

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Havenview Middle School
1481 Hester Road
Memphis, TN 38116

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DATE OF REPORT:

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ON SITE DATE:

August 14, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	1481 Hester Road, Memphis, Tennessee 38116
Site Developed	1959, Phase I / 1994 Phase II
Site Area	15.6 acres (estimated)
Parking Spaces	131 total spaces all in open lots; 4 of which are accessible
Building Area	125,000 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	Y-Care Leases Gymnasium
Date(s) of Visit	August 14, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email taylorm15@scsk12.org
On-site Point of Contact (POC)	Darla Young (Principal)
Assessment and Report Prepared By	Randall Patzke
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 school was built in 1959 as a middle school and in 1994 it was expanded. The expansion included a new gymnasium and library area. The shop rooms have been converted into a Music classroom.

Architectural

The metal roof is at the end of life and replacement should be planned. There are areas on the fascia and soffit that are missing, and replacement should be done. The windows should be replaced, some are cracked, single pane or seals broken. The glass block windows should be re-caulked. The various flooring materials have cracked and broken tiles that need to be replaced. The gymnasium wood floor should be sanded and refinished. Generally, the finishes will need to be refreshed. There are signs of asbestos materials used in construction that should be addressed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system was replaced in 2022, including the RTUs and the unit ventilators. This also included the hot water circulation pumps. Ductless split systems are installed for some areas. The electrical was updated as part of the 1994 expansion. The lighting should be updated to LED technology. The plumbing, because of the age of the facility, should be considered for replacement. The water heaters are replaced as required. The drinking fountains have been updated to the bottle filler style. The building has a complete fire alarm system and a partial wet sprinkler system. The building has portable fire extinguishers, and the kitchen has a commercial hood system. There are burglar alarms and card access on the doors. There is also a full camera system inside and out.

Site

The site does not have the required ADA parking stalls. The concrete walkway in areas is cracking with weeds and should be replaced. The stairs and landing out to the Gymnasium are spalling and cracking. The asphalt paving should be milled and overlaid. The old baseball backstop has not been maintained and should be removed. Some of the picnic tables are broken. The remaining lights should be upgraded to LED. The square tube fencing should be repainted.

Recommended Additional Studies

The building has signs of possible asbestos containing products: Ceiling tiles, floor tiles, floor mastic and unseen pipe insulation. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not 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.

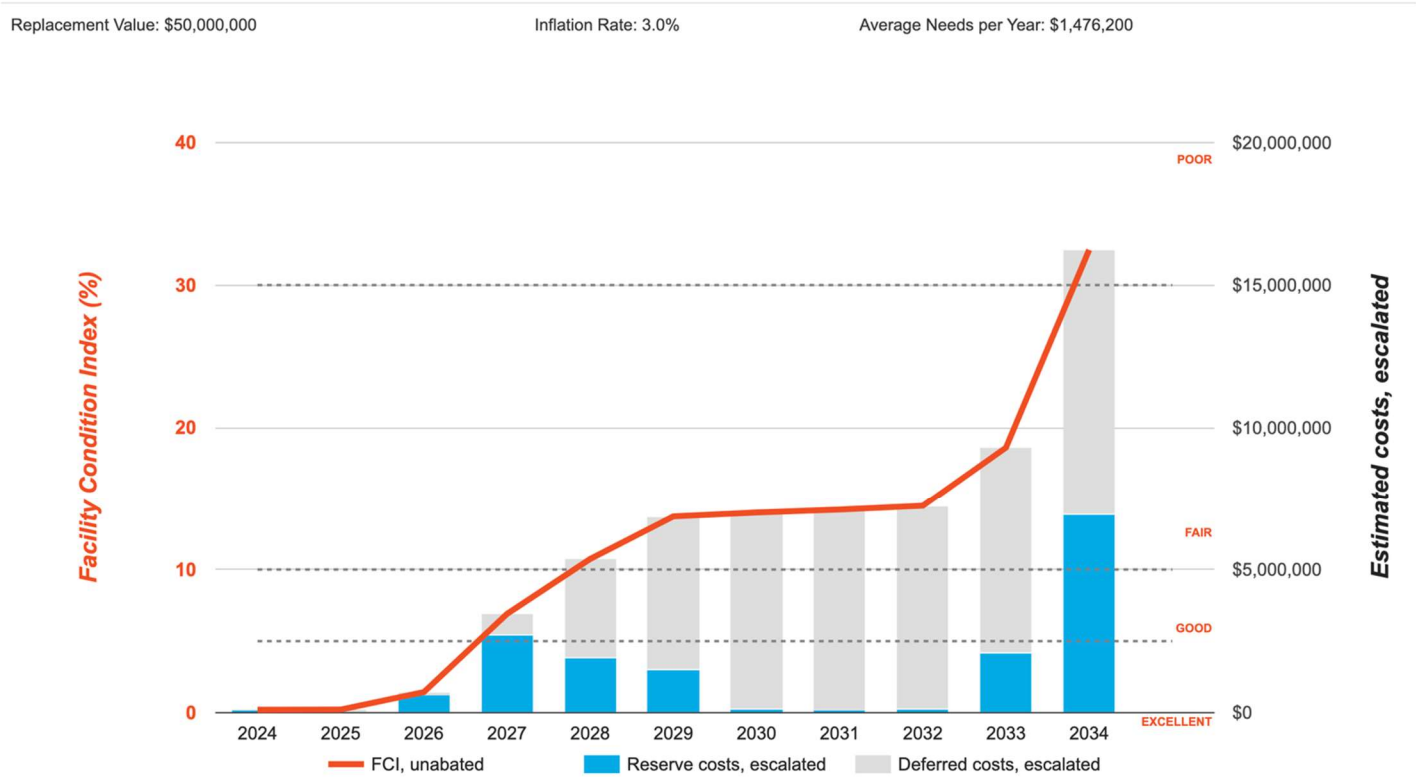
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Havenview Middle School(1959)			
Replacement Value \$ 50,000,000	Total SF 125,000	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 102,400		0.2 %
3-Year	\$ 3,450,400		6.9 %
5-Year	\$ 6,856,900		13.7 %
10-Year	\$ 16,237,800		32.5 %

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: Havenview Middle School



Immediate Needs

Facility/Building	Total Items	Total Cost
Havenview Middle School	4	\$102,400
Total	4	\$102,400

Havenview Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8052249	Havenview Middle School	Locker Rooms	C1030	Interior Door, Wood, Solid-Core, Replace	Failed	Performance/Integrity	\$700
8052263	Havenview Middle School	Classrooms Music	D3060	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor, Replace	NA	Performance/Integrity	\$6,700
8043114	Havenview Middle School	Cafeteria	E1030	Commercial Kitchen Line, Dishwashing Equipment, Replace	NA	Performance/Integrity	\$90,000
8056207	Havenview Middle School	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
Total (4 items)							\$102,400

Key Findings



Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base
Paint (LBP)
Havenview Middle School Throughout

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,000

\$\$\$\$

Insulation, ceiling tiles, floor tiles and mastic could contain asbestos - AssetCALC ID: 8056207



Exterior Walls in Poor condition.

