

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Hawkins Mill Elementary School
4295 Mountain Trail
Memphis, Tennessee 38127

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ON SITE DATE:

December 13 and 14, 2023

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|-----------------------------------|---|
| Property Type | Elementary School |
| Number of Buildings | 2 |
| Main Address | 4295 Mountain Trail, Memphis, Tennessee 38127 |
| Site Developed | 1965 Annex addition 1975 |
| Site Area | 10.5 acres (estimated) |
| Parking Spaces | 52 total spaces all in open lots; 2 of which are accessible |
| Outside Occupants/Leased Spaces | None |
| Date(s) of Visit | December 13 and 14, 2023 |
| Management Point of Contact | Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org |
| On-site Point of Contact (POC) | Latasha Harris, Plant Manager |
| Assessment and Report Prepared By | Edmund Gabay |
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| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Campus Findings and Deficiencies

Historical Summary

The Hawkins Mill Elementary School was originally constructed in 1965 with an Annex added in 1975. Hawkins Mill Elementary is a fully functioning elementary school managed by Shelby County Board of Education.

Architectural

The main building was originally constructed in 1965 and is a one-story building with partial basement. Most building envelope components appear to be original and in fair condition. The PVC/TPO type roof covering the Main building and Annex are estimated to be installed in 2005 and appears in poor condition due to numerous large areas of ponding. The interior finishes such as vinyl tile flooring, acoustic tile ceiling and paint have been replaced over the years. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC system for the Main building and Annex consists of packaged rooftop units. POC reports that units on the Main building are unreliable and require frequent calls for service. Also, POC reports that several areas including the plant manager office, some classrooms and cafeteria have inadequate heating. Auxiliary heating and cooling are provided by split systems around the building. A 14-year-old, 150-ton chiller in the basement mechanical room is currently decommissioned. Near term lifecycle replacement of many packaged units is anticipated.

Electrical infrastructure consists of 277/480V, 1200AMP 3 phase main distribution panel, one 150KVA transformer and a 120/208V 1600AMP switchboard in the main electrical. There are two 600 AMP panels on the stage area and circuit breaker panels throughout the facility with metal conduit and BX wiring. The electrical infrastructure is generally in good working condition having been upgraded in 2010 and no major expenditures are anticipated for the near term. Interior lighting consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps.

The plumbing system appears to be adequate to serve the facilities. The equipment and fixtures appear to have been upgraded over the years except for the trough style sinks in the common halls. The domestic water service within the school is well maintained, however, numerous faucets around the facility are leaking. POC reports that there have been incidents of clogging and drain line backups requiring calls for service. A 200-gallon water heater in the mechanical room is over ten years old and is approaching the end of its useful life. There is also a domestic water storage tank approximately 15 years old. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the mid-term.

Fire protection consists of a hard-wired fire alarm system estimated to be more than 20 years old and near-term lifecycle replacement is recommended. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building does not have an automatic sprinkler system.

Site

The parking lots and sidewalks appear to be over 20 years old and are currently showing signs of wear and weathering including widespread areas of alligator cracking. Pavement striping has been worn out in all areas. Recently installed playground structures appeared in good condition.

Recommended Additional Studies

The Electrical Room in the Annex building has a suspect fungal growth condition. A strong odor of mold was detected in the Annex Electrical Room. A professional environmental 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. A budgetary cost allowance to remediate the mold growth condition is also included.

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

| FCI Analysis Hawkins Mill Elementary School(1965) | | | |
|---|--------------------|-------------------|--------|
| Replacement Value \$ 26,940,000 | Total SF 67,350 | Cost/SF \$ 400 | |
| | Est Reserve Cost | | FCI |
| Current | \$ 239,800 | | 0.9 % |
| 3-Year | \$ 1,251,700 | | 4.6 % |
| 5-Year | \$ 1,865,400 | | 6.9 % |
| 10-Year | \$ 3,619,000 | | 13.4 % |

Campus Level FCI:

