

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Hanley Elementary School ASD
680 Hanley Street
Memphis, Tennessee 38114

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December 12-13, 2023

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	680 Hanley Street, Memphis, Tennessee 38114
Site Developed	Original construction in 1960 Estimated renovation in 1994
Site Area	6.2 acres (estimated)
Parking Spaces	135 total spaces all in open lots; one of which is accessible
Building Area	104,224 SF
Number of Stories	Two above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 12-13, 2023
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Pamela Taylor, Plant Manager
Assessment and Report Prepared By	Paul Scanzillo
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

The facility was originally constructed in 1960 and is currently a combination of the Elementary School, Middle School, and Pre-K area. The school was operated as an Aspire charter school from 2013 until summer of 2023 when it was then turned back over to the Shelby County Board of Education. At that time, the Head Start school, which is now vacant, was moved as Pre-K into the main school facility. This information was gathered from onsite personnel as well as online resources.

Architectural

The concrete structure appears to be sound and free of settling with no visible cracking in the brick façade. The aluminum insulated windows are observed to have seal issues, more so on the east side of the school. The roof membranes on the various flat roof levels appear to be adequate for the short term but with substantial water ponding overall from clogged drains. Interior finishes are observed to be replaced over the years as needed, however there is water damage and rusted grid on the Middle School south entrance ceiling. Floor finishes have been replaced in areas, but with mismatched VCT. Additional VCT repairs are needed with observed cracked and chipped tiles. Classroom walls appear to be recently painted and are adequate, but interior halls and doors are scuffed and damaged and will need refinishing in the short term. A number of interior wood doors are beyond repair and need replaced as well. The kitchen ceramic tile floor is heaving and cracked at the pass-through doors and needs addressing. All architectural assets are budgeted and anticipated for replacement based on condition and expected remaining useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Many MEPF components appear to have been neglected over the years in terms of preventive maintenance. This is apparent with a number of kitchen appliances, including the walk-in cooler and freezer, being out-of-service or currently being worked on. The HVAC hydronic heating and cooling system appears to be adequate for the short term with two chillers replaced in 2022. Two 2009 boilers were functional during the assessment with expected remaining lives of 16 years each. The HVAC circulating pumps in the boiler room were running with no reported issues, however at least one appears to have a damaged gauge. The electrical distribution system is observed to be original in some areas and upgraded in other spaces, but with old and damaged switches and receptacles throughout. Lighting in the gym and cafeteria is observed to be relatively newer LED fixtures, however most ceiling fixtures in the classrooms, halls and support areas are old and are recommended for upgrading as well. The plumbing distribution system is reported to be free of issues with piping adequate for the short term. Sinks in most restrooms are either missing or with many non-functional and old faucets. The trough sinks in the hallways are in the same condition with some non-working faucets. The fire alarm system appears to have a recently upgraded fire alarm panel with current inspection and no observed trouble conditions. Exit signs are observed to be either old, non-functional, or missing at some exits. A fire sprinkler system is also missing throughout the building and is recommended for installation in the next few years. All MEPF assets are anticipated for replacement as they age out as itemized in the cost tables.

Site

The asphalt parking lots are observed to have cracking with substantial surface wear. Striping is also faded in the main parking lot along with inadequate ADA parking stalls. Trip hazards are present on the sidewalk at the main entrance along the west side. Steel handrails are rusted through completely in places, more so along the north side of the building. Concrete stairs appear to be original and are damaged at the south entrance of the Middle School. Dusk-to-dawn site lighting and security cameras on the building exterior for the main parking lot appear to be adequate. Additional lighting could be considered for the secondary parking lot.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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:

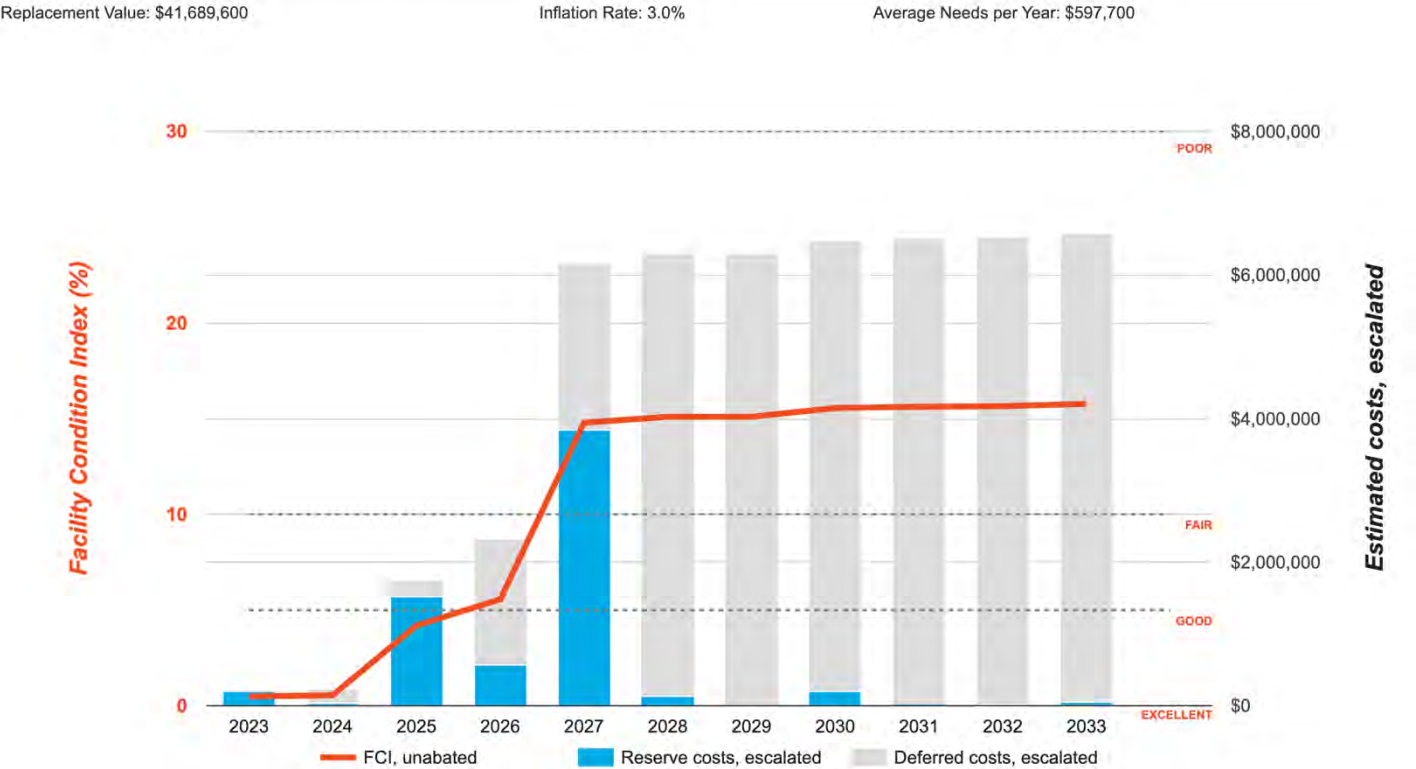
FCI Analysis | Hanley Elementary School ASD(1960)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 41,689,600	104,224	\$ 400
	Est Reserve Cost	FCI
Current	\$ 203,800	0.5 %
3-Year	\$ 2,318,100	5.6 %
5-Year	\$ 6,291,000	15.1 %
10-Year	\$ 6,574,500	15.8 %

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: Hanley Elementary School ASD



Immediate Needs

Facility/Building	Total Items	Total Cost
Hanley Elementary School ASD	17	\$203,800
Total	17	\$203,800

Hanley Elementary School ASD

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7168324	Hanley Elementary School ASD	Middle School Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
7165344	Hanley Elementary School ASD	Main Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
7165350	Hanley Elementary School ASD	Roof	B3060	Roof Hatch, Metal, Replace	Poor	Safety	\$1,300
7165360	Hanley Elementary School ASD	Stage	C1010	Interior Construction, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
7165285	Hanley Elementary School ASD	Boiler room 1	C1030	Interior Door, Wood, Solid-Core, Replace	Poor	Performance/Integrity	\$700
7165280	Hanley Elementary School ASD	Cafeteria	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Failed	Performance/Integrity	\$9,000
7165322	Hanley Elementary School ASD	Boys	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Failed	Performance/Integrity	\$12,000
7165253	Hanley Elementary School ASD	Boiler Room	D5020	Electrical System, any type, Repairs per Man-Day, Repair	Poor	Safety	\$1,200
7165310	Hanley Elementary School ASD	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Failed	Safety	\$8,800
7165264	Hanley Elementary School ASD	Classrooms	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Poor	Performance/Integrity	\$112,500
7165319	Hanley Elementary School ASD	Kitchen	E1030	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	Failed	Performance/Integrity	\$4,600
7165230	Hanley Elementary School ASD	Kitchen	E1030	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	Failed	Performance/Integrity	\$4,600
7165354	Hanley Elementary School ASD	Kitchen	E1030	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	Failed	Performance/Integrity	\$6,300
7165279	Hanley Elementary School ASD	Kitchen	E1030	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	Failed	Performance/Integrity	\$6,300
7165276	Hanley Elementary School ASD	Site	G2030	Site Stairs & Ramps, Handrails, Metal, Install	Poor	Safety	\$5,500
7165355	Hanley Elementary School ASD	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Safety	\$18,000
7168352	Hanley Elementary School ASD	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (17 items)							\$203,800