Brick
Havenview Middle School Building Exterior

Uniformat Code: B2010

Recommendation: **Repair/Repoint in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Broken out on stairs - AssetCALC ID: 8052351



Window in Poor condition.

Steel, 16-25 SF
Havenview Middle School Building Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$144,500

\$\$\$\$

Cracked, seals broken, not efficient - AssetCALC ID: 8052353



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Havenview Middle School Building Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,600

\$\$\$\$

Some broken seals - AssetCALC ID: 8052315



Storefront in Poor condition.

Glazing & Framing
Havenview Middle School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$154,000

\$\$\$\$

Broken seals on glazing - AssetCALC ID: 8052314



Exhaust Fan

Industrial Dust Collection, 7.5 HP Motor
Havenview Middle School Classrooms Music

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$

Out of service - AssetCALC ID: 8052263



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Havenview Middle School Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,000

\$\$\$

Breaking up - AssetCALC ID: 8052295



Interior Door in Failed condition.

Wood, Solid-Core
Havenview Middle School Locker Rooms

Uniformat Code: C1030
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$

Broken out at lockset - AssetCALC ID: 8052249



Commercial Kitchen Line

Dishwashing Equipment
Havenview Middle School Cafeteria

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$90,000

\$\$\$\$

Out of service - AssetCALC ID: 8043114



Soffit/Fascia in Poor condition.

Stucco
Havenview Middle School Roof

Uniformat Code: B3080
Recommendation: **Repair in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$

Fascia and soffit damaged in multiple areas - AssetCALC ID: 8055438



Caulking in Poor condition.

Window Edge/Trim, per LF
Havenview Middle School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

\$\$\$

Cracked - AssetCALC ID: 8052296



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
Havenview Middle School Classrooms
General

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$35,000

\$\$\$

Could contain asbestos - AssetCALC ID: 8052379



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Havenview Middle School Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$160,000

\$\$\$\$

Could contain asbestos - AssetCALC ID: 8052319

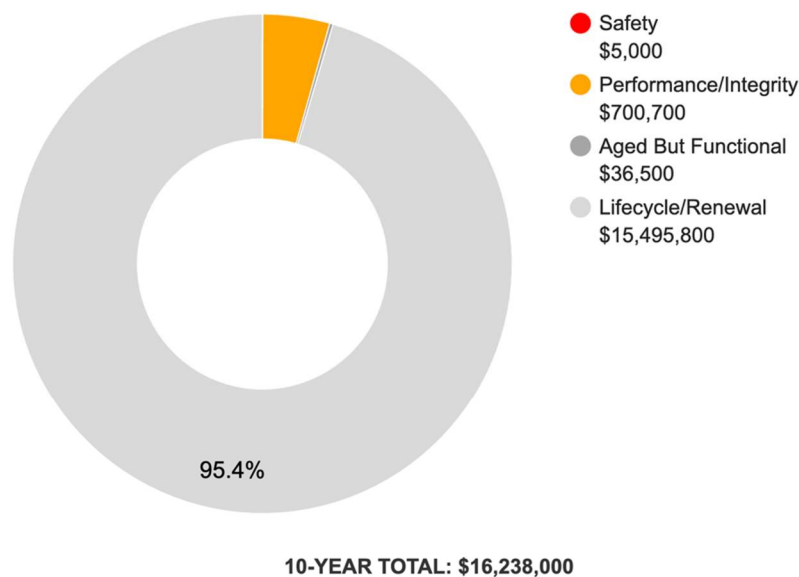
Plan Types

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

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system. Masonry bearing walls with metal roof deck supported by open web steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Wall Finish: Brick Windows: Aluminum and Steel	Fair
Roof	Primary: Hip construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, sound dampening Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT and hard tile	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators, cabinet terminal units and unit ventilators. Non-Central System: Rooftop Packaged units, PTAC units. Supplemental components: Ductless split-systems, Suspended unit heaters, Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; open dumpster enclosures sports fields with dugouts, fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS Building-mounted: LED, HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Repointing the brick at the gymnasium stairwell, replace some of the cracked concrete sidewalk. replace the exterior windows. re-caulk exterior windows replace damaged soffit and fascia. possible ACM material	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$6,000	-	-	\$6,000
Facade	-	\$352,600	\$6,500	\$2,338,400	\$1,300	\$2,698,800
Roofing	-	\$1,400	\$593,300	\$1,986,300	-	\$2,581,000
Interiors	\$700	\$206,900	\$2,145,000	\$1,187,200	\$1,799,800	\$5,339,500
Plumbing	-	-	\$259,300	\$1,928,500	\$30,500	\$2,218,300
HVAC	\$6,700	-	\$204,300	\$864,000	\$1,266,700	\$2,341,700
Fire Protection	-	-	\$9,900	-	\$11,500	\$21,300
Electrical	-	-	\$720,300	\$755,000	\$34,000	\$1,509,300
Fire Alarm & Electronic Systems	-	-	\$1,143,300	\$108,400	\$1,434,100	\$2,685,800
Equipment & Furnishings	\$90,000	-	\$676,500	\$117,100	\$336,800	\$1,220,400
Special Construction & Demo	-	\$14,500	-	-	\$19,500	\$34,100
Site Development	-	-	\$24,300	\$90,000	\$86,600	\$200,800
Site Utilities	-	-	-	-	\$83,500	\$83,500
Site Pavement	-	\$42,400	\$348,000	\$6,100	\$240,600	\$637,100
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS (3% inflation)	\$102,400	\$617,800	\$6,136,700	\$9,380,900	\$5,344,700	\$21,582,500

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

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

- E-Building, Mechanical Room; locked room and no key

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1959. The facility was substantially renovated in 1994 and widespread accessibility improvements appear to have been implemented at that time.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Havenview Middle School, 1481 Hester Road, Memphis, TN 38116, 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: Randall Patzke,
Project Manager

Reviewed by:



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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 - EXTERIOR WALLS