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

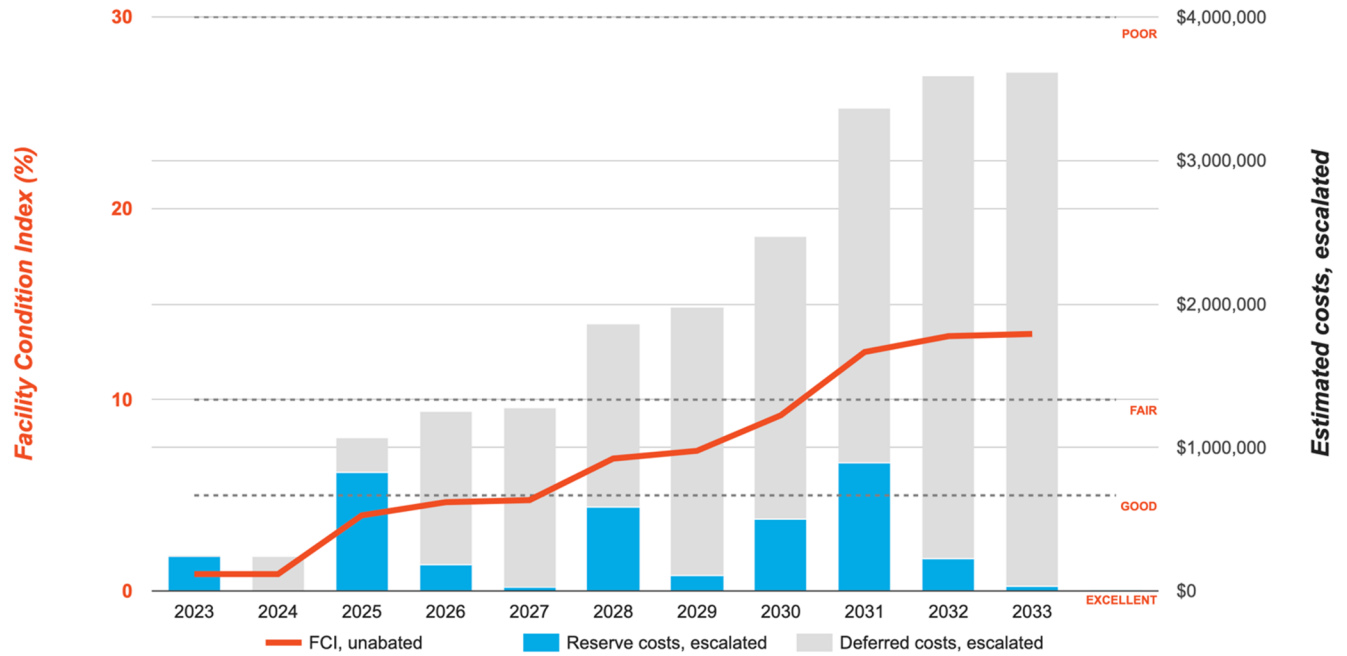
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Hawkins Mill Elementary School

Replacement Value: \$26,940,000

Inflation Rate: 3.0%

Average Needs per Year: \$329,000



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

Systems Expenditure Forecast

| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|---------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Structure | - | - | - | - | - | - |
| Facade | - | - | - | \$700 | \$129,800 | \$130,600 |
| Roofing | \$2,200 | \$750,900 | - | \$221,800 | - | \$974,900 |
| Interiors | - | - | - | \$866,400 | \$687,000 | \$1,553,500 |
| Plumbing | \$5,600 | - | \$531,000 | \$48,800 | \$187,500 | \$772,900 |
| HVAC | \$150,000 | - | \$8,000 | \$169,000 | \$456,100 | \$783,100 |
| Fire Protection | - | - | - | \$4,100 | - | \$4,100 |
| Electrical | - | - | - | \$296,100 | \$407,700 | \$703,700 |
| Fire Alarm & Electronic Systems | - | - | \$186,600 | \$48,400 | \$337,200 | \$572,300 |
| Equipment & Furnishings | - | - | \$64,300 | \$79,400 | \$130,400 | \$274,100 |
| Site Development | \$28,000 | - | - | \$5,300 | \$370,400 | \$403,700 |
| Site Pavement | \$31,000 | \$74,300 | \$10,400 | \$12,100 | \$162,000 | \$289,800 |
| Site Utilities | - | - | - | \$1,500 | - | \$1,500 |
| Follow-up Studies | \$15,500 | - | - | - | - | \$15,500 |
| Accessibility | \$7,500 | - | - | - | - | \$7,500 |
| TOTALS (3% inflation) | \$239,800 | \$825,200 | \$800,300 | \$1,753,700 | \$2,868,200 | \$6,487,200 |

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

Immediate Needs

| Facility/Building | Total Items | Total Cost |
|---|-------------|------------------|
| Hawkins Mill Elementary School / Annex | 3 | \$17,700 |
| Hawkins Mill Elementary School / Main School Building | 6 | \$222,100 |
| Total | 9 | \$239,800 |

Annex

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|--|----------------------|---------|---|-----------|-----------------------|-----------------|
| 7170360 | Hawkins Mill Elementary School / Annex | Building exterior | B3010 | Roofing, any type, Repairs per Man-Day, Repair | Failed | Performance/Integrity | \$2,200 |
| 7188512 | Hawkins Mill Elementary School / Annex | Electrical room | P2030 | Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove | NA | Environmental | \$12,000 |
| 7171553 | Hawkins Mill Elementary School / Annex | Electrical room | P2030 | Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report | NA | Environmental | \$3,500 |
| Total (3 items) | | | | | | | \$17,700 |