Key Findings

**Site Stairs and Ramps in Poor condition.**

Handrails, Metal
Hanley Elementary School ASD Site

Uniformat Code: G2030
Recommendation: **Install in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$5,500

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Handrail is rusted through at north side of school. - AssetCALC ID: 7165276

**Sidewalk in Poor condition.**

Concrete, Large Areas
Hanley Elementary School ASD Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**

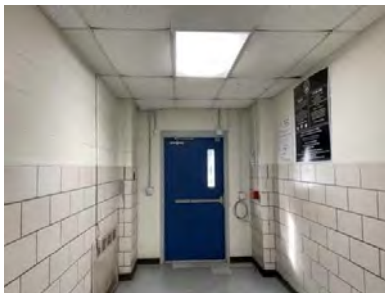
Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$18,000

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Trip hazards are observed at front entrance along sidewalk. - AssetCALC ID: 7165355

**Emergency and Exit Lighting in Failed condition.**

Exit Sign, LED
Hanley Elementary School ASD Throughout building

Uniformat Code: D5040
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$8,800

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Missing exit signs are observed throughout building. Cost includes upgrading existing and installing new units.
- AssetCALC ID: 7165310

**Roof Hatch in Poor condition.**

Metal
Hanley Elementary School ASD Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

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Ladder does not extend high enough for safe access to roof. - AssetCALC ID: 7165350



Electrical System in Poor condition.

any type, Repairs per Man-Day
Hanley Elementary School ASD Boiler Room

Uniformat Code: D5020
Recommendation: **Repair in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,200

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Panels are open with live front. Door to Boiler Room is unlocked. - AssetCALC ID: 7165253



Roofing in Poor condition.

any type, Repairs per Man-Day
Hanley Elementary School ASD Main Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Membrane is torn at roof hatch. - AssetCALC ID: 7165344



Roofing in Poor condition.

any type, Repairs per Man-Day
Hanley Elementary School ASD Middle School Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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Water is pushing up from under membrane at roof hatch. - AssetCALC ID: 7168324



Roofing in Poor condition.

Single-Ply Membrane, EPDM
Hanley Elementary School ASD Middle School Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$104,500

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Substantial water ponding on roof. - AssetCALC ID: 7168353



Glazing in Poor condition.

any type by SF
Hanley Elementary School ASD Gymnasium

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$220,000

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Gymnasium glazing is observed to be damaged in places with caulking issues. - AssetCALC ID: 7165234



Glazing in Poor condition.

any type by SF
Hanley Elementary School ASD Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$434,500

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Many windows are cloudy from seal damage with damaged rubber gaskets. Others have a hard, crusty buildup on the exterior glass. - AssetCALC ID: 7165249



Site Stairs and Ramps in Poor condition.

Steps, Concrete (per LF of nosing)
Hanley Elementary School ASD Middle School

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,400

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Stairs are observed to be damaged with chipped nosing at south entrance. Handrails are bent and rusted. - AssetCALC ID: 7168331



Pump in Poor condition.

Distribution, HVAC Heating Water
Hanley Elementary School ASD Boiler room 1

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

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Gauge is damaged. pump is rusted. - AssetCALC ID: 7165365



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Hanley Elementary School ASD Stage

Uniformat Code: C1010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Ceiling damage observed from a possible roof leak. - AssetCALC ID: 7165360



Parking Lots in Poor condition.

Pavement, Asphalt
Hanley Elementary School ASD Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

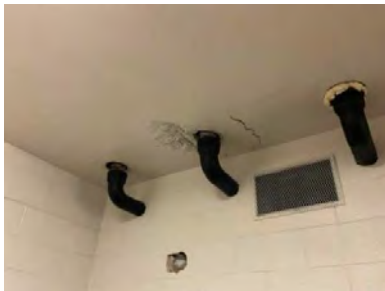
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$174,700

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Asphalt is worn with cracks and alligatoring. - AssetCALC ID: 7165290



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Hanley Elementary School ASD Boys Restroom

Uniformat Code: C1010
Recommendation: **Repair in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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Ceiling is observed to be water damaged. - AssetCALC ID: 7165283



Parking Lots in Poor condition.

Pavement, Asphalt
Hanley Elementary School ASD Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,500

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Seal and stripe asphalt along with overlay project. - AssetCALC ID: 7165263



Electrical System in Poor condition.

Wiring and Switches, Average or Low Density/Complexity
Hanley Elementary School ASD Middle School

Uniformat Code: D5030
Recommendation: **Replace in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$47,500

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Switches and receptacles are very old throughout. - AssetCALC ID: 7168354



Sink/Lavatory in Failed condition.

Wall-Hung, Vitreous China
Hanley Elementary School ASD Boys

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

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Two missing sinks. Faucets are not operational. - AssetCALC ID: 7165322



Sink/Lavatory in Failed condition.

Wall-Hung, Vitreous China
Hanley Elementary School ASD Cafeteria

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Missing sinks are observed in the cafeteria restrooms. - AssetCALC ID: 7165280



Interior Door in Poor condition.

Wood, Solid-Core
Hanley Elementary School ASD Boiler room 1

Uniformat Code: C1030
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

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Doorknob needs replacing. - AssetCALC ID: 7165285



Sink/Lavatory in Poor condition.

Trough Style, Solid Surface
Hanley Elementary School ASD Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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A number of faucets are nonfunctional. - AssetCALC ID: 7165314



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Hanley Elementary School ASD Girls

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Multiple faucets are nonfunctional. - AssetCALC ID: 7165287



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Hanley Elementary School ASD Gymnasium

Uniformat Code: D2010
Recommendation: **Replace in 2025**

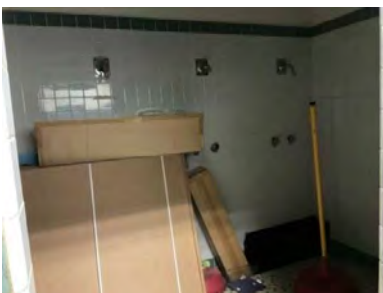
Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Faucets are mismatched, noncompatible with sinks. - AssetCALC ID: 7165302



Shower in Poor condition.

Valve and Showerhead
Hanley Elementary School ASD Gymnasium

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

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Showers are currently unused. - AssetCALC ID: 7165364



Interior Door in Poor condition.

Wood, Solid-Core
Hanley Elementary School ASD Throughout building

Uniformat Code: C1030
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Some of the 114 wood doors are damaged. Cost included to replace doors as needed. - AssetCALC ID: 7165299



Interior Door in Poor condition.

Wood, Solid-Core
Hanley Elementary School ASD Middle School

Uniformat Code: C1030
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Some of the 31 doors are observed to be worn and damaged. Cost included to replace as needed. - AssetCALC ID: 7168356



Foodservice Equipment in Failed condition.

Walk-In, Evaporator for Refrigerator/Freezer
Hanley Elementary School ASD Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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Nonfunctional - AssetCALC ID: 7165230



Foodservice Equipment in Failed condition.

Walk-In, Condenser for Refrigerator/Freezer
Hanley Elementary School ASD Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,300

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Nonfunctional. - AssetCALC ID: 7165279



Foodservice Equipment in Failed condition.

Walk-In, Evaporator for Refrigerator/Freezer
Hanley Elementary School ASD Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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Nonfunctional - AssetCALC ID: 7165319



Foodservice Equipment in Failed condition.

Walk-In, Condenser for Refrigerator/Freezer
Hanley Elementary School ASD Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

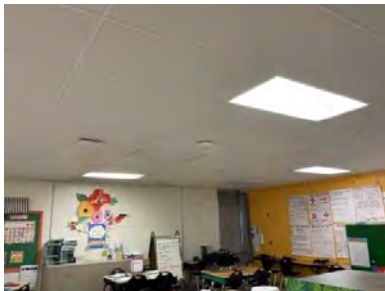
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,300

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Nonfunctional - AssetCALC ID: 7165354



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard
Fixtures
Hanley Elementary School ASD Classrooms

Uniformat Code: D5040
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$112,500

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Poor lighting in most classrooms with nonfunctional fixtures. - AssetCALC ID: 7165264



Flooring in Poor condition.

Ceramic Tile
Hanley Elementary School ASD Kitchen

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

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Ceramic tile is heaving and cracked. - AssetCALC ID: 7165246



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures

Hanley Elementary School ASD Restrooms

Uniformat Code: D5040

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

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Lights are dim and some nonfunctional in restrooms. - AssetCALC ID: 7165347



Flooring in Poor condition.

Vinyl Tile (VCT)

Hanley Elementary School ASD Gymnasium Areas

Uniformat Code: C2030

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Mismatched and damaged VCT in gym hallways and storage areas. Cost included for repairs as needed. - AssetCALC ID: 7165352



Split System in Poor condition.

Condensing Unit/Heat Pump

Hanley Elementary School ASD Roof

Uniformat Code: D3030

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Condensing unit is observed to be very rusted and beyond expected useful life. - AssetCALC ID: 7165284



Split System in Poor condition.

Condensing Unit/Heat Pump

Hanley Elementary School ASD Roof

Uniformat Code: D3030

Recommendation: **Replace in 2024**

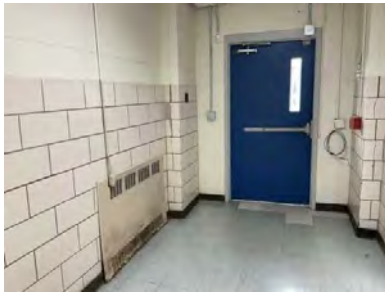
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Condensing unit is observed to be very rusted and beyond expected useful life. - AssetCALC ID: 7165338



Fan Coil Unit in Poor condition.