6 - SOFFIT/FASCIA

Photographic Overview



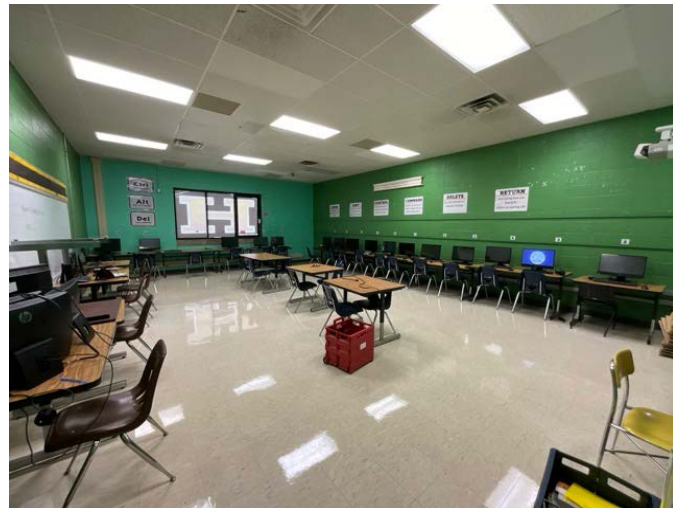
7 - DOWNSPOUTS



8 - ROOF OVERVIEW



9 - LIBRARY



10 - COMPUTER ROOM



11 - HALLWAY



12 - SCIENCE CLASSROOM

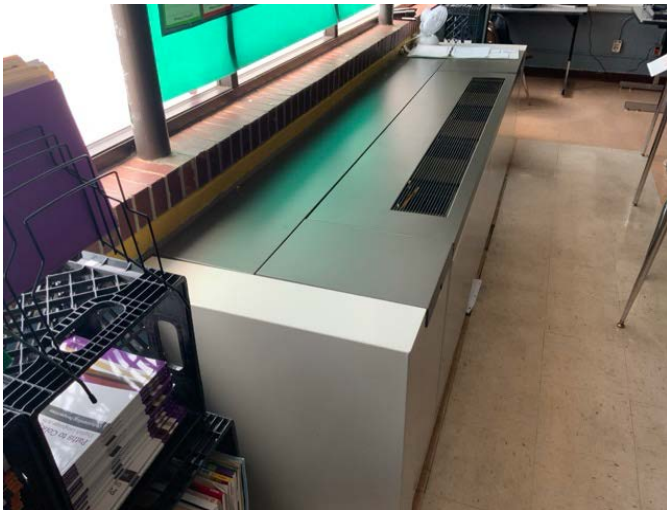
Photographic Overview



13 - EXHAUST FAN



14 - VARIABLE FREQUENCY DRIVE



15 - UNIT VENTILATOR



16 - BOILER



17 - SWITCHBOARD



18 - ROOFTOP PACKAGED UNIT

Photographic Overview



19 - SIGNAGE



20 - PARKING LOTS



21 - BACKSTOP AND BENCH



22 - FENCES



23 - FENCES & GATES



24 - AWNING AND PLANTERS

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-115.354

Source

Google

Project Name

Havenview Middle School

On-Site Date

August 14, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Havenview Middle School

Name of person completing form: Darla young

Title / Association w/ property: Principal

Length of time associated w/ property: 9 years

Date Completed: 8/7/2024

Phone Number: 9012377775

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1959	Renovated 1994	
2	Building size in SF	125,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2023	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Hvac, e hall drainage		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
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.	✗				Restrooms
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Y care

1238H

Signature of Assessor

Charles Clark

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Havenview Middle School

BV Project Number: 163745.23R000-115.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			As part of 1994 addition
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Restrooms
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

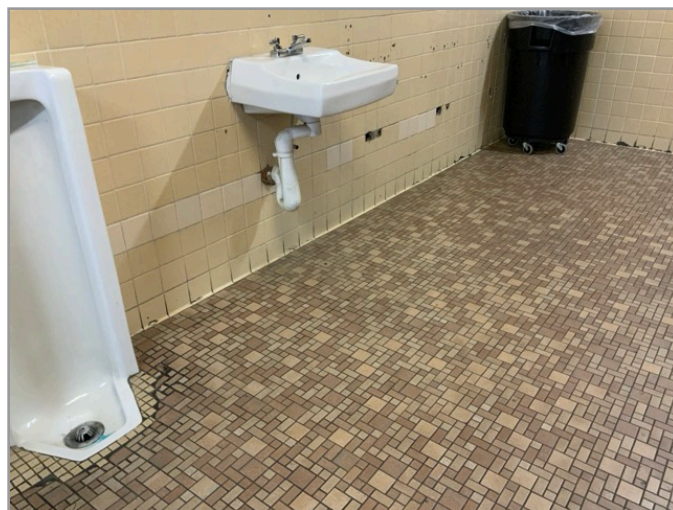
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	
10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

Abbreviated Accessibility Checklist

Public Restrooms



RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:

Component Condition Report

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	100 SF	3	8052322
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	200 SF	1	8052351
B2010	Building Exterior	Poor	Caulking, Window Edge/Trim, per LF	250 LF	2	8052296
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	24 SF	10	8052278
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	63,000 SF	10	8052325
B2020	Building Exterior	Poor	Storefront, Glazing & Framing	2,800 SF	2	8052314
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	28	2	8052315
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4	5	8052297
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	85	2	8052353
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	55	10	8052361
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	10	8052326
B2080	Site	Fair	Awning, Fabric, per SF of awning	108 SF	3	8052253
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	89,550 SF	9	8055437
B3010	Roof	Fair	Roofing, Metal	39,000 SF	3	8055439
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	3	8052255
B3080	Roof	Fair	Soffit/Fascia, Metal	4,500 SF	3	8052377
B3080	Roof	Poor	Soffit/Fascia, Stucco, Repair	200 SF	1	8055438
Interiors						
C1010	Classrooms General	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	30 SF	10	8052288
C1020	Office Areas	Fair	Interior Window, Fixed, 12 SF	56	10	8052331
C1030	Locker Rooms	Failed	Interior Door, Wood, Solid-Core	1	0	8052249
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	41	9	8043104
C1030	Throughout Building	Fair	Door Hardware, School, per Door	224	6	8043071
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	120	16	8043056
C1070	Classrooms General	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	10,000 SF	2	8052379
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	95,000 SF	4	8052310
C1090	Restrooms	Fair	Toilet Partitions, Metal	50	4	8052397
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,324 LF	4	8052290
C2010	Classrooms General	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	600 SF	5	8052291
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	248,000 SF	4	8052257
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	27,000 SF	10	8052323
C2030	Throughout Building	Fair	Flooring, Quarry Tile	5,000 SF	10	8052344
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	20,000 SF	2	8052319

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	7,500 SF	10	8052304
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	9,364 SF	4	8052343
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	83,000 SF	3	8052359
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,000 SF	4	8052382
Plumbing						
D2010	Cafeteria	Fair	Sink/Lavatory, Service Sink, Floor	2	11	8043093
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (120 kW)	1	10	8052390
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	7	3	8052352
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Trough Style, Solid Surface	6	3	8052266
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	3	8052354
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	17	11	8052324
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	59	4	8052264
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	41	4	8052272
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	5	8052395
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	8052362
D2010	Restrooms	Fair	Urinal, Standard	28	4	8052370
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	125,000 SF	10	8052358
D2010	Locker Rooms	Fair	Shower, Valves & Heads, Communal Column w/ 4 to 6 Heads	2	3	8052268
HVAC						
D3020	Mechanical Room	Good	Boiler Supplemental Components, Shot Feed Tank	1	27	8052341
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	560 LF	5	8052302
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	8052265
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	37	8052274
D3020	Restrooms	Fair	Unit Heater, Hydronic	4	6	8052294
D3020	Mechanical Room	Good	Boiler, Gas, HVAC	1	27	8052289
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	14	8052320
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	9	10	8052375
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	14	8052316
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	12	8043035
D3030	Nurse	Good	Split System Ductless, Single Zone	2	12	8052392
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	12	8043080
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052357
D3030	Roof	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1	12	8043069
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052284
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052374
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052364
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052332