Main School Building

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|------------------------|---|----------------------|---------|--|-----------|-----------------------|------------------|
| 7171409 | Hawkins Mill Elementary School / Main School Building | Throughout building | D2060 | Supplemental Components, Compressed Air Dryer, Process Support, Replace | Failed | Performance/Integrity | \$5,600 |
| 7171452 | Hawkins Mill Elementary School / Main School Building | Mechanical room | D3030 | Chiller, Water-Cooled, Replace | Failed | Performance/Integrity | \$150,000 |
| 7170342 | Hawkins Mill Elementary School / Main School Building | Site | G2020 | Parking Lots, Pavement, Asphalt, Cut & Patch | Poor | Performance/Integrity | \$22,000 |
| 7170329 | Hawkins Mill Elementary School / Main School Building | Site | G2020 | Parking Lots, Pavement, Asphalt, Seal & Stripe | Failed | Performance/Integrity | \$9,000 |
| 7188458 | Hawkins Mill Elementary School / Main School Building | Site | G2050 | Playfield Surfaces, Chips Rubber, 3" Depth, Replace | Failed | Performance/Integrity | \$28,000 |
| 7189030 | Hawkins Mill Elementary School / Main School Building | | Y1090 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA | Accessibility | \$7,500 |
| Total (6 items) | | | | | | | \$222,100 |

Key Findings

**Roofing in Failed condition.**

any type, Repairs per Man-Day
Annex Hawkins Mill Elementary School
Building exterior
Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$2,200

\$\$\$\$

Broken and missing downspouts observed - AssetCALC ID: 7170360

**Roofing in Poor condition.**

Single-Ply Membrane, TPO/PVC
Main School Building Hawkins Mill Elementary
School Roof
Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **88.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$707,800

\$\$\$\$

Numerous large areas of ponding observed - AssetCALC ID: 7170347

**Chiller in Failed condition.**

Water-Cooled
Main School Building Hawkins Mill Elementary
School Mechanical room
Uniformat Code: D3030
Recommendation: **Replace in 2023**

Priority Score: **85.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$150,000

\$\$\$\$

Disconnected - AssetCALC ID: 7171452

**Parking Lots in Failed condition.**

Pavement, Asphalt
Main School Building Hawkins Mill Elementary
School Site
Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$9,000

\$\$\$\$

Striping is worn out - AssetCALC ID: 7170329

**Parking Lots in Poor condition.**

Pavement, Asphalt
Main School Building Hawkins Mill Elementary
School Site
Uniformat Code: G2020
Recommendation: **Cut and Patch in 2023**

Priority Score: **84.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$22,000
\$\$\$\$

Severe alligator cracking and potholes Les - AssetCALC ID: 7170342

**Parking Lots in Poor condition.**

Pavement, Asphalt
Main School Building Hawkins Mill Elementary
School Site
Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$70,000
\$\$\$\$

Widespread alligator cracking - AssetCALC ID: 7170321

**Playfield Surfaces in Failed condition.**

Chips Rubber, 3" Depth
Main School Building Hawkins Mill Elementary
School Site
Uniformat Code: G2050
Recommendation: **Replace in 2023**

Priority Score: **82.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$28,000
\$\$\$\$

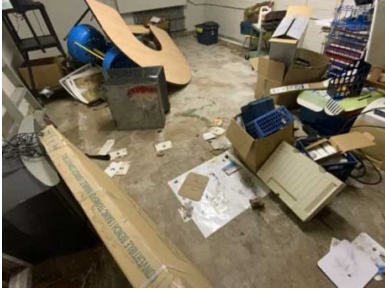
Missing play surface - AssetCALC ID: 7188458

**Supplemental Components in Failed condition.**

Compressed Air Dryer, Process Support
Main School Building Hawkins Mill Elementary
School Throughout building
Uniformat Code: D2060
Recommendation: **Replace in 2023**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$5,600
\$\$\$\$

Disconnected - AssetCALC ID: 7171409

**Recommended Follow-up Study:
Environmental, Remediation of
Suspect Fungal Growth**

Environmental, Remediation of Suspect Fungal Growth

Annex Hawkins Mill Elementary School

Electrical room

Unifomat Code: P2030

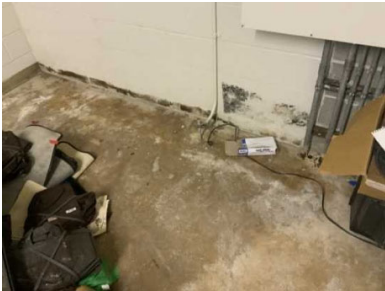
Recommendation: **Remove in 2023**Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$12,000

\$\$\$\$

Strong odor of mold detected - AssetCALC ID: 7188512

**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal Growth

Annex Hawkins Mill Elementary School

Electrical room

Unifomat Code: P2030

Recommendation: **Evaluate/Report in 2023**Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