Hydronic Terminal
Hanley Elementary School ASD Parking
Entrance

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

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Unit is observed to be damaged. - AssetCALC ID: 7165316



Wall Finishes in Poor condition.

any surface
Hanley Elementary School ASD Kitchen

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Pass through doors are observed to be scuffed with peeling finishes. - AssetCALC ID: 7165329



Roof Hatch in Poor condition.

Metal
Hanley Elementary School ASD Middle School

Uniformat Code: B3060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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Rusted roof hatch - AssetCALC ID: 7168355



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard
Fixtures
Hanley Elementary School ASD Middle School

Uniformat Code: D5040
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$81,900

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Lighting throughout is aged and recommended for upgrading with LEDs. - AssetCALC ID: 7168358



Flooring in Poor condition.

Vinyl Tile (VCT)
Hanley Elementary School ASD Middle School

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Damaged and mismatched VCT observed. Cost included for repairs as needed. - AssetCALC ID: 7168345



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures
Hanley Elementary School ASD Kitchen

Uniformat Code: D5040
Recommendation: **Replace in 2025**

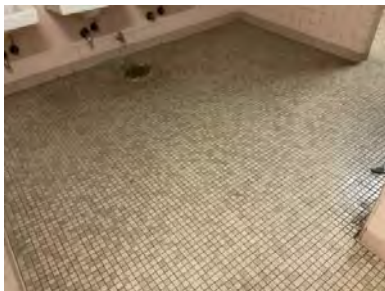
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

\$\$\$\$

Old T8 fixtures are observed with some nonfunctional. - AssetCALC ID: 7165233



Flooring in Poor condition.

Ceramic Tile
Hanley Elementary School ASD Boys Restroom

Uniformat Code: C2030
Recommendation: **Replace in 2025**

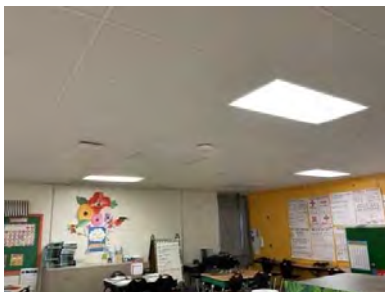
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Ceramic tile is heaving and damaged in restroom. - AssetCALC ID: 7165294



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density and Standard Fixtures
Hanley Elementary School ASD Throughout Building

Uniformat Code: D5040
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$193,500

\$\$\$\$

Lighting throughout most of the building appears to be old T8 and T12 inefficient fixtures. - AssetCALC ID: 7188124



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Hanley Elementary School ASD Middle School

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

Substantial water damage to ceiling with rusted grid and sagging tiles. - AssetCALC ID: 7168329



Wall Finishes in Poor condition.

any surface
Hanley Elementary School ASD Middle School

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Doors and columns are peeling. Cost included to refinish as needed. - AssetCALC ID: 7168359

No photo

Modernization recommendation
Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Hanley Elementary School ASD Throughout
building

Uniformat Code: D4010
Recommendation: **Renovate in 2026**

Priority Score: **60.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$521,100

\$\$\$\$

Missing fire sprinkler system - AssetCALC ID: 7168335

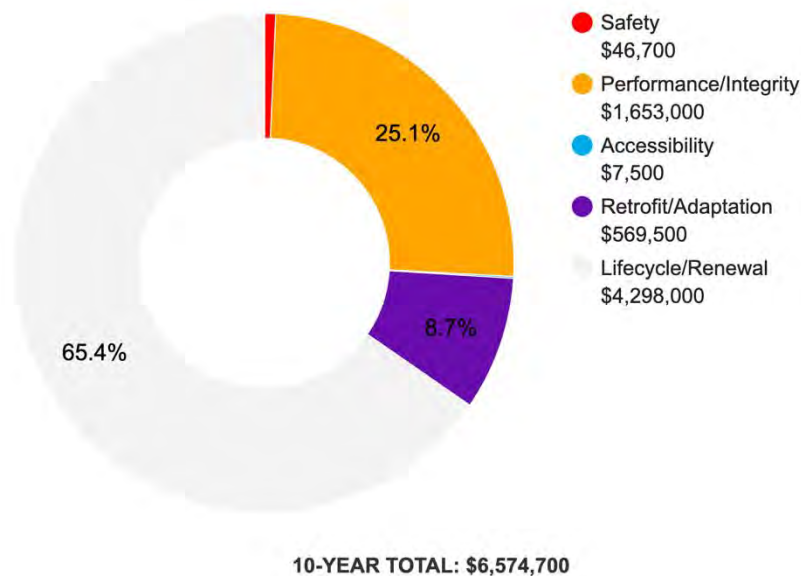
Plan Types

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)



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Gymnasium: Barrell construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU and ceramic tile Floors: VCT, ceramic tile, wood strip, and unfinished concrete Ceilings: Painted gypsum board, ACT and unfinished/open	Fair
Elevators	None	--
Plumbing	Distribution: Copper/galvanized iron supply and cast iron/PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers and air-cooled chillers feeding hydronic baseboard radiators and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Poor

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent and linear LED fixtures Emergency Power: None	Poor
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
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and property entrance signage; chain-link and metal tube fencing; playground Limited park benches and picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted LED fixtures	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Substantial ponding water on all flat roofs, water damage at roof hatches, damaged and leaking gymnasium windows, leaking and cloudy windows on east side of school, trip hazards along front sidewalk, rusted and unsafe metal handrails on north side of elementary school, damaged concrete stairs at south side of Middle school, alligator cracking and surface damage on asphalt parking lots, faded striping on parking lots, non-functional walk-in cooler and freezer, missing and aged exit signs throughout school, old linear fluorescent lights throughout school; aged and damaged electrical distribution switches and outlets throughout middle school, old and damaged hydronic terminal unit at main parking lot entrance hallway, old and rusted hydronic piping throughout building, old and damaged hot water pump in boiler room, condensing units are beyond useful life on main roof; old, non-functional and missing sinks in all restrooms, showers are out of service in locker rooms; damaged, cracked and mismatched VCT in halls and gym entrance, damaged ceramic tile in kitchen and boy's restroom, water damaged ceiling tiles and grid at south entrance of middle school, damaged wood doors in kitchen and classrooms, damaged ceilings in restrooms and back of stage, missing fire sprinkler system	

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
Structure	-	-	-	-	-	-
Facade	-	\$694,400	\$300,400	-	\$1,115,600	\$2,110,300
Roofing	\$5,700	\$112,200	\$853,000	-	-	\$971,000
Interiors	\$1,800	\$47,500	\$906,100	\$17,600	\$853,700	\$1,826,700
Plumbing	\$21,000	\$89,600	\$47,900	\$13,300	\$1,593,300	\$1,765,200
HVAC	-	\$21,800	\$1,114,500	-	\$783,400	\$1,919,800
Fire Protection	-	-	\$578,400	-	-	\$578,400
Electrical	\$122,500	\$350,100	\$92,200	\$11,800	\$740,800	\$1,317,400
Fire Alarm & Electronic Systems	-	-	\$351,900	\$158,700	\$236,600	\$747,200
Equipment & Furnishings	\$21,800	\$11,100	\$108,500	\$54,500	\$149,000	\$345,000
Site Development	-	-	\$33,300	-	\$40,600	\$73,900
Site Pavement	\$23,500	\$218,000	\$156,000	\$27,600	\$69,100	\$494,300
Site Utilities	-	-	-	-	\$3,700	\$3,700
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$203,800	\$1,544,800	\$4,542,300	\$283,500	\$5,585,800	\$12,160,200

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

3. 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

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 tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The facility was originally constructed in 1960. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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 Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hanley Elementary School ASD, 680 Hanley Street, Memphis, Tennessee 38114, 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.

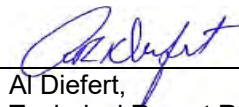
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Paul Scanzillo,
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Reviewed by:



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Program Manager
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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 - MAIN ENTRANCE