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052384
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052311
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052256
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052365
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052273
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	9	8043092
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052340
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	9	8043067
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	2	18	8052368
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052378
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052385
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052251
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052301
D3030	Office Areas	Fair	Packaged Terminal Air Conditioner, PTAC	8	3	8052334
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052293
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052335
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052387
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052345
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052276
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052269
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052376
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052356
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	1	18	8052337
D3030	Roof	Good	Split System Ductless, Multi Zone, per 1 TON FCU	1	12	8043085
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043065
D3050	Mechanical Room	Good	Supplemental Components, Air Separator, HVAC	1	12	8052260
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043060
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043087
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8043084
D3050	Classrooms General	Fair	HVAC System, Ductwork, Low Density	20,000 SF	5	8052347
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043095
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043091
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043088
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	125,000 SF	10	8052305
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	5	8052280
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043021
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043103
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043113

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043049
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water	2	12	8052248
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	2	5	8052328
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043098
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043118
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	8043109
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043090
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8043054
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	8	23	8043041
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	5	8043047
D3060	Classrooms Music	NA	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor	1	0	8052263
Fire Protection						
D4010	Cafeteria	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	3 LF	4	8043106
D4030	Cafeteria	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8043075
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	47	5	8052258
Electrical						
D5010	Electrical Room	Fair	Generator, Gas or Gasoline	1	5	8052282
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	5	8052348
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8052388
D5020	Classrooms General	Fair	Secondary Transformer, Dry, Stepdown	1	8	8052287
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	10	8052292
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	13	3	8052336
D5020	Site General	Fair	Secondary Transformer, Dry, Stepdown	4	8	8052333
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	8	8052300
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8052254
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	10	8052313
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	125,000 SF	10	8052247
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	8052270
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	8052383
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	8052318
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	16	8052338
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	51	5	8052389
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	125,000 SF	3	8052366
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	10,000 SF	8	8052393
D7010	Hallways & Common Areas	Good	Access Control Devices, Screening X-Ray Machine	1	3	8043031
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	5	8052394

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Hallways & Common Areas	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	7	8043077
D7010	Hallways & Common Areas	Good	Access Control Devices, Screening X-Ray Machine	1	7	8043101
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	3	8043082
D7010	Hallways & Common Areas	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	7	8043110
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	6	8043038
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	125,000 SF	5	8052250
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	125,000 SF	5	8052329
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	125,000 SF	5	8052307
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8052371
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	5	8052252
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	5	8052267
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	8052391
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8052355
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	8052367
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	8052330
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	8043073
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8052380
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	8052285
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8043043
E1030	Compressor room	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	8052346
E1030	Compressor room	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	8052369
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	8043094
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	9	8043037
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8043083
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8052373
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	8052277
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	8052381
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	8043111
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8052281
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	3	8043081
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	2	5	8043078
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	8043033
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8043058
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8043026
E1030	Cafeteria	NA	Commercial Kitchen Line, Dishwashing Equipment	30 LF	0	8043114
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8043105
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8043108

Component Condition Report | Havenview Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8043117
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8052298
E1040	Classrooms Science	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	13	10	8052350
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	35 LF	5	8052299
E2010	Classrooms Science	Fair	Casework, Countertop, Plastic Laminate	400 LF	5	8052309
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	20 LF	3	8052339
E2010	Library	Good	Casework, Countertop, Plastic Laminate	20 LF	10	8043028
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	1,000	3	8052303
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	50 LF	5	8052360
Special Construction & Demo						
F1020	Roof	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	2,500 SF	2	8052283
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	18	9	8052312
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	91,000 SF	3	8052271
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	14,800 SF	20	8052396
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	2,000 SF	2	8052295
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	8052262
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	8052349
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	6	8052308
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	2	5	8052286
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	5	8052327
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	230 LF	26	8052259
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	16	8052279
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	200 SF	5	8052342
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	56 LF	10	8052372
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	12	18	8052317
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	2	8	8052261
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	12	8052275
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	9	8052363
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	8	8052306
G2080	Site	Fair	Planter Boxes, Pre-Manufactured, High-End	64 LF	16	8052321
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	7	19	8052386
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8056207

Appendix F:

Replacement Reserves

Replacement Reserves Report

Havenview Middle School

9/30/2024



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Havenview Middle School	\$102,400	\$8,158	\$609,673	\$2,730,172	\$1,918,340	\$1,488,232	\$137,018	\$101,219	\$136,241	\$2,068,105	\$6,938,361	\$30,453	\$69,278	\$102,935	\$874,216	\$52,317	\$249,291	\$449,409	\$1,718,606	\$99,950	\$1,698,341	\$21,582,713
Grand Total	\$102,400	\$8,158	\$609,673	\$2,730,172	\$1,918,340	\$1,488,232	\$137,018	\$101,219	\$136,241	\$2,068,105	\$6,938,361	\$30,453	\$69,278	\$102,935	\$874,216	\$52,317	\$249,291	\$449,409	\$1,718,606	\$99,950	\$1,698,341	\$21,582,713