\$\$\$\$

Strong odor of mold detected in Electrical Room - AssetCALC ID: 7171553

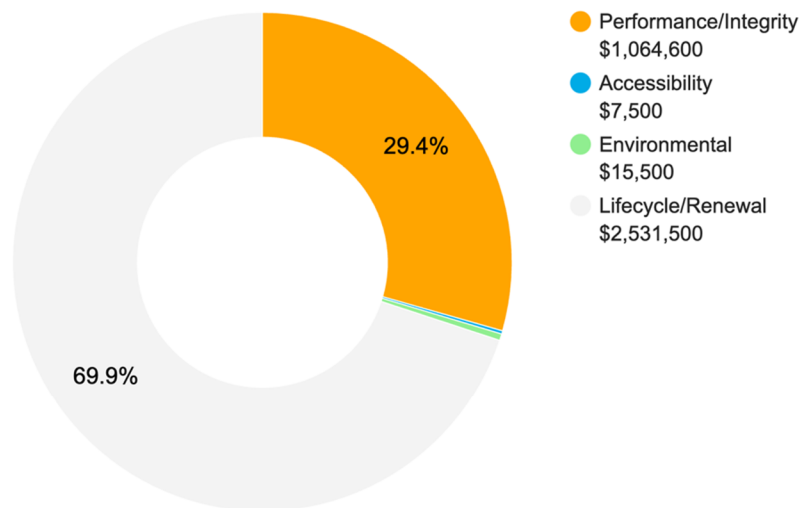
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,619,100

2. Main School Building



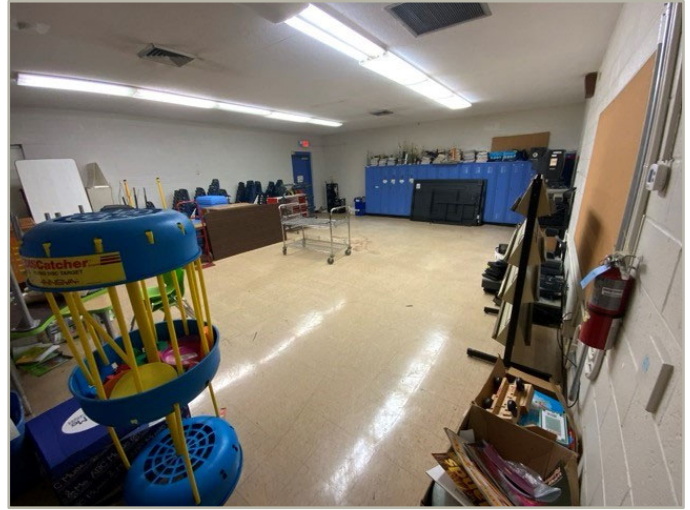
Main School Building: Systems Summary

| | | |
|-----------------------|--|-----------|
| Constructed/Renovated | 1965 | |
| Building/Group Size | 57,050 SF | |
| Number of Stories | 1 above grade with partial below-grade basement level | |
| System | Description | Condition |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Good |
| Façade | Primary Wall Finish: Brick Secondary Wall Finish: Metal sandwich panels Windows: Aluminum | Fair |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane | Poor |
| Interiors | Walls: Painted gypsum board, lath and plaster, painted glazed CMU Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT | Fair |
| Elevators | None | -- |
| Plumbing | Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas domestic boiler with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

Main School Building: Systems Summary

| | | |
|--------------------------------|--|------|
| HVAC | Central System: Chiller (decommissioned) Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters | Fair |
| Fire Suppression | Kitchen hood system, Fire extinguishers | Fair |
| Electrical | Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None | Fair |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | Commercial kitchen equipment | Fair |
| Accessibility | Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D. | |
| Key Issues and Findings | Antiquated HVAC components, building lacks fire suppression, broken and missing downspouts, large areas of ponding on roof | |

3. Annex Building



Annex Building: Systems Summary

| | | |
|-----------------------|--|-----------|
| Constructed/Renovated | 1975 | |
| Building Size | 10,300 SF | |
| Number of Stories | 1 story above grade | |
| System | Description | Condition |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Good |
| Façade | Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum | Fair |
| Roof | Flat construction with single-ply TPO/PVC membrane | Fair |
| Interiors | Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, lath and plaster and ACT | Fair |
| Elevators | None | -- |
| Plumbing | Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

Annex Building: Systems Summary

| | | |
|--------------------------------|--|------|
| HVAC | Non-Central System: Packaged units Supplemental components: Suspended unit heaters | Fair |
| Fire Suppression | Fire extinguishers only | Good |
| Electrical | Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None | Fair |
| Fire Alarm | Alarm panel in Main Building with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | None | -- |
| Accessibility | Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D. | |
| Key Issues and Findings | Suspect interior mold issues in electrical room | |
| | | |

4. Site Summary



| Site Information | | |
|-----------------------------------|---|-----------|
| System | Description | Condition |
| Pavement/Flatwork | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs | Poor |
| Site Development | Building-mounted, Property entrance signage; chain link fencing; Limited park benches, picnic tables, trash receptacles | Fair |
| Landscaping and Topography | Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Good |
| Site Lighting | Pole-mounted: LED, HPS, metal halide Building-mounted: LED Pedestrian walkway and landscape accent lighting | Fair |
| Ancillary Structures | None | -- |
| Accessibility | Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D. | |
| Key Issues and Findings | Severe alligator cracking and potholes, inadequate site lighting | |

5. 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:

- The roof of the Annex Building was not accessed.