6 - MIDDLE SCHOOL

Photographic Overview



7 - BUILDING FACADE



8 - BUILDING FACADE



9 - STRUCTURAL OVERVIEW



10 - PRIMARY ROOF



11 - GYMNASIUM ROOF



12 - MIDDLE SCHOOL ROOF

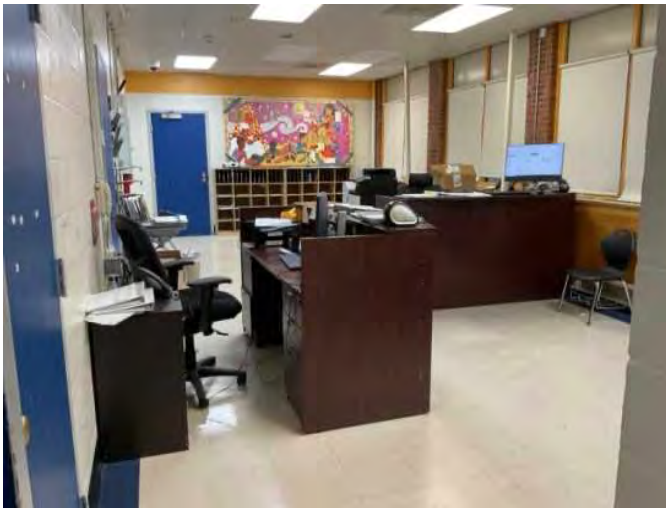
Photographic Overview



13 - MAIN PARKING LOT



14 - SECONDARY PARKING LOT



15 - RECEPTION OVERVIEW



16 - PRE K CLASSROOM



17 - MIDDLE SCHOOL CLASSROOM

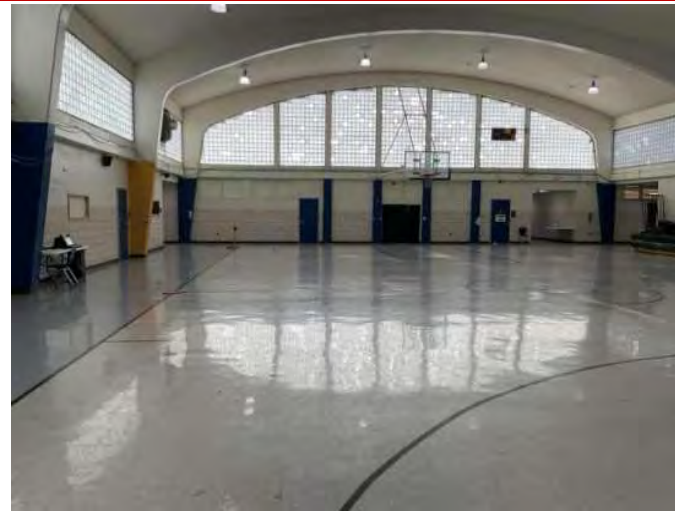


18 - SCIENCE LAB

Photographic Overview



19 - MIDDLE SCHOOL HALLWAY



20 - GYMNASIUM



21 - PHYSICAL EDUCATION COACH ROOM



22 - CAFETERIA AND STAGE



23 - KITCHEN

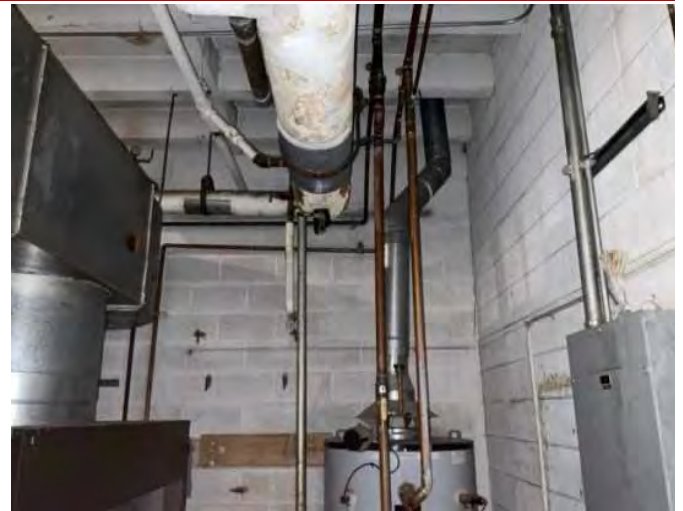


24 - 108G STORAGE

Photographic Overview



25 - BOILER ROOM #1



26 - DOMESTIC WATER PIPING



27 - WATER HEATER



28 - FIRE ALARM PANEL



29 - FIRE ALARM SYSTEM



30 - AIR-COOLED CHILLERS

Photographic Overview



31 - HVAC CLASSROOM UNIT



32 - HVAC HYDRONIC PIPING



33 - MAIN ELECTRICAL SWITCHBOARD



34 - PLAYGROUND



35 - MONUMENT SIGN

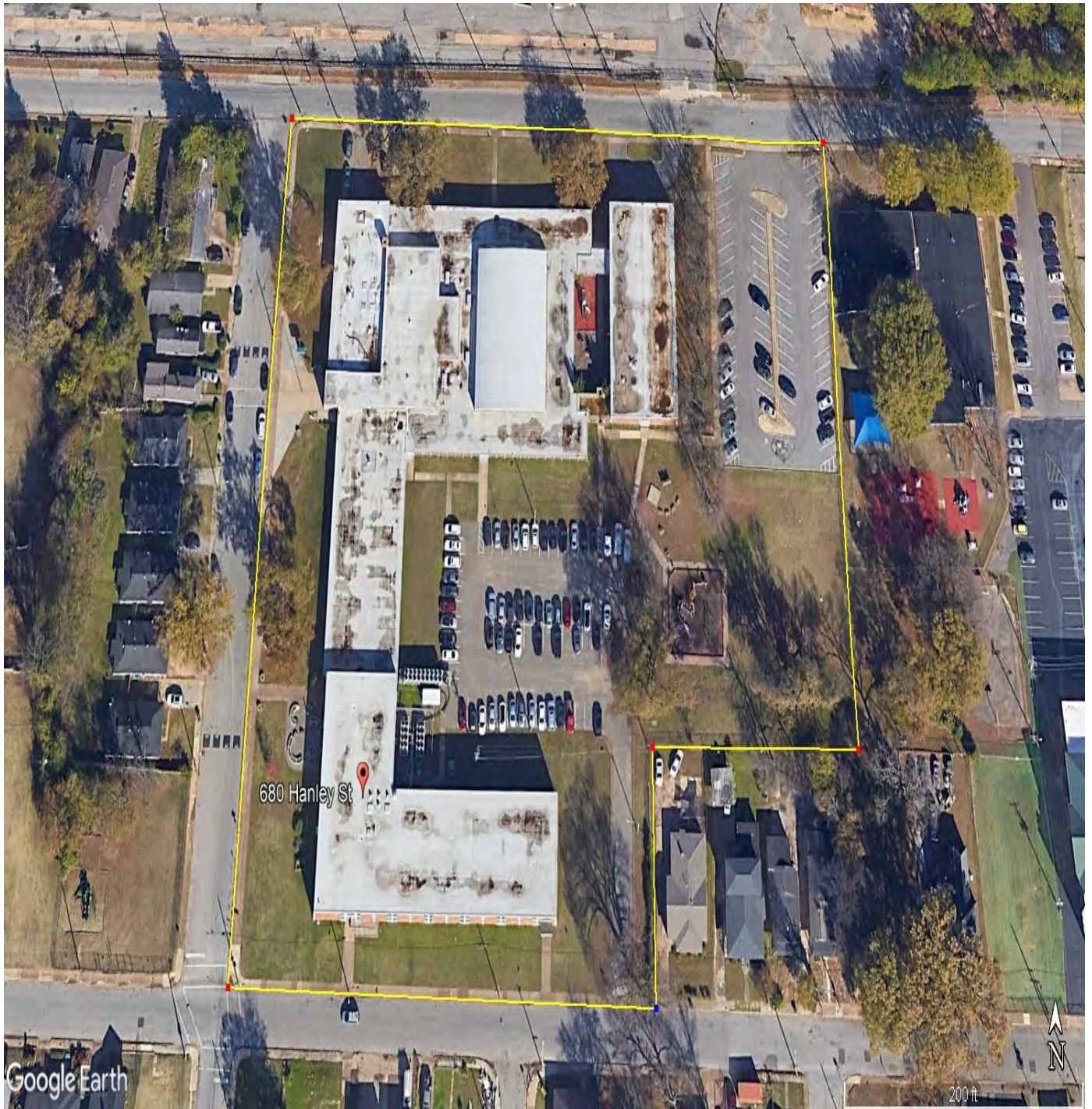


36 - FENCES AND GATES

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-041.354	Hanley Elementary School ASD	
	Source	On-Site Date	
	Google	December 12-13, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Hanley Elementary School ASD

Name of person completing form: Pamela Taylor

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 6 Months

Date Completed: December 12, 2023

Phone Number: 901.633.5319

Method of Completion: INTERVIEW - verbally completed during interview

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 1960	Renovated 1994	Details of building are unknown due to short time at school.
2	Building size in SF	104,224 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).	Unknown		
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?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?			✗		
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?				✗	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				✗	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				✗	
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Hanley Elementary School ASD

BV Project Number: 163745.23R000-041.354

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	

Hanley Elementary School ASD: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	Main Parking			
Exterior Accessible Route			Fill in cracks at rear entrance	
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms	All public restrooms			
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools				X
Other	NA			

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

Hanley Elementary School ASD: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



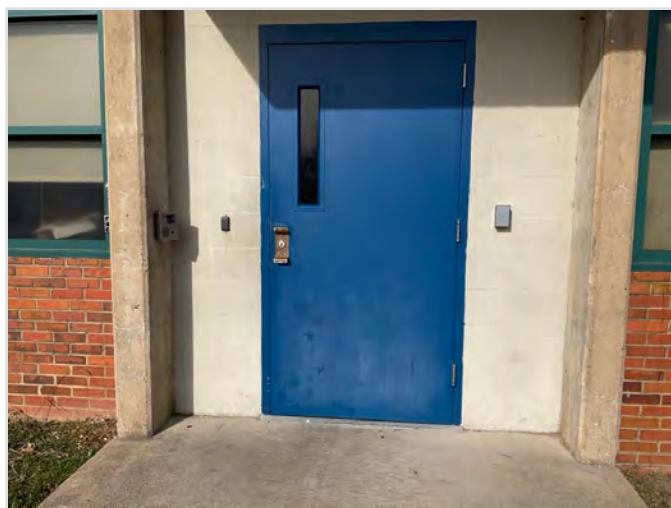
ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE