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	8052322	Stairs, Concrete, Exterior, Replace	50	47	3	100	SF	\$55.00	\$5,500				\$5,500																		\$5,500	
B2010	Building Exterior	8052351	Exterior Walls, Brick, Repair/Repoint	0	-1	1	200	SF	\$33.00	\$6,600		\$6,600																				\$6,600	
B2010	Building Exterior	8052325	Exterior Walls, Brick Veneer, Replace	50	40	10	63000	SF	\$27.00	\$1,701,000											\$1,701,000											\$1,701,000	
B2010	Building Exterior	8052278	Exterior Walls, Glass Block, Replace	40	30	10	24	SF	\$50.00	\$1,200											\$1,200											\$1,200	
B2010	Building Exterior	8052296	Caulking, Window Edge/Trim, per LF, Replace	0	-2	2	250	LF	\$3.50	\$875			\$875																			\$875	
B2020	Building Exterior	8052315	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	28	EA	\$950.00	\$26,600			\$26,600																			\$26,600	
B2020	Building Exterior	8052353	Window, Steel, 16-25 SF, Replace	30	28	2	85	EA	\$1,700.00	\$144,500			\$144,500																			\$144,500	
B2020	Building Exterior	8052314	Storefront, Glazing & Framing, Replace	30	28	2	2800	SF	\$55.00	\$154,000			\$154,000																			\$154,000	
B2020	Hallways & Common Areas	8052297	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	4	EA	\$1,200.00	\$4,800						\$4,800																\$4,800	
B2050	Building Exterior	8052361	Exterior Door, Steel, Standard, Replace	30	20	10	55	EA	\$600.00	\$33,000											\$33,000											\$33,000	
B2050	Building Exterior	8052326	Exterior Door, Steel, Standard, Replace	30	20	10	8	EA	\$600.00	\$4,800											\$4,800											\$4,800	
B2080	Site	8052253	Awning, Fabric, per SF of awning, Replace	10	7	3	108	SF	\$8.00	\$864				\$864										\$864								\$1,728	
B3010	Roof	8055439	Roofing, Metal, Replace	40	37	3	39000	SF	\$13.00	\$507,000				\$507,000																		\$507,000	
B3010	Roof	8055437	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	11	9	89550	SF	\$17.00	\$1,522,350											\$1,522,350											\$1,522,350	
B3020	Roof	8052255	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	1500	LF	\$9.00	\$13,500				\$13,500																		\$13,500	
B3080	Roof	8055438	Soffit/Fascia, Stucco, Repair	0	-1	1	200	SF	\$6.60	\$1,320		\$1,320																				\$1,320	
B3080	Roof	8052377	Soffit/Fascia, Metal, Replace	25	22	3	4500	SF	\$5.00	\$22,500				\$22,500																		\$22,500	
C1010	Classrooms General	8052288	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	15	10	30	SF	\$29.40	\$882											\$882											\$882	
C1020	Office Areas	8052331	Interior Window, Fixed, 12 SF, Replace	40	30	10	56	EA	\$500.00	\$28,000											\$28,000											\$28,000	
C1030	Locker Rooms	8052249	Interior Door, Wood, Solid-Core, Replace	40	40	0	1	EA	\$700.00	\$700	\$700																					\$700	
C1030	Throughout Building	8043104	Interior Door, Steel, Standard, Replace	40	31	9	41	EA	\$600.00	\$24,600											\$24,600											\$24,600	
C1030	Throughout Building	8043056	Interior Door, Wood, Solid-Core, Replace	40	24	16	120	EA	\$700.00	\$84,000																	\$84,000					\$84,000	
C1030	Throughout Building	8043071	Door Hardware, School, per Door, Replace	30	24	6	224	EA	\$400.00	\$89,600							\$89,600															\$89,600	
C1070	Classrooms General	8052379	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	10000	SF	\$3.50	\$35,000			\$35,000																			\$35,000	
C1070	Throughout Building	8052310	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	95000	SF	\$3.50	\$332,500					\$332,500																	\$332,500	
C1090	Restrooms	8052397	Toilet Partitions, Metal, Replace	20	16	4	50	EA	\$850.00	\$42,500					\$42,500																	\$42,500	
C1090	Hallways & Common Areas	8052290	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	1324	LF	\$500.00	\$662,000					\$662,000																	\$662,000	
C2010	Restrooms	8052323	Wall Finishes, Ceramic Tile, Replace	40	30	10	27000	SF	\$18.00	\$486,000											\$486,000											\$486,000	
C2010	Classrooms General	8052291	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	15	5	600	SF	\$11.42	\$6,852						\$6,852																\$6,852	
C2010	Throughout Building	8052257	Wall Finishes, any surface, Prep & Paint	10	6	4	248000	SF	\$1.50	\$372,000					\$372,000											\$372,000						\$744,000	
C2030	Throughout Building	8052344	Flooring, Quarry Tile, Replace	50	40	10	5000	SF	\$26.00	\$130,000											\$130,000											\$130,000	
C2030	Restrooms	8052304	Flooring, Ceramic Tile, Replace	40	30	10	7500	SF	\$18.00	\$135,000											\$135,000											\$135,000	
C2030	Throughout Building	8052319	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	20000	SF	\$8.00	\$160,000			\$160,000															\$160,000				\$320,000	
C2030	Throughout Building	8052359	Flooring, Vinyl Tile (VCT), Replace	15	12	3	83000	SF	\$5.00	\$415,000				\$415,000															\$415,000				\$830,000
C2030	Gymnasium	8052343	Flooring, Maple Sports Floor, Refinish	10	6	4	9364	SF	\$5.00	\$46,820					\$46,820										\$46,820							\$93,640	
C2050	Restrooms	8052382	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	\$2.00	\$40,000					\$40,000										\$40,000							\$80,000	
D2010	Mechanical Room	8052390	Water Heater, Electric, Commercial (120 kW), Replace	20	10	10	1	EA	\$60,000.00	\$60,000											\$60,000											\$60,000	
D2010	Boiler Room	8052354	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	\$1,100.00	\$1,100				\$1,100																		\$1,100	
D2010	Throughout Building	8052358	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	125000	SF	\$11.00	\$1,375,000											\$1,375,000											\$1,375,000	
D2010	Locker Rooms	8052352	Shower, Ceramic Tile, Replace	30	27	3	7	EA	\$2,500.00	\$17,500				\$17,500																		\$17,500	
D2010	Hallways & Common Areas	8052266	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	6	EA	\$2,500.00	\$15,000				\$15,000																		\$15,000	
D2010	Locker Rooms	8052268	Shower, Valves & Heads, Communal Column w/ 4 to 6 Heads, Replace	20	17	3	2	EA	\$12,700.00	\$25,400				\$25,400																		\$25,400	
D2010	Restrooms	8052264	Toilet, Commercial Water Closet, Replace	30	26	4	59	EA	\$1,300.00	\$76,700	</																						


Replacement Reserves Report

Havenview Middle School

9/30/2024

[illegible]