6. 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 campus Main building was originally constructed in 1965 and the Annex building constructed in 1975 and some accessibility improvements appear to have been implemented at that time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

| Campus: Accessibility Summary | | | |
|-------------------------------|--------------------------|--------------------------|------------------------------------|
| Facility | Year Built/ Renovated | Prior Study Provided? | Major/Moderate Issues Observed? |
| General Site | 1965 | No | Yes |
| Main Building | 1965 | No | Yes |
| Annex Building | 1975 | No | Yes |

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

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

7. 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.

8. 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.

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hawkins Mill Elementary School, 4295 Mountain Trail Street, Memphis, Tennessee 38127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Edmund Gabay,
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Reviewed by:



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10. 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 - FRONT ELEVATION - ANNEX



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - REAR ELEVATION - ANNEX



6 - RIGHT ELEVATION

Photographic Overview



7 - ROOF STRUCTURE



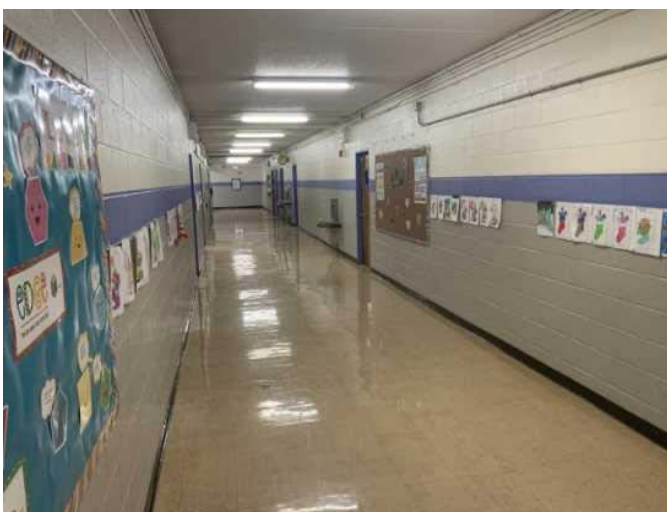
8 - PVC/TPO ROOFING



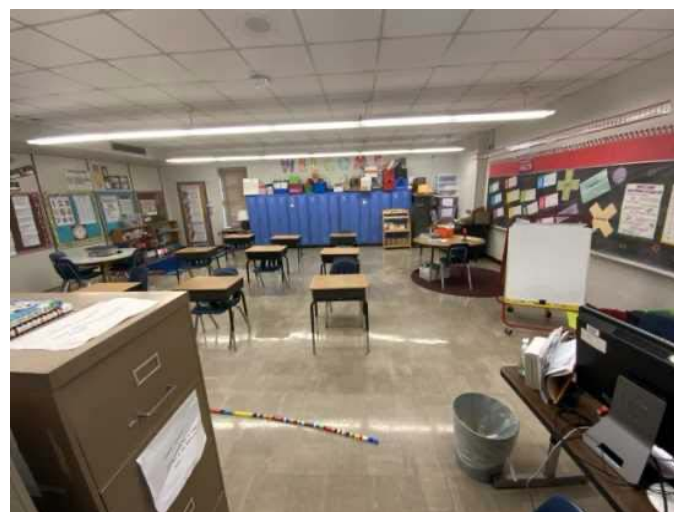
9 - TYPICAL CLASSROOM - ANNEX



10 - KINDERGARTEN CLASSROOM



11 - COMMON HALL - ANNEX



12 - TYPICAL CLASSROOM

Photographic Overview



13 - KITCHEN



14 - TYPICAL COMMON HALLWAY



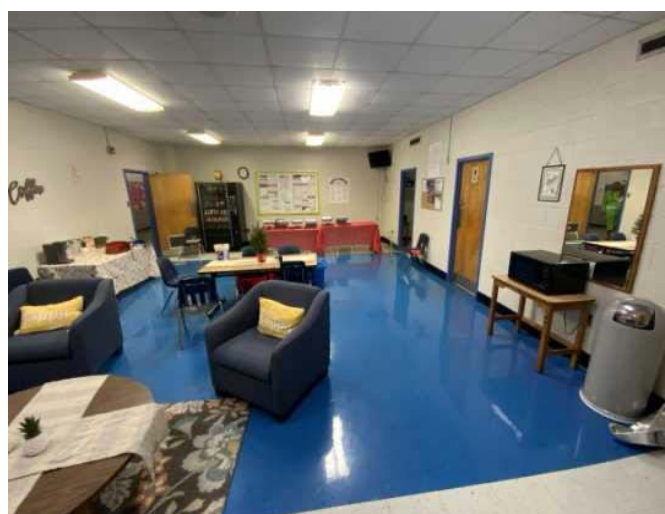
15 - OFFICE



16 - CAFETERIA



17 - KITCHEN SERVING LINE



18 - TEACHER LOUNGE

Photographic Overview



19 - DOMESTIC WATER STORAGE



20 - GAS FIRED WATER HEATER



21 - PLUMBING SYSTEM PIPING



22 - WATER COOLED CHILLER (DISCONNECTED)