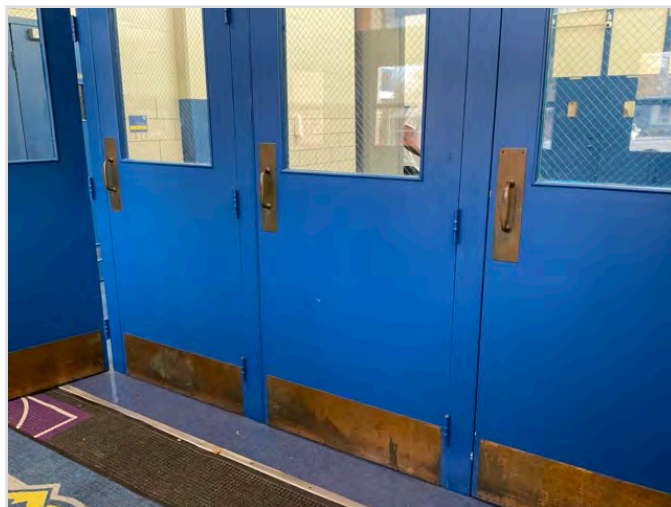


DOOR THRESHOLD

Hanley Elementary School ASD: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E: Component Condition Report

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building exterior	Fair	Balcony Structure, Concrete	200 SF	46	7165305
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	1,000 SF	4	7165341
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	22,400 SF	20	7165343
B2020	Building Exterior	Poor	Glazing, any type by SF	7,900 SF	2	7165249
B2020	Middle School	Fair	Glazing, any type by SF	4,400 SF	4	7168351
B2020	Gymnasium	Poor	Glazing, any type by SF	4,000 SF	2	7165234
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	11	7165340
B2050	Middle School	Fair	Exterior Door, Wood, Solid-Core	7	4	7168334
Roofing						
B3010	Middle School Roof	Poor	Roofing, Single-Ply Membrane, EPDM	9,500 SF	2	7168353
B3010	Main Roof	Fair	Roofing, Single-Ply Membrane, EPDM	68,900 SF	4	7165324
B3010	Middle School Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7168324
B3010	Main Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	7165344
B3060	Middle School	Poor	Roof Hatch, Metal	1	2	7168355
B3060	Roof	Poor	Roof Hatch, Metal	1	0	7165350
Interiors						
C1010	Boys Restroom	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	2	7165283
C1010	Stage	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	7165360
C1030	Middle School	Poor	Interior Door, Wood, Solid-Core	10	2	7168356
C1030	Throughout building	Poor	Interior Door, Wood, Solid-Core	10	2	7165299
C1030	Boiler room 1	Poor	Interior Door, Wood, Solid-Core	1	0	7165285
C1070	Middle School	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	2	7168329

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	61,300 SF	4	7165356
C1070	Middle School Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,480 SF	4	7168330
C1090	1st Floor	Fair	Toilet Partitions, Wood	13	4	7165309
C1090	Cafeteria	Good	Toilet Partitions, Metal	8	10	7165247
C1090	2nd Floor	Fair	Toilet Partitions, Wood	13	4	7165335
C1090	Gymnasium	Good	Toilet Partitions, Metal	5	10	7165311
C2010	Middle School	Poor	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	7168359
C2010	Middle School Restrooms	Good	Wall Finishes, any surface, Prep & Paint	1,500 SF	7	7168348
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	4	7165256
C2010	Middle School Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	18,720 SF	4	7168343
C2010	Middle School Restrooms	Good	Wall Finishes, Ceramic Tile	1,500 SF	37	7168333
C2010	Hallways	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	4	7165261
C2010	Newer Classrooms	Good	Wall Finishes, any surface, Prep & Paint	37,200 SF	5	7165257
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	4	7165346
C2010	Kitchen	Poor	Wall Finishes, any surface, Prep & Paint	1,000 SF	1	7165329
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	4	7165351
C2030	Boys Restroom	Poor	Flooring, Ceramic Tile	200 SF	2	7165294
C2030	Stage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	4	7165243
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	52,000 SF	4	7165362
C2030	Middle School	Poor	Flooring, Vinyl Tile (VCT)	1,000 SF	2	7168345
C2030	Middle School Restrooms	Good	Flooring, Ceramic Tile	800 SF	37	7168328
C2030	Gymnasium Areas	Poor	Flooring, Vinyl Tile (VCT)	1,000 SF	1	7165352
C2030	Kitchen	Poor	Flooring, Ceramic Tile	300 SF	1	7165246
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	4	7165349
C2030	Middle School Classrooms	Fair	Flooring, Vinyl Tile (VCT)	12,480 SF	4	7168325

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	4	7165337
C2050	Gymnasium	Good	Ceiling Finishes, any flat surface, Prep & Paint	7,600 SF	5	7165235
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	4	7165270
D2010	Middle School Restrooms	Good	Toilet, Commercial Water Closet	12	21	7168346
D2010	Gymnasium	Fair	Toilet, Commercial Water Closet	7	4	7165333
D2010	Office	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	4	7165315
D2010	Middle School	Good	Backflow Preventer, Domestic Water	1	27	7168326
D2010	1st Floor	Fair	Toilet, Commercial Water Closet	13	2	7165321
D2010	Cafeteria	Failed	Sink/Lavatory, Wall-Hung, Vitreous China	6	0	7165280
D2010	Cafeteria	Fair	Toilet, Commercial Water Closet	8	2	7165240
D2010	Middle School Restrooms	Good	Urinal, Standard	4	21	7168350
D2010	Middle School Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	4	21	7168341
D2010	Middle School	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	7168327
D2010	Boys	Fair	Urinal, Standard	12	2	7165359
D2010	Gymnasium	Fair	Urinal, Standard	4	4	7165328
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	7165339
D2010	Office	Fair	Toilet, Commercial Water Closet	1	4	7165275
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	7	10	7165259
D2010	Cafeteria	Fair	Urinal, Standard	3	2	7165273
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	2	4	7165323
D2010	Boiler room 1	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	7165297
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	104,224 SF	11	7165250
D2010	Boys	Failed	Sink/Lavatory, Wall-Hung, Vitreous China	8	0	7165322
D2010	Gymnasium	Poor	Shower, Valve & Showerhead	6	2	7165364

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Gymnasium	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	2	2	7165302
D2010	2nd Floor	Fair	Toilet, Commercial Water Closet	13	2	7165258
D2010	Middle School	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	7168342
D2010	Girls	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	4	2	7165287
D2010	Middle School	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	7168347
D2010	Restrooms	Poor	Sink/Lavatory, Trough Style, Solid Surface	4	2	7165314
HVAC						
D3020	Boiler room 1	Fair	Boiler, Gas, HVAC	1	16	7165327
D3020	Boiler room 1	Fair	Boiler, Gas, HVAC	1	16	7165342
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	4	7165281
D3020	Elementary School	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	3	4	7168336
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	11	7165332
D3020	Middle School	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	5	4	7168323
D3030	Middle School	Good	Unit Ventilator, approx/nominal 2 Ton	15	15	7168332
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7165338
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	7165284
D3030	Newer Classrooms	Good	Unit Ventilator, approx/nominal 2 Ton	31	15	7165291
D3030	Building exterior	Good	Chiller, Air-Cooled [1]	1	24	7165265
D3030	Building exterior	Good	Chiller, Air-Cooled [2]	1	24	7165293
D3050	Boiler room 1	Poor	Pump, Distribution, HVAC Heating Water [P-6]	1	2	7165365
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7165303
D3050	Gymnasium	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7165295
D3050	Older Classrooms	Fair	Fan Coil Unit, Hydronic Terminal	17	4	7165241
D3050	Janitor Closet	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7168344
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	104,224 SF	4	7165268

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler room 1	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	17	7165301
D3050	Parking Entrance	Poor	Fan Coil Unit, Hydronic Terminal	1	1	7165316
D3050	Boiler room 1	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	2	7165286
D3050	Stage Left	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7165348
D3050	Gymnasium	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7165271
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [1]	1	4	7165262
D3050	Boiler room 1	Fair	Pump, Distribution, HVAC Heating Water [P-5]	1	12	7165248
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [2]	1	4	7165231
D3050	Stage Right	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7165254
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	2	4	7165357
D3060	Middle School	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7168337
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	20	7165278
D3060	Middle School	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	13	7168340
D3060	Newer Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	4	7165306
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	7	4	7165274
D3060	Middle School	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	13	7168357
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	4	7165345
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	104,224 SF	3	7168335
Electrical						
D5020	Boiler room 1	Fair	Distribution Panel, 120/208 V	1	4	7165236
D5020	Boiler room 1	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	4	7165266
D5020	Boiler Room	Poor	Electrical System, any type, Repairs per Man-Day, Repair	1	0	7165253
D5020	Boiler room	Fair	Distribution Panel, 120/208 V [M]	1	4	7165242
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	11	7165237

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	4	7165255
D5030	Middle School	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	19,000 SF	2	7168354
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	104,224 SF	11	7165353
D5040	Throughout Building	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	43,000 SF	2	7188124
D5040	Gymnasium	Good	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	16	19	7165312
D5040	Throughout building	Failed	Emergency & Exit Lighting, Exit Sign, LED	40	0	7165310
D5040	Kitchen	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	600 SF	2	7165233
D5040	Cafeteria	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,000 SF	17	7165363
D5040	Middle School	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,200 SF	2	7168358
D5040	Middle School Restrooms	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	800 SF	19	7168339
D5040	Restrooms	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	1	7165347
D5040	Classrooms	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	25,000 SF	0	7165264
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security Camera, Closed Circuit Interior, Fixed Black & White	75	7	7168349
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	104,224 SF	4	7165320
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	15	7165326
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7165313
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7165304
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	10	7165245
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	12	7165239
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7165361
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	7165358
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	7165244
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	7165318