Replacement Reserves Report																																		Deficiency Repair Estimate
Havenview Middle School																																		
9/30/2024																																		
Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044			
D3050	Roof	8043088	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$8,200.00	\$8,200																			\$8,200		\$8,200			
D3050	Roof	8043091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$45,000.00	\$45,000																			\$45,000		\$45,000			
D3050	Roof	8043095	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$11,000.00	\$11,000																			\$11,000		\$11,000			
D3050	Roof	8043060	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$11,000.00	\$11,000																			\$11,000		\$11,000			
D3050	Roof	8043065	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$45,000.00	\$45,000																			\$45,000		\$45,000			
D3050	Roof	8043087	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000			
D3050	Roof	8043090	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																			\$40,000		\$40,000			
D3060	Classrooms Music	8052263	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor, Replace	25	25	0	1	EA	\$6,700.00	\$6,700	\$6,700																				\$6,700			
D3060	Roof	8043047	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000			
D4010	Cafeteria	8043106	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	3	LF	\$400.00	\$1,200					\$1,200																\$1,200			
D4030	Cafeteria	8043075	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300										\$300					\$600			
D4030	Throughout Building	8052258	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	47	EA	\$150.00	\$7,050						\$7,050										\$7,050					\$14,100			
D5010	Electrical Room	8052282	Generator, Gas or Gasoline, Replace	25	20	5	1	EA	\$24,000.00	\$24,000						\$24,000															\$24,000			
D5010	Electrical Room	8052348	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$12,000.00	\$12,000						\$12,000															\$12,000			
D5020	Electrical Room	8052388	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$38,000.00	\$38,000									\$38,000												\$38,000			
D5020	Classrooms General	8052287	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,700.00	\$6,700									\$6,700												\$6,700			
D5020	Site General	8052333	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	4	EA	\$7,600.00	\$30,400									\$30,400												\$30,400			
D5020	Electrical Room	8052254	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000			
D5020	Electrical Room	8052292	Switchboard, 277/480 V, Replace	40	30	10	1	EA	\$90,000.00	\$90,000											\$90,000										\$90,000			
D5020	Electrical Room	8052313	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$80,000.00	\$80,000											\$80,000										\$80,000			
D5020	Throughout Building	8052336	Distribution Panel, 120/208 V, Replace	30	27	3	13	EA	\$2,000.00	\$26,000				\$26,000																	\$26,000			
D5020	Electrical Room	8052300	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$3,000.00	\$3,000									\$3,000												\$3,000			
D5030	Throughout Building	8052247	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	125000	SF	\$2.50	\$312,500											\$312,500										\$312,500			
D5030	Boiler Room	8052270	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$5,300.00	\$5,300																	\$5,300				\$5,300			
D5030	Boiler Room	8052383	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$5,300.00	\$5,300																	\$5,300				\$5,300			
D5030	Boiler Room	8052318	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$5,300.00	\$5,300																	\$5,300				\$5,300			
D5030	Boiler Room	8052338	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	1	EA	\$5,300.00	\$5,300																	\$5,300				\$5,300			
D5040	Throughout Building	8052366	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	125000	SF	\$4.50	\$562,500				\$562,500																	\$562,500			
D5040	Building Exterior	8052389	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	51	EA	\$600.00	\$30,600						\$30,600															\$30,600			
D6030	Gymnasium	8052393	Sound System, Theater/Auditorium/Church, Replace	20	12	8	10000	SF	\$1.50	\$15,000									\$15,000												\$15,000			
D7010	Hallways & Common Areas	8043031	Access Control Devices, Screening X-Ray Machine, Replace	10	7	3	1	EA	\$55,000.00	\$55,000				\$55,000										\$55,000							\$110,000			
D7010	Hallways & Common Areas	8043082	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	7	3	1	EA	\$5,950.00	\$5,950				\$5,950										\$5,950							\$11,900			
D7010	Hallways & Common Areas	8052394	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	5	5	1	EA	\$5,950.00	\$5,950						\$5,950										\$5,950					\$11,900			
D7010	Hallways & Common Areas	8043038	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950							\$5,950										\$5,950				\$11			

Replacement Reserves Report																																
Havenview Middle School																																
9/30/2024																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
E1030	Compressor room	8052369	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00 \$6,300						\$6,300															\$6,300	\$12,600	
E1030	Kitchen	8052277	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	\$2,100.00 \$2,100						\$2,100																\$2,100	
E1030	Kitchen	8043105	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00 \$1,700						\$1,700															\$1,700	\$3,400	
E1030	Kitchen	8043033	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	\$10,500.00 \$10,500						\$10,500																\$21,000	
E1030	Kitchen	8043078	Foodservice Equipment, Range, 2-Burner, Replace	15	10	5	2	EA	\$1,700.00 \$3,400						\$3,400															\$3,400	\$6,800	
E1030	Kitchen	8043108	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00 \$8,280						\$8,280										\$8,280							\$16,560
E1030	Kitchen	8052285	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00 \$6,700							\$6,700																\$6,700
E1030	Kitchen	8043043	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00 \$1,700							\$1,700																\$1,700
E1030	Kitchen	8043083	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00 \$4,600							\$4,600																\$4,600
E1030	Kitchen	8052355	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00 \$3,600								\$3,600															\$3,600
E1030	Kitchen	8052380	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00 \$3,600								\$3,600															\$3,600
E1030	Kitchen	8052381	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	\$3,800.00 \$3,800								\$3,800															\$3,800
E1030	Kitchen	8043094	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00 \$2,700								\$2,700															\$2,700
E1030	Kitchen	8043117	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00 \$1,700								\$1,700															\$1,700
E1030	Kitchen	8043111	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00 \$4,600									\$4,600														\$4,600
E1030	Kitchen	8043037	Foodservice Equipment, Walk-In, Freezer, Replace	20	11	9	1	EA	\$25,000.00 \$25,000										\$25,000													\$25,000
E1040	Classrooms Science	8052350	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	13	EA	\$2,450.00 \$31,850											\$31,850												\$31,850
E1040	Hallways & Common Areas	8052298	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00 \$1,500						\$1,500										\$1,500							\$3,000
E2010	Classrooms General	8052339	Casework, Countertop, Plastic Laminate, Replace	15	12	3	20	LF	\$50.00 \$1,000				\$1,000														\$1,000					\$2,000
E2010	Classrooms General	8052299	Casework, Cabinetry, Standard, Replace	20	15	5	35	LF	\$300.00 \$10,500						\$10,500																	\$10,500
E2010	Classrooms Science	8052309	Casework, Countertop, Plastic Laminate, Replace	15	10	5	400	LF	\$50.00 \$20,000						\$20,000															\$20,000		\$40,000
E2010	Classrooms Science	8052360	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	50	LF	\$500.00 \$25,000						\$25,000																	\$25,000
E2010	Library	8043028	Casework, Countertop, Plastic Laminate, Replace	15	5	10	20	LF	\$50.00 \$1,000										\$1,000													\$1,000
E2010	Gymnasium	8052303	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	17	3	1000	EA	\$450.00 \$450,000				\$450,000																			\$450,000
F1020	Roof	8052283	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	8	2	2500	SF	\$5.48 \$13,700			\$13,700									\$13,700											\$27,400
G2020	Site	8052271	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	91000	SF	\$3.50 \$318,500				\$318,500																			\$318,500
G2020	Site	8052312	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	16	9	18	EA	\$260.00 \$4,680										\$4,680													\$4,680
G2030	Site	8052295	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	2000	SF	\$20.00 \$40,000			\$40,000																				\$40,000
G2030	Site	8052396	Sidewalk, Concrete, Large Areas, Replace	50	30	20	14800	SF	\$9.00 \$133,200																					\$133,200		\$133,200
G2050	Site	8052349	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	\$5,000.00 \$10,000				\$10,000																			\$10,000
G2050	Gymnasium	8052286	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	20	5	2	EA	\$3,000.00 \$6,000						\$6,000																	\$6,000
G2050	Site	8052308	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	4	EA	\$450.00 \$1,800							\$1,800																\$1,800
G2050	Gymnasium	8052262	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,500.00 \$57,000										\$57,000													\$57,000
G2060	Site	8052261	Bike Rack, Fixed 6-10 Bikes, Replace	20	12	8	2	EA	\$800.00 \$1,600									\$1,600														\$1,600
G2060	Site	8052363	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	2	EA	\$700.00 \$1,400										\$1,400													\$1,400
G2060	Site	8052372	Fences & Gates, Fence, Metal Tube 6', Replace	40	30	10	56	LF	\$60.00 \$3,360										\$3,360													\$3,360
G2060	Site	8052275	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	4	EA	\$600.00 \$2,400												\$2,400											\$2,400
G2060	Site	8052317	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	12	EA	\$600.00 \$7,200																			\$7,200				\$7,200
G2060	Site	8052327	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00 \$2,500						\$2,500																	\$2,500
G2060	Site	8052306	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	15	EA	\$150.00 \$2,250									\$2,250														\$2,250
G2060	Site	8052279	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	4	16	1	EA	\$25,000.00 \$25,000																	\$25,000						\$25,000
G2060	Site	8052342	Dumpster Pad, Concrete, Replace/Install	50	45	5	200	SF	\$15.00 \$3,000						\$3,000																	\$3,000
G20																																