23 - SPLIT SYSTEM HEAT PUMP



24 - TYPICAL PACKAGED UNIT

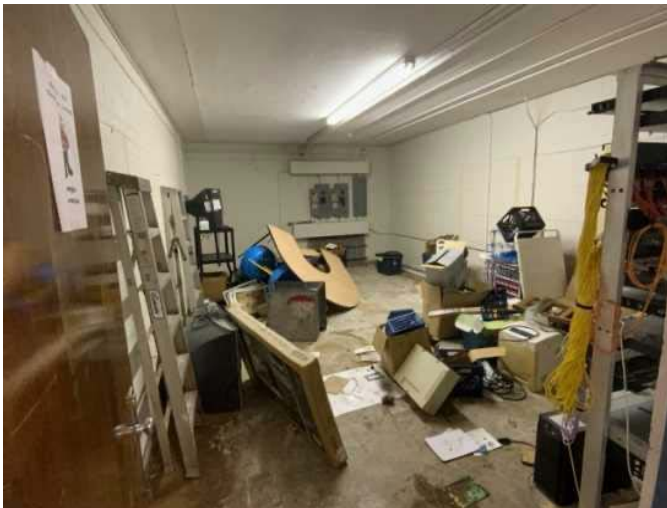
Photographic Overview



25 - HVAC DUCTWORK



26 - TYPICAL EXHAUST FAN



27 - ANNEX ELECTRICAL ROOM



28 - SWITCHBOARD



29 - SECONDARY TRANSFORMER



30 - ELECTRICAL SYSTEM WIRING

Photographic Overview



31 - INTRUSION DETECTION SYSTEM



32 - FIRE ALARM SYSTEM COMPONENTS



33 - FIRE ALARM PANEL



34 - PLAY AREA



35 - PARKING LOT





36 - SIGNAGE

Appendix B:

Site Plan



|  BUREAU VERITAS | Project Number | Project Name |  |
|--|-----------------------|--------------------------------|---|
| | 163745.23R000-047.354 | Hawkins Mill Elementary School | |
| | Source | On-Site Date | |
| | Google | November 13 and 14, 2023 | |

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

| | |
|---|---|
| Building / Facility Name: | Hawkins Mill Elementary School |
| Name of person completing form: | Latasha Harris |
| Title / Association w/ property: | Plant Manager |
| Length of time associated w/ property: | 3 months |
| Date Completed: | 12/11/2023 |
| Phone Number: | 901-416 -3944 |
| 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.

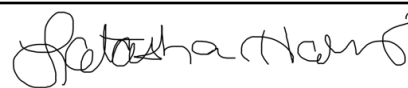
| Data Overview | | Response | | |
|---------------|--|--|-------------------|-------------------|
| 1 | Year(s) constructed | Constructed 1965 | Renovated 1975 | 2 Annex Building |
| 2 | Building size in SF | 67,350 SF | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | | |
| | | Roof | | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | | | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | Rooftop HVAC units are unreliable needing frequent calls for service | | |

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? | ✗ | | | | In washroom frequent backup |
| 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? | ✗ | | | | Plant manager office cold, cafeteria cold and several classrooms |
| 14 | Is the electrical service outdated, undersized, or problematic? | ✗ | | | | Electrical outlets not working in Annex |
| 15 | Are there any problems or inadequacies with exterior lighting? | ✗ | | | | Lighting faulty in parking area |
| 16 | Is site/parking drainage inadequate, with excessive ponding or other problems? | | ✗ | | | |
| 17 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | | | ✗ | |
| 18 | ADA: Has an accessibility study been previously performed? If so, when? | | | | ✗ | |
| 19 | ADA: Have any ADA improvements been made to the property since original construction? Describe. | ✗ | | | | |
| 20 | ADA: Has building management reported any accessibility-based complaints or litigation? | | ✗ | | | |
| 21 | Are any areas of the property leased to outside occupants? | | ✗ | | | |



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Hawkins Mill Elementary School

BV Project Number: 163745.23R000-047.354

Facility History & Interview

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

Hawkins Mill Elementary School: Accessibility Issues

| Category | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor Issues | None* |
|------------------------------|---|--|---|-------|
| Parking | | | Faded pavement markings. Uneven surfaces | |
| Exterior Accessible Route | | Ramp railings do not meet ADA | | |
| Building Entrances | | | | ✗ |
| Interior Accessible Route | | | Doors not equipped with lever style handles | |
| Elevators | NA | | | |
| Public Restrooms | Bathroom stalls not ADA compliant | | | |
| Kitchens/Kitchenettes | NA | | | |
| Playgrounds & Swimming Pools | | | | ✗ |
| Other | NA | | | |