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Freezer]	1	0	7165354
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	11	7165331
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	0	7165319
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7165267
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7165260
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [Cooler]	1	0	7165279
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7165277
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7165317
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	7165232
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7165308
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	0	7165230
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	7165288
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7165334
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7165300
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7165330
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	1 LS	8	7165292
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7165251
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7165296
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	7165282
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,900 SF	2	7165263
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,900 SF	2	7165290
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	2,000 SF	0	7165355
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	13,200 SF	4	7165269
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	600 SF	4	7165238

Component Condition Report | Hanley Elementary School ASD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Poor	Site Stairs & Ramps, Handrails, Metal, Install	100 LF	0	7165276
G2030	Middle School	Poor	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	200 LF	2	7168331
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Climbing Wall, by vertical surface area	500 SF	4	7165325
Sitework						
G2060	Elementary School	Fair	Signage, Property, Monument, Replace/Install	1	4	7165336
G2060	Elementary School	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	4	7165298
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	24 LF	11	7168360
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	4	7165252
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	120 LF	11	7165307
G2060	Middle School	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	4	7168338
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	15	7165289
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7168352

Appendix F:

Replacement Reserves

Replacement Reserves Report																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Location		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Hanley Elementary School ASD		\$203,800	\$26,852	\$1,517,941	\$569,442	\$3,846,465	\$126,477	\$0	\$195,310	\$24,829	\$12,004	\$51,405	\$2,059,081	\$71,509	\$7,049	\$132,019	\$735,516	\$214,710	\$355,205	\$0	\$692,109	\$1,318,642	\$12,160,364																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Grand Total		\$203,800	\$26,852	\$1,517,941	\$569,442	\$3,846,465	\$126,477	\$0	\$195,310	\$24,829	\$12,004	\$51,405	\$2,059,081	\$71,509	\$7,049	\$132,019	\$735,516	\$214,710	\$355,205	\$0	\$692,109	\$1,318,642	\$12,160,364																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Unifor	mat	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3

Replacement Reserves Report

Hanley Elementary School ASD

1/16/2024



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2010	Cafeteria	7165280	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	6	EA	\$1,500.00	\$9,000	\$9,000																					\$9,000	
D2010	Boys	7165322	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	8	EA	\$1,500.00	\$12,000	\$12,000																						\$12,000
D2010	1st Floor	7165321	Toilet, Commercial Water Closet, Replace	30	28	2	13	EA	\$1,300.00	\$16,900			\$16,900																				\$16,900
D2010	Cafeteria	7165240	Toilet, Commercial Water Closet, Replace	30	28	2	8	EA	\$1,300.00	\$10,400			\$10,400																				\$10,400
D2010	Boys	7165359	Urinal, Standard, Replace	30	28	2	12	EA	\$1,100.00	\$13,200			\$13,200																				\$13,200
D2010	Cafeteria	7165273	Urinal, Standard, Replace	30	28	2	3	EA	\$1,100.00	\$3,300			\$3,300																				\$3,300
D2010	Gymnasium	7165364	Shower, Valve & Showerhead, Replace	30	28	2	6	EA	\$800.00	\$4,800			\$4,800																				\$4,800
D2010	Gymnasium	7165302	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	2	EA	\$1,500.00	\$3,000			\$3,000																				\$3,000
D2010	2nd Floor	7165258	Toilet, Commercial Water Closet, Replace	30	28	2	13	EA	\$1,300.00	\$16,900			\$16,900																				\$16,900
D2010	Girls	7165287	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	4	EA	\$1,500.00	\$6,000			\$6,000																				\$6,000
D2010	Restrooms	7165314	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	4	EA	\$2,500.00	\$10,000			\$10,000																				\$10,000
D2010	Kitchen	7165270	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	2	EA	\$1,500.00	\$3,000					\$3,000																		\$3,000
D2010	Gymnasium	7165333	Toilet, Commercial Water Closet, Replace	30	26	4	7	EA	\$1,300.00	\$9,100					\$9,100																		\$9,100
D2010	Office	7165315	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	1	EA	\$1,500.00	\$1,500					\$1,500																		\$1,500
D2010	Gymnasium	7165328	Urinal, Standard, Replace	30	26	4	4	EA	\$1,100.00	\$4,400					\$4,400																		\$4,400
D2010	Office	7165275	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	\$1,300.00	\$1,300					\$1,300																		\$1,300
D2010	Kitchen	7165323	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	\$1,300.00	\$2,600					\$2,600																		\$2,600
D2010	Middle School	7168347	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,200.00	\$1,200					\$1,200															\$1,200			\$2,400
D2010	Middle School	7168342	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,200.00	\$1,200					\$1,200															\$1,200			\$2,400
D2010	Middle School	7168327	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,200.00	\$1,200					\$1,200															\$1,200			\$2,400
D2010	Throughout building	7165259	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	7	EA	\$1,200.00	\$8,400											\$8,400												\$8,400
D2010	Cafeteria	7165339	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	1	EA	\$1,500.00	\$1,500											\$1,500												\$1,500
D3020	Boiler room 1	7165327	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$60,400.00	\$60,400																		\$60,400					\$60,400
D3020	Boiler room 1	7165342	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$60,400.00	\$60,400																		\$60,400					\$60,400
D3020	Kitchen	7165281	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$1,700.00	\$1,700					\$1,700																		\$1,700
D3020	Elementary School	7168336	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	3	EA	\$800.00	\$2,400					\$2,400																		\$2,400
D3020	Middle School	7168323	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	5	EA	\$800.00	\$4,000					\$4,000																		\$4,000
D3020	Boiler room	7165332	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	1	EA	\$3,540.00	\$3,540											\$3,540												\$3,540
D3030	Roof	7165338	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$4,000.00	\$4,000		\$4,000																\$4,000					\$8,000
D3030	Roof	7165284	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$4,000.00	\$4,000		\$4,000																\$4,000					\$8,000
D3030	Middle School	7168332	Unit Ventilator, approx/nominal 2 Ton, Replace	20	5	15	15	EA	\$7,400.00	\$111,000																	\$111,000						\$111,000
D3030	Newer Classrooms	7165291	Unit Ventilator, approx/nominal 2 Ton, Replace	20	5	15	31	EA	\$7,400.00	\$229,400																	\$229,400						\$229,400
D3050	Boiler room 1	7165365	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	\$6,100.00	\$6,100			\$6,100																				\$6,100
D3050	Boiler room 1	7165286	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	13	2	1	EA	\$5,100.00	\$5,100			\$5,100																\$5,100				\$10,200
D3050	Throughout building	7165268	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	36	4	104224	SF	\$8.00	\$833,792					\$833,792																		\$833,792
D3050	Boiler room	7165231	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100																		\$6,100
D3050	Boiler room	7165262	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100																		\$6,100
D3050	Boiler room	7165303	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$7,600.00	\$7,600					\$7,600																		\$7,600
D3050	Boiler room 1	7165248	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	\$6,100.00	\$6,100													\$6,100										\$6,100
D3050	Boiler room 1	7165301	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	\$6,100.00	\$6,100																			\$6,100				\$6,100
D3050	Parking Entrance	7165316	Fan Coil Unit, Hydronic Terminal, Replace	20	19	1	1	EA	\$1,670.00	\$1,670		\$1,670																					\$1,670
D3050	Janitor Closet	7168344	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	\$7,750.00	\$7,750					\$7,750																		\$7,750
D3050	Stage Left	7165348	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	\$7,750.00	\$7,750					\$7,750																		\$7,750
D3050	Stage Right	7165254	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	\$7,750.00	\$7,750					\$7,750																		\$7,750
D3050	Gymnasium	7165271	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	\$7,750.00	\$7,750					\$7,750																		\$7,750
D3050	Gymnasium	7165295	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	1	EA	\$7,750.00	\$7,750					\$7,750																		\$7,750
D3050	Older Classrooms	7165241	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	17	EA	\$2,530.00	\$43,010					\$43,010																		\$43,010
D3060	Newer Roof	7165306	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	4	EA	\$1,400.00	\$5,600					\$5,600																		\$5,600
D3060	Middle School	7168337	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																		\$2,400
D3060	Gymnasium	7165357	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	2	EA	\$11,000.00	\$22,000					\$22,000																		\$22,000
D3060	Roof	7165274	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	7	EA	\$2,400.00	\$16,800					\$16,800																		\$16,800