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	8052390	D2010	Water Heater	Electric, Commercial (120 kW)	250 GAL	Havenview Middle School	Mechanical Room	Pti	370 P 250A-VE	0215139475			
2	8052354	D2010	Backflow Preventer	Domestic Water	.75 IN	Havenview Middle School	Boiler Room	Watts Regulator	909 MOD 140 F. RPZ	Illegible	1994		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8052289	D3020	Boiler	Gas, HVAC	600 MBH	Havenview Middle School	Mechanical Room	Lochinvar	FTX600N	2150 127510162	2021		
2	8052320	D3020	Boiler	Gas, HVAC	1674 MBH	Havenview Middle School	Boiler Room	Burnham Corporation	FW 180 45 G GP	22562			
3	8052316	D3020	Boiler	Gas, HVAC	1674 MBH	Havenview Middle School	Boiler Room	Burnham Corporation	4FW-180-45 G.GP	22563			
4	8052302	D3020	Radiator	Hydronic, Baseboard (per LF)		Havenview Middle School	Throughout Building				1959		560
5	8052375	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Havenview Middle School	Hallways & Common Areas				1994		9
6	8052294	D3020	Unit Heater	Hydronic	8 MBH	Havenview Middle School	Restrooms	Inaccessible	Inaccessible	Inaccessible	1994		4
7	8052265	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Havenview Middle School	Boiler Room	No dataplate	No dataplate	No dataplate			
8	8052274	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Havenview Middle School	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2021		
9	8052334	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Havenview Middle School	Office Areas	Amana	Inaccessible	Inaccessible	2010		8
10	8043085	D3030	Split System Ductless	Multi Zone, per 1 TON FCU	1 TON	Havenview Middle School	Roof	Lennox	MHA009S4S-1L	S6921G25101	2021		
11	8052392	D3030	Split System Ductless	Single Zone	.75 TON	Havenview Middle School	Nurse	Lennox	MWHA009S4-1L	S6921G20515	2021		2
12	8043035	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Havenview Middle School	Roof	Lennox	MLA009S4S-1P	S6921G08345	2021		
13	8043080	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Havenview Middle School	Roof	Lennox	MHA012S4S-1L	S6921G07893	2021		
14	8043069	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Havenview Middle School	Roof	Lennox	MLA009S4S-1P	S6921G08296	2021		
15	8043092	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Havenview Middle School	Roof	Lennox	MPB036S4S-1P	S6921G27252	2021		
16	8043067	D3030	Split System Ductless	Single Zone, 0.75 to 1 TON	1 TON	Havenview Middle School	Roof	Lennox	MHA009S4S-1L	S6921G25093	2021		
17	8052357	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
18	8052284	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
19	8052374	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
20	8052364	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
21	8052332	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
22	8052384	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
23	8052311	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Havenview Middle School	Classrooms General	Daikin Industries	U.AZQ.9.054.K.9.66.Z.LH.AL	SLPU221041948	2022		
24	8052256	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
25	8052365	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		
26	8052273	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022		

27	8052340	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
28	8052368	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	2
29	8052378	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Havenview Middle School	Classrooms General	Daikin Industries	U,AZ0 9,054 K,9.06,21H AL	SLPU220586100	2022	
30	8052385	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
31	8052251	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
32	8052301	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
33	8052293	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
34	8052335	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
35	8052387	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
36	8052345	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
37	8052276	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
38	8052269	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
39	8052376	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
40	8052356	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
41	8052337	D3030	Unit Ventilator	approx/nominal 3 Ton	800 CFM	Havenview Middle School	Classrooms General	Daikin Industries	Inaccessible	Inaccessible	2022	
42	8052248	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Havenview Middle School	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2021	2
43	8052328	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Havenview Middle School	Boiler Room	Bell & Gossett	Illegible	Illegible		2
44	8043065	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Havenview Middle School	Roof	Lennox	Inaccessible	Inaccessible	2022	
45	8043060	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Havenview Middle School	Roof	Lennox	LCH060H4EE4G	5622A07957	2022	
46	8043087	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Havenview Middle School	Roof	Lennox	LGH150H4BH2G	5622A07929	2022	
47	8043084	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Havenview Middle School	Roof	Reznor	Illegible	Illegible	2000	
48	8043095	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Havenview Middle School	Roof	Lennox	LCH060H4EE4G	5622A07958	2022	
49	8043091	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Havenview Middle School	Roof	Lennox	LCH300S4BK4Y	5622A08081	2022	
50	8043088	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2.5 TON	Havenview Middle School	Roof	Lennox	EPS030FE4DW1CBBVDT	FB0U220102403	2022	
51	8043021	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2.5 TON	Havenview Middle School	Roof	Lennox	PS030FE4DW1CBBVDT	B0U220102404	2022	
52	8043103	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	Havenview Middle School	Roof	Lennox	LCH102H4BJ4G	5622A07535	2022	
53	8043113	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Havenview Middle School	Roof	Lennox	LGH060H4EB5G	5622D01145	2022	
54	8043049	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 ton	Havenview Middle School	Roof	Lennox	LCH180H4BJ4G	5622A07960	2022	
55	8043098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Havenview Middle School	Roof	Lennox	Inaccessible	Inaccessible	2022	
56	8043118	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Havenview Middle School	Roof	Lennox	LCH060H4EE4G	5622A07955	2022	
57	8043109	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Havenview Middle School	Roof	Lennox	LCH300S4BK4Y	5622A08009	2022	
58	8043090	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Havenview Middle School	Roof	Lennox	LGH240H4BS4G	5622802592	2022	

