gordon Elementary Achievement	Electrical Room	Siemens	Illegible	Illegible	1991		
6	8179793	D5020	Switchboard [Main]	120/208 V	1200 AMP	Gordon Elementary Achievement	Boiler Room #2	General Electric	AV-2	No dataplate	1999		
7	8455108	D5020	Distribution Panel	277/480 V	225 AMP	Gordon Elementary Achievement	Electrical Room	Siemens	No dataplate	No dataplate			
8	8179792	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Gordon Elementary Achievement	Throughout Building				1991		35
9	8179776	D5040	Emergency & Exit Lighting	Exit Sign, LED		Gordon Elementary Achievement	Throughout Building				1991		25

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8455092	D7050	Fire Alarm Panel	Multiplex		Gordon Elementary Achievement	Office Areas	Honeywell	MS-5UD	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8455121	E1030	Foodservice Equipment	Broiler		Gordon Elementary Achievement	Kitchen	ACCUTEMP	N61201D06000200	59051			2
2	8455089	E1030	Foodservice Equipment	Convection Oven, Double		Gordon Elementary Achievement	Kitchen	Inaccessible	102 - GV	20A6JAQ052			2
3	8455122	E1030	Foodservice Equipment	Convection Oven, Double		Gordon Elementary Achievement	Kitchen	Duke Manufacturing	Illegible	20ABJA0C51			2
4	8455168	E1030	Foodservice Equipment	Dishwasher Commercial		Gordon Elementary Achievement	Kitchen	CMA	HTSB	169782			
5	8455149	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Gordon Elementary Achievement	Kitchen	No dataplate	No dataplate	No dataplate	1991		

6	8455107	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Gordon Elementary Achievement	Kitchen	Migali	C-3F	C-3F15092592007
7	8455177	E1030	Foodservice Equipment	Icemaker, Freestanding		Gordon Elementary Achievement	Kitchen	Ice-O-Matic	ICE0320HA5	15061280012264
8	8455194	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Gordon Elementary Achievement	Kitchen	Inaccessible	Inaccessible	Inaccessible
9	8455109	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	6 AMP	Gordon Elementary Achievement	Kitchen	Arctic Air	AR23E	435264
10	8455097	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Gordon Elementary Achievement	Kitchen	ADCRAFT	RF-2D	No dataplate
11	8455184	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Gordon Elementary Achievement	Kitchen	MasterBuilt	BR522SMS/0	129250 PAA01
12	8455128	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Gordon Elementary Achievement	Kitchen	Migali	C-3F	C-3F00317060500920027 2003
13	8455098	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	10 AMP	Gordon Elementary Achievement	Kitchen	MasterBuilt	R72-S	R72S
14	8455127	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	10 AMP	Gordon Elementary Achievement	Kitchen	No dataplate	R72-S	R723
15	8455192	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Gordon Elementary Achievement	Kitchen			
16	8455119	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Gordon Elementary Achievement	Kitchen			
17	8455165	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Gordon Elementary Achievement	Kitchen			
18	8185249	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Gordon Elementary Achievement	Hallways & Common Areas			1991