Replacement Reserves Report

Hanley Elementary School ASD

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3060	Middle School	7168340	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1 EA	\$2,400.00	\$2,400														\$2,400								\$2,400
D3060	Middle School	7168357	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1 EA	\$2,400.00	\$2,400														\$2,400								\$2,400
D3060	Roof	7165278	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	0	20	1 EA	\$4,000.00	\$4,000																					\$4,000	\$4,000
D4010	Throughout building	7168335	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	37	3	104224 SF	\$5.00	\$521,120				\$521,120																		\$521,120
D4010	Kitchen	7165345	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	20 LF	\$400.00	\$8,000					\$8,000																	\$8,000
D5020	Building exterior	7165255	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1 EA	\$30,000.00	\$30,000					\$30,000																	\$30,000
D5020	Boiler room	7165237	Switchboard, 277/480 V, Replace	40	29	11	1 EA	\$52,000.00	\$52,000											\$52,000											\$52,000
D5020	Boiler Room	7165253	Electrical System, any type, Repairs per Man-Day, Repair	0	0	0	1 EA	\$1,200.00	\$1,200	\$1,200																					\$1,200
D5020	Boiler room 1	7165236	Distribution Panel, 120/208 V, Replace	30	26	4	1 EA	\$11,500.00	\$11,500					\$11,500																	\$11,500
D5020	Boiler room	7165242	Distribution Panel, 120/208 V, Replace	30	26	4	1 EA	\$7,000.00	\$7,000					\$7,000																	\$7,000
D5020	Boiler room 1	7165266	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1 EA	\$33,400.00	\$33,400					\$33,400																	\$33,400
D5030	Middle School	7168354	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	19000 SF	\$2.50	\$47,500			\$47,500																			\$47,500
D5030	Throughout building	7165353	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	104224 SF	\$2.50	\$260,560												\$260,560										\$260,560
D5040	Throughout building	7165310	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	40 EA	\$220.00	\$8,800	\$8,800										\$8,800									\$8,800		\$26,400
D5040	Classrooms	7165264	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	20	0	25000 SF	\$4.50	\$112,500	\$112,500																			\$112,500		\$225,000
D5040	Restrooms	7165347	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	1000 SF	\$4.50	\$4,500		\$4,500																				\$4,500
D5040	Kitchen	7165233	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	600 SF	\$4.50	\$2,700			\$2,700																			\$2,700
D5040	Middle School	7168358	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	18200 SF	\$4.50	\$81,900			\$81,900																			\$81,900
D5040	Throughout Building	7188124	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	43000 SF	\$4.50	\$193,500			\$193,500																			\$193,500
D5040	Cafeteria	7165363	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	10000 SF	\$4.50	\$45,000																					\$45,000	\$45,000
D5040	Middle School Restrooms	7168339	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	800 SF	\$4.50	\$3,600																			\$3,600			\$3,600
D5040	Gymnasium	7165312	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	1	19	16 EA	\$300.00	\$4,800																			\$4,800			\$4,800
D7030	Throughout building	7168349	Security Camera, Closed Circuit Interior, Fixed Black & White, Replace	10	3	7	75 EA	\$1,720.00	\$129,000								\$129,000										\$129,000				\$258,000
D7050	Throughout building	7165320	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	104224 SF	\$3.00	\$312,672					\$312,672																	\$312,672
D7050	Office	7165326	Fire Alarm Panel, Fully Addressable, Replace	15	0	15	1 EA	\$15,000.00	\$15,000															\$15,000							\$15,000
E1030	Kitchen	7165354	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	15	0	1 EA	\$6,300.00	\$6,300	\$6,300															\$6,300						\$12,600
E1030	Kitchen	7165319	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	15	0	1 EA	\$4,600.00	\$4,600	\$4,600															\$4,600						\$9,200
E1030	Kitchen	7165279	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	15	0	1 EA	\$6,300.00	\$6,300	\$6,300															\$6,300						\$12,600
E1030	Kitchen	7165230	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	15	0	1 EA	\$4,600.00	\$4,600	\$4,600															\$4,600						\$9,200
E1030	Kitchen	7165317	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1 EA	\$10,500.00	\$10,500			\$10,500									\$10,500										\$21,000
E1030	Kitchen	7165313	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	1 EA	\$5,100.00	\$5,100					\$5,100														\$5,100			\$10,200
E1030	Kitchen	7165361	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1 EA	\$9,500.00	\$9,500					\$9,500									\$9,500								\$19,000
E1030	Kitchen	7165358	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165318	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1 EA	\$25,000.00	\$25,000					\$25,000																	\$25,000
E1030	Kitchen	7165232	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1 EA	\$15,000.00	\$15,000					\$15,000																	\$15,000
E1030	Kitchen	7165288	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165334	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165300	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165330	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165251	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1 EA	\$9,500.00	\$9,500					\$9,500									\$9,500								\$19,000
E1030	Kitchen	7165282	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1 EA	\$1,700.00	\$1,700					\$1,700														\$1,700			\$3,400
E1030	Kitchen	7165260	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1 EA	\$21,500.00	\$21,500						\$21,500									\$21,500							\$43,000
E1030	Kitchen	7165244	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1 EA	\$5,100.00	\$5,100								\$5,100														\$5,100
E1030	Kitchen	7165308	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1 EA	\$4,600.00	\$4,600									\$4,600													\$4,600
E1030	Kitchen	7165292	Commercial Kitchen, Refrigeration Line, Replace	15	7	8	1 LS	\$15,000.00	\$15,000									\$15,000													\$15,000
E1030	Kitchen	7165304	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1 EA	\$4,600.00	\$4,600										\$4,600												\$4,600
E1030	Kitchen	7165267	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1 EA	\$4,600.00	\$4,600										\$4,600												\$4,600
E1030	Kitchen	7165245	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	5	10	1 EA	\$1,700.00	\$1,700											\$1,700											\$1,700
E1030	Kitchen	7165296	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1 EA	\$1,700.00	\$1,700											\$1,700											\$1,700
E1030	Kitchen	7165277	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1 EA	\$5,100.00	\$5,100											\$5,100											\$5,100
E1030	Kitchen	7165331	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	4	11	1 EA	\$2,700.00	\$2,700												\$2,700										\$2,700

Replacement Reserves Report																																		
Hanley Elementary School ASD																																		
1/16/2024																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
E1030	Kitchen		7165239	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	\$5,100.00	\$5,100												\$5,100									\$5,100		
G2020	Site		7165290	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	49900	SF	\$3.50	\$174,650			\$174,650																		\$174,650		
G2020	Site		7165263	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	49900	SF	\$0.45	\$22,455			\$22,455				\$22,455					\$22,455						\$22,455			\$89,820		
G2030	Site		7165355	Sidewalk, Concrete, Large Areas, Replace	50	50	0	2000	SF	\$9.00	\$18,000	\$18,000																				\$18,000		
G2030	Site		7165238	Sidewalk, Brick/Masonry Pavers, Replace	30	26	4	600	SF	\$33.00	\$19,800				\$19,800																	\$19,800		
G2030	Site		7165269	Sidewalk, Concrete, Large Areas, Replace	50	46	4	13200	SF	\$9.00	\$118,800				\$118,800																	\$118,800		
G2030	Site		7165276	Site Stairs & Ramps, Handrails, Metal, Install	0	63	0	100	LF	\$55.00	\$5,500	\$5,500																				\$5,500		
G2030	Middle School		7168331	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	48	2	200	LF	\$42.00	\$8,400			\$8,400																		\$8,400		
G2050	Site		7165325	Play Structure, Climbing Wall, by vertical surface area, Replace	15	11	4	500	SF	\$40.00	\$20,000				\$20,000															\$20,000		\$40,000		
G2060	Site		7165252	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	4	EA	\$600.00	\$2,400				\$2,400																	\$2,400		
G2060	Site		7168360	Fences & Gates, Fence, Metal Tube 6', Replace	40	29	11	24	LF	\$40.00	\$960											\$960										\$960		
G2060	Site		7165307	Fences & Gates, Fence, Chain Link 8', Replace	40	29	11	120	LF	\$25.00	\$3,000											\$3,000										\$3,000		
G2060	Middle School		7168338	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	12	EA	\$150.00	\$1,800				\$1,800																	\$1,800		
G2060	Elementary School		7165336	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000		
G2060	Elementary School		7165298	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	16	EA	\$150.00	\$2,400				\$2,400																	\$2,400		
G4050	Building exterior		7165289	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	4	EA	\$600.00	\$2,400															\$2,400						\$2,400		
Y1090	Throughout building		7168352	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500		
Totals, Unescalated											\$203,800	\$26,070	\$1,430,805	\$521,120	\$3,417,534	\$109,100		\$0	\$158,805	\$19,600	\$9,200	\$38,250	\$1,487,524	\$50,155	\$4,800	\$87,280	\$472,100	\$133,800	\$214,905		\$0	\$394,700	\$730,100	\$9,509,648
Totals, Escalated (3.0% inflation, compounded annually)											\$203,800	\$26,852	\$1,517,941	\$569,442	\$3,846,465	\$126,477		\$0	\$195,310	\$24,829	\$12,004	\$51,405	\$2,059,081	\$71,509	\$7,049	\$132,019	\$735,516	\$214,710	\$355,205		\$0	\$692,109	\$1,318,642	\$12,160,364

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	7165297	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Hanley Elementary School ASD	Boiler room 1	State	SBD100250NEA	0825M002285	2008		
2	7168326	D2010	Backflow Preventer	Domestic Water	3 IN	Hanley Elementary School ASD	Middle School	Zurn	375AST	22970	2020		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7165327	D3020	Boiler	Gas, HVAC	2296 MBH	Hanley Elementary School ASD	Boiler room 1	RBI	HB2800	040953005	2009		
2	7165342	D3020	Boiler	Gas, HVAC	2296 MBH	Hanley Elementary School ASD	Boiler room 1	RBI	HB2800	040953006	2009		
3	7168336	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Hanley Elementary School ASD	Elementary School	Inaccessible	Inaccessible	Inaccessible	1960		3
4	7168323	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Hanley Elementary School ASD	Middle School	Inaccessible	Inaccessible	Inaccessible	1960		5
5	7165281	D3020	Unit Heater	Hydronic	20 MBH	Hanley Elementary School ASD	Kitchen	Inaccessible	Inaccessible	Inaccessible	1994		
6	7165332	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Hanley Elementary School ASD	Boiler room	Taco	CAG0D-1	No dataplate	1994		
7	7165265	D3030	Chiller [1]	Air-Cooled	160 TON	Hanley Elementary School ASD	Building exterior	Trane	ACSA1602EUAEXUXAXNB2XLNWSMEX1HBUBXXAAXXXXXXONX	U22J04521	2022		
8	7165293	D3030	Chiller [2]	Air-Cooled	160 TON	Hanley Elementary School ASD	Building exterior	Trane	ACSA1602EUAEXUXAXNB2XLNWSMEX1HBUBXXAAXXXXXXONX	U22J04522	2022		
9	7165338	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Hanley Elementary School ASD	Roof	Carrier	38036330	0395EC8026	1995		
10	7165284	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Hanley Elementary School ASD	Roof	Carrier	38CK03633C	0395E08012	1995		