59	8043054	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Havenview Middle School	Roof	Daikin Industries	PS050FY4DV1CBBVDT	FB0U220102402	2022		
60	8043041	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Havenview Middle School	Roof	Illegible	Illegible	Illegible	2022	8	
61	8043047	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Havenview Middle School	Roof	Illegible	Illegible	Illegible	2000		
62	8052263	D3060	Exhaust Fan	Industrial Dust Collection, 7.5 HP Motor	4000 CFM	Havenview Middle School	Classrooms Music	Torit	20-5-PS	3-4980			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8043106	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Havenview Middle School	Cafeteria				2000		3
2	8052258	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Havenview Middle School	Throughout Building						47
3	8043075	D4030	Fire Extinguisher	Wet Chemical/CO2		Havenview Middle School	Cafeteria						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8052282	D5010	Generator	Gas or Gasoline	20 KW	Havenview Middle School	Electrical Room	Onan	20ES	1930520277	1994		
2	8052348	D5010	Automatic Transfer Switch	ATS	125 AMP	Havenview Middle School	Electrical Room	Onan	0T 125	1930519538	1994		
3	8052388	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Havenview Middle School	Electrical Room	Siemens	3F3Y500	Illegible	1994		
4	8052287	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Havenview Middle School	Classrooms General	Siemens	Inaccessible	Inaccessible	1994		
5	8052333	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Havenview Middle School	Site General	Siemens	Inaccessible	Inaccessible	1994		4
6	8052254	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Havenview Middle School	Electrical Room	Siemens	Illegible	Illegible			
7	8052313	D5020	Switchboard	120/208 V	1600 AMP	Havenview Middle School	Electrical Room	Siemens	FC1	No dataplate	1994		
8	8052292	D5020	Switchboard	277/480 V	2000 AMP	Havenview Middle School	Electrical Room	Siemens	FC1	No dataplate	1994		
9	8052336	D5020	Distribution Panel	120/208 V	200 AMP	Havenview Middle School	Throughout Building	Inaccessible	Inaccessible	Inaccessible	1994		13
10	8052300	D5020	Distribution Panel	277/480 V	200 AMP	Havenview Middle School	Electrical Room	Siemens	S2	No dataplate	1994		
11	8052270	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Havenview Middle School	Boiler Room	ABB	ACH580-VCR-03A0-4+F267	2231001564	2020		
12	8052383	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Havenview Middle School	Boiler Room	ABB	ACH580-VCR-06A6-2+F267	2220201995	2020		
13	8052318	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Havenview Middle School	Boiler Room	AAB	ACH580-01-03A0-4+P922	2231001564	2020		
14	8052338	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Havenview Middle School	Boiler Room	ABB	ACH580-VCR-06A6-2+F267	2220201993	2020		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8043031	D7010	Access Control Devices	Screening X-Ray Machine		Havenview Middle School	Hallways & Common Areas				2017		
2	8043101	D7010	Access Control Devices	Screening X-Ray Machine		Havenview Middle School	Hallways & Common Areas				2017		
3	8052371	D7050	Fire Alarm Panel	Fully Addressable		Havenview Middle School	Office Areas	Mircom	FX-2000	Inaccessible			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8043058	E1030	Foodservice Equipment	Convection Oven, Double		Havenview Middle School	Kitchen	Duke Manufacturing	Illegible	03172868	2017		
2	8043108	E1030	Foodservice Equipment	Convection Oven, Double		Havenview Middle School	Kitchen	Blodgett	Inaccessible	Inaccessible	2012		

3	8052355	E1030	Foodservice Equipment	Dairy Cooler/Wells	Havenview Middle School	Kitchen	MasterBuilt	D0MC-164-A	18030142		
4	8052380	E1030	Foodservice Equipment	Dairy Cooler/Wells	Havenview Middle School	Kitchen	MasterBuilt	D0MC-164-A	18030144		
5	8043081	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Havenview Middle School	Kitchen	Aerolator	ARW	NA	2012	2
6	8043043	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Havenview Middle School	Kitchen	FWE	UHS-12	123233103	2012	
7	8043026	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Havenview Middle School	Kitchen	Inaccessible	Inaccessible	Inaccessible	2012	
8	8043105	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Havenview Middle School	Kitchen	Metro	Inaccessible	Inaccessible	2012	
9	8043117	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Havenview Middle School	Kitchen	Metro	Inaccessible	Inaccessible	2012	
10	8052381	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Havenview Middle School	Kitchen	Salvajor	200	19281	1994	
11	8052285	E1030	Foodservice Equipment	Icemaker, Freestanding	Havenview Middle School	Kitchen	Ice-O-Matic	ICE0320HA5	15061280012275		
12	8052391	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Havenview Middle School	Kitchen	Delfield	SCFT-60-NUP	1906150002327		
13	8052330	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Havenview Middle School	Kitchen	Delfield	SCFT-60-NUP	1906150002324		
14	8043078	E1030	Foodservice Equipment	Range, 2-Burner	Havenview Middle School	Kitchen	Garland	Inaccessible	Inaccessible	2012	2
15	8052367	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Havenview Middle School	Kitchen	Continental Refrigerator	1RE-PT	15595748		
16	8043094	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Havenview Middle School	Kitchen	Arctic Air	AWR25	H7095766	2009	
17	8043033	E1030	Foodservice Equipment	Steamer, Freestanding	Havenview Middle School	Kitchen	Cleveland	22CGT6.1	0911230000238	2011	
18	8052373	E1030	Foodservice Equipment	Steamer, Tabletop	Havenview Middle School	Kitchen	Delfield	SH-5-NU	1906150002326		
19	8052281	E1030	Foodservice Equipment	Steamer, Tabletop	Havenview Middle School	Kitchen	Delfield	SH-5-NU	1906150002325	1994	
20	8052346	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Havenview Middle School	Compressor room	No dataplate	No dataplate	No dataplate		
21	8052369	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Havenview Middle School	Compressor room	No dataplate	No dataplate	No dataplate		
22	8043083	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Havenview Middle School	Kitchen	Witt	Inaccessible	Inaccessible	2015	
23	8043111	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Havenview Middle School	Kitchen	Witt	MMA 090	WT179128L93	2017	
24	8043037	E1030	Foodservice Equipment	Walk-In, Freezer	Havenview Middle School	Kitchen	Arctic	4C9,6X13,5	20548	2005	
25	8043073	E1030	Foodservice Equipment	Walk-In, Refrigerator	Havenview Middle School	Kitchen	Arctic	4F11.0X13.6	20548	2005	
26	8052277	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Havenview Middle School	Kitchen				1994	
27	8052267	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Havenview Middle School	Kitchen				1994	2
28	8052298	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Havenview Middle School	Hallways & Common Areas					