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

Hawkins Mill Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

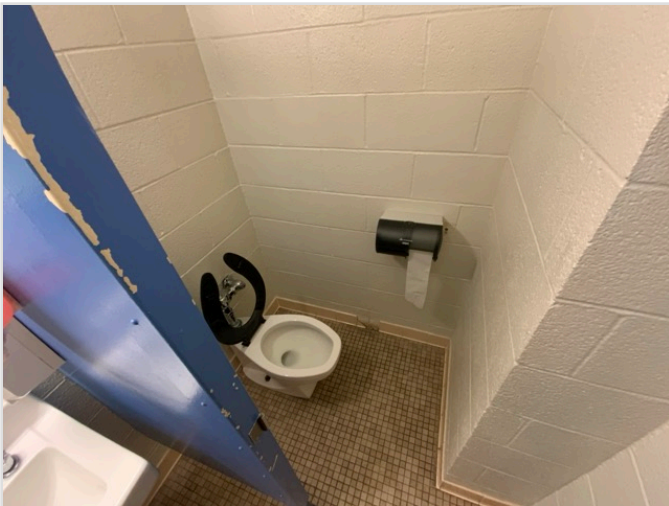
Hawkins Mill Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Hawkins Mill Elementary School / Main School Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|--|-----------|-----|---------|
| Structure | | | | | | |
| B1010 | South side | Fair | Loading Dock, Concrete | 100 SF | 27 | 7170344 |
| Facade | | | | | | |
| B2010 | Building Exterior | Fair | Exterior Walls, Metal/Insulated Sandwich Panels | 700 SF | 17 | 7170349 |
| B2010 | Building Exterior | Fair | Exterior Walls, Brick Veneer | 7,100 SF | 22 | 7170328 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 900 SF | 11 | 7170331 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 16 | 15 | 7170320 |
| Roofing | | | | | | |
| B3010 | Roof | Poor | Roofing, Single-Ply Membrane, TPO/PVC | 41,637 SF | 2 | 7170347 |
| Interiors | | | | | | |
| C1030 | Cafeteria | Fair | Interior Door, Steel, Standard | 18 | 15 | 7171415 |
| C1030 | Throughout building | Fair | Interior Door, Wood, Solid-Core | 68 | 15 | 7171408 |
| C1070 | Throughout building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 29,700 SF | 9 | 7171457 |
| C1090 | Classrooms | Fair | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 410 | 8 | 7171433 |
| C1090 | Restrooms | Good | Toilet Partitions, Metal | 10 | 17 | 7171388 |
| C2010 | Throughout building | Good | Wall Finishes, any surface, Prep & Paint | 83,300 SF | 7 | 7171401 |
| C2030 | Stage | Fair | Flooring, Wood, Strip | 800 SF | 11 | 7171454 |
| C2030 | Throughout building | Fair | Flooring, Vinyl Tile (VCT) | 37,400 SF | 7 | 7171385 |
| C2030 | Kitchen | Fair | Flooring, Quarry Tile | 1,200 SF | 18 | 7171438 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 2,100 SF | 15 | 7171448 |
| C2050 | Lower Level | Fair | Ceiling Finishes, Gypsum Board/Plaster | 7,900 SF | 22 | 7171423 |
| C2050 | Restrooms | Fair | Ceiling Finishes, Gypsum Board/Plaster | 2,000 SF | 18 | 7171390 |
| Plumbing | | | | | | |
| D2010 | Mechanical room | Fair | Storage Tank, Domestic Water | 1 | 15 | 7171397 |
| D2010 | Kitchen | Fair | Sink/Lavatory, Commercial Kitchen, 2-Bowl | 1 | 7 | 7171441 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 2 | 12 | 7171430 |
| D2010 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 41,637 SF | 5 | 7170334 |
| D2010 | Restrooms | Fair | Toilet, Child-Sized | 30 | 11 | 7171413 |
| D2010 | Restrooms | Fair | Urinal, Standard | 8 | 12 | 7171428 |
| D2010 | Common hall | Fair | Drinking Fountain, Wall-Mounted, Single-Level | 9 | 9 | 7171455 |
| D2010 | Kitchen | Fair | Sink/Lavatory, Commercial Kitchen, 2-Bowl | 1 | 7 | 7171449 |
| D2010 | Mechanical room | Fair | Water Heater, Gas, Commercial (400 MBH) | 1 | 9 | 7171393 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 11 | 7171410 |
| D2010 | Common hall | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 12 | 7171394 |
| D2010 | Kitchen | Fair | Sink/Lavatory, Commercial Kitchen, 3-Bowl | 1 | 11 | 7171407 |
| D2060 | Throughout building | Failed | Supplemental Components, Compressed Air Dryer, Process Support | 1 | 0 | 7171409 |
| HVAC | | | | | | |
| D3020 | Mechanical room | Fair | Unit Heater, Electric [UH-11] | 1 | 7 | 7171435 |