11	7168332	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Hanley Elementary School ASD	Middle School	Inaccessible	Inaccessible		Inaccessible	2018	15
12	7165291	D3030	Unit Ventilator	approx/nominal 2 Ton	321 CFM	Hanley Elementary School ASD	Newer Classrooms	Johnson Controls	JCUVF321FFB223Y0J1AAA8FHB4M		No dataplate	2018	31
13	7165303	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Hanley Elementary School ASD	Boiler room	Bell & Gossett	Illegible		Illegible	1994	
14	7165262	D3050	Pump [1]	Distribution, HVAC Chilled or Condenser Water	5 HP	Hanley Elementary School ASD	Boiler room	Bell & Gossett	2.5B8		1909680	1994	
15	7165231	D3050	Pump [2]	Distribution, HVAC Chilled or Condenser Water	5 HP	Hanley Elementary School ASD	Boiler room	Bell & Gossett	WB		PRD31987 C12	1994	
16	7165286	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	3 HP	Hanley Elementary School ASD	Boiler room 1	Bell & Gossett	1-1/2BC 7.500 BF		1910499	2010	
17	7165301	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	5 HP	Hanley Elementary School ASD	Boiler room 1	Bell & Gossett	1510 BF 8.750		PRD-15124 G515	2015	
18	7165248	D3050	Pump [P-5]	Distribution, HVAC Heating Water	5 HP	Hanley Elementary School ASD	Boiler room 1	Bell & Gossett	1-1/2BC 8.375 BF		1810500	2010	
19	7165365	D3050	Pump [P-6]	Distribution, HVAC Heating Water	5 HP	Hanley Elementary School ASD	Boiler room 1	Bell & Gossett	1-1/2BC 8.375 BF		1910484	2010	
20	7165295	D3050	Fan Coil Unit	Hydronic Terminal	3500 CFM	Hanley Elementary School ASD	Gymnasium	Inaccessible	Inaccessible		Inaccessible	1994	
21	7165241	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Hanley Elementary School ASD	Older Classrooms	Inaccessible	Inaccessible		Inaccessible	1994	17
22	7168344	D3050	Fan Coil Unit	Hydronic Terminal	3600 CFM	Hanley Elementary School ASD	Janitor Closet	Magic Aire	36-BHX-3		950321751	1994	
23	7165316	D3050	Fan Coil Unit	Hydronic Terminal	300 CFM	Hanley Elementary School ASD	Parking Entrance	Inaccessible	Inaccessible		Inaccessible	1994	
24	7165348	D3050	Fan Coil Unit	Hydronic Terminal	3500 CFM	Hanley Elementary School ASD	Stage Left	Magic Aire	180/240-BMW/BMX BLOWER		No dataplate	1994	
25	7165271	D3050	Fan Coil Unit	Hydronic Terminal	3500 CFM	Hanley Elementary School ASD	Gymnasium	Inaccessible	Inaccessible		Inaccessible	1994	

26	7165254	D3050	Fan Coil Unit	Hydronic Terminal	3500 CFM	Hanley Elementary School ASD	Stage Right	Magic Aire	180/240-BMW/BMX BLOWER	950323545	1994		
27	7165274	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	Hanley Elementary School ASD	Roof	No dataplate	No dataplate	No dataplate		7	
28	7165306	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	Hanley Elementary School ASD	Newer Roof	No dataplate	No dataplate	No dataplate	1994		4
29	7168337	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Hanley Elementary School ASD	Middle School	No dataplate	No dataplate	No dataplate	1994		
30	7168340	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Hanley Elementary School ASD	Middle School	Greenheck	G-099-A-X	16713453	2016		
31	7168357	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Hanley Elementary School ASD	Middle School	Greenheck	G-099-A-X	16713454	2016		
32	7165278	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5500 CFM	Hanley Elementary School ASD	Roof	Cook	300 VCR 300V5B	223SK65676-00/0000701	2023		
33	7165357	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	15000 CFM	Hanley Elementary School ASD	Gymnasium	Inaccessible	Inaccessible	Inaccessible	1994		2
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7165345	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Hanley Elementary School ASD	Kitchen				1994		20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7165255	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Hanley Elementary School ASD	Building exterior	Cutler-Hammer	Illegible	Illegible	1994		
2	7165237	D5020	Switchboard	277/480 V	1000 AMP	Hanley Elementary School ASD	Boiler room	Cutler-Hammer	SM-641592	No dataplate	1994		
3	7165236	D5020	Distribution Panel	120/208 V	1200 AMP	Hanley Elementary School ASD	Boiler room	1 Square D	E36717	No dataplate	1960		
4	7165242	D5020	Distribution Panel [M]	120/208 V	600 AMP	Hanley Elementary School ASD	Boiler room	Inaccessible	Inaccessible	Inaccessible	1994		

5	7165310	D5040	Emergency & Exit Lighting	Exit Sign, LED		Hanley Elementary School ASD	Throughout building						40
6	7165312	D5040	Special Fixture w/ Lamp	any type Interior High Bay, w/ LED Replacement	200 W	Hanley Elementary School ASD	Gymnasium				2022		16
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	7165326	D7050	Fire Alarm Panel	Fully Addressable		Hanley Elementary School ASD	Office					2023	
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	7165361	E1030	Foodservice Equipment	Convection Oven, Double		Hanley Elementary School ASD	Kitchen	No dataplate	No dataplate		No dataplate		
2	7165251	E1030	Foodservice Equipment	Convection Oven, Double		Hanley Elementary School ASD	Kitchen	No dataplate	No dataplate		No dataplate		
3	7165260	E1030	Foodservice Equipment	Dishwasher Commercial		Hanley Elementary School ASD	Kitchen	CMA	EST-S		188462	2018	
4	7165334	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hanley Elementary School ASD	Kitchen	Fwe	UHS-12		123465806	2012	
5	7165300	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hanley Elementary School ASD	Kitchen	Eagle Group	HTS50B-NGS		Illegible	2012	
6	7165330	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hanley Elementary School ASD	Kitchen	Eagle Group	HTS50B-NGS		1208990390	2012	
7	7165296	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hanley Elementary School ASD	Kitchen	Carter-Hoffmann	HL3-18-33		062018699547	2018	
8	7165313	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Hanley Elementary School ASD	Kitchen	Hoshizaki	F2A-FS		M55397L		
9	7165239	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Hanley Elementary School ASD	Kitchen	Intertek	MBF8002GR		0MBF8002 GRAUS1T0320112400C40019	2020	
10	7165244	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Hanley Elementary School ASD	Kitchen	Saturn	FB49F		FB49F15071124025	2015	

11	7165277	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Hanley Elementary School ASD	Kitchen	MasterBuilt	F49-S		F49S-18010044	2018
12	7165288	E1030	Foodservice Equipment	Range, 2-Burner	Hanley Elementary School ASD	Kitchen	Garland	No dataplate		No dataplate	
13	7165331	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Hanley Elementary School ASD	Kitchen	U-Star	USRF-1D		SY-196447	2019
14	7165304	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Hanley Elementary School ASD	Kitchen	Migali	C-2F-HC		C-2F-HC00317112500920028	2017
15	7165267	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Hanley Elementary School ASD	Kitchen	MasterBuilt	R49-S		R49S-17080073	2017
16	7165308	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Hanley Elementary School ASD	Kitchen	Intertek	C-2R		C-2R07716081000920009	2016
17	7165245	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Hanley Elementary School ASD	Kitchen	MasterBuilt	D0MC-164-A		18030145	2018
18	7165358	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Hanley Elementary School ASD	Kitchen	Kelvinator	KCMC58RW-HC		9143030011	1991
19	7165282	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Hanley Elementary School ASD	Kitchen	True Manufacturing Co	TMC-58-DS-HC		10747511	2010
20	7165317	E1030	Foodservice Equipment	Steamer, Freestanding	Hanley Elementary School ASD	Kitchen	ACS	SG-6-1		G1136	2015
21	7165319	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Hanley Elementary School ASD	Kitchen					
22	7165230	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Hanley Elementary School ASD	Kitchen					
23	7165318	E1030	Foodservice Equipment	Walk-In, Freezer	Hanley Elementary School ASD	Kitchen					1994
24	7165232	E1030	Foodservice Equipment	Walk-In, Refrigerator	Hanley Elementary School ASD	Kitchen					1994
25	7165279	E1030	Foodservice Equipment [Cooler]	Walk-In, Condenser for Refigerator/Freezer	Hanley Elementary School ASD	Kitchen	Inaccessible	Inaccessible		Inaccessible	1994

26	7165354	E1030	Foodservice Equipment [Freezer]	Walk-In, Condenser for Refigerator/Freezer	Hanley Elementary School ASD	Kitchen	Inaccessible	Inaccessible	Inaccessible	1994
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