Component Condition Report | Hawkins Mill Elementary School / Main School Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------------------|---------------------|-----------|---|-----------|-----|---------|
| D3030 | Office | Fair | Split System, Fan Coil Unit, DX [01] | 1 | 8 | 7171426 |
| D3030 | Mechanical room | Failed | Chiller, Water-Cooled | 1 | 0 | 7171452 |
| D3030 | Roof | Fair | Split System, Condensing Unit/Heat Pump | 1 | 4 | 7170327 |
| D3030 | Roof | Fair | Split System, Condensing Unit/Heat Pump | 1 | 6 | 7170350 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1] | 1 | 7 | 7170337 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4] | 1 | 15 | 7170333 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3] | 1 | 7 | 7170338 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 1 | 8 | 7170343 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2] | 1 | 8 | 7170336 |
| D3050 | Throughout building | Fair | HVAC System, Ductwork, Medium Density | 41,637 SF | 11 | 7171421 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 12" Damper | 1 | 12 | 7170325 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 36"Damper | 1 | 9 | 7170332 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 16" Damper | 1 | 17 | 7170324 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 16" Damper | 1 | 17 | 7170339 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 12" Damper | 1 | 9 | 7170346 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 24" Damper [EC008 - 101752] | 1 | 21 | 7170330 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper | 1 | 5 | 7170345 |
| Fire Protection | | | | | | |
| D4010 | Kitchen | Fair | Fire Suppression System, Commercial Kitchen, per LF of Hood | 8 LF | 8 | 7171446 |
| Electrical | | | | | | |
| D5020 | Mechanical room | Fair | Switchboard, 120/208 V | 1 | 15 | 7171404 |
| D5020 | Mechanical room | Fair | Distribution Panel, 277/480 V [MDP] | 1 | 17 | 7171419 |
| D5020 | Stage | Fair | Distribution Panel, 277/480 V | 1 | 19 | 7171447 |
| D5020 | Mechanical room | Fair | Secondary Transformer, Dry, Stepdown [T-MSB] | 1 | 17 | 7171451 |
| D5020 | Stage | Fair | Distribution Panel, 277/480 V [HM2] | 1 | 19 | 7171405 |
| D5030 | Throughout building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 41,637 SF | 15 | 7171443 |
| D5040 | Throughout building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 41,637 SF | 8 | 7171386 |
| Fire Alarm & Electronic Systems | | | | | | |
| D7010 | Throughout building | Good | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 41,637 SF | 12 | 7171398 |
| D7030 | Throughout building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 41,637 SF | 12 | 7170351 |
| D7050 | Throughout building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 41,637 SF | 3 | 7171434 |
| D7050 | Office | Fair | Fire Alarm Panel, Fully Addressable | 1 | 3 | 7171432 |
| Equipment & Furnishings | | | | | | |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 6 | 7171395 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 10 | 7171456 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 7171391 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 3-Door Reach-In | 1 | 9 | 7171439 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 10 | 7171431 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dishwasher Commercial | 1 | 4 | 7171383 |

Component Condition Report | Hawkins Mill Elementary School / Main School Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|----------|-----------|---|-----------|-----|---------|
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 6 | 7171406 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 7171399 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 5 | 7171411 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4) | 1 | 5 | 7171422 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 6 | 7171424 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 5 | 7171400 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 5 | 7171437 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 7171427 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 7171453 |
| E1030 | Kitchen | Good | Foodservice Equipment, Icemaker, Freestanding | 1 | 12 | 7171444 |
| E1030 | Kitchen | Good | Foodservice Equipment, Mixer, Tabletop | 1 | 16 | 7171445 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 6 | 7171436 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 2-Door Reach-In | 1 | 12 | 7171402 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, Undercounter 1-Door | 1 | 6 | 7171440 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4) | 1 | 5 | 7171418 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 5 | 7171450 |
| E1030 | Kitchen | Good | Foodservice Equipment, Range/Oven, 4-Burner | 1 | 10 | 7171384 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 6 | 7171425 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 6 | 7171416 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 3-Door Reach-In | 1 | 6 | 7171389 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Poor | Parking Lots, Pavement, Asphalt, Mill & Overlay | 20,000 SF | 2 | 7170321 |
| G2020 | Site | Failed | Parking Lots, Pavement, Asphalt, Seal & Stripe | 20,000 SF | 0 | 7170329 |
| G2020 | Site | Poor | Parking Lots, Pavement, Asphalt, Cut & Patch | 4,000 SF | 0 | 7170342 |
| G2030 | Site | Fair | Sidewalk, Concrete, Large Areas | 8,600 SF | 18 | 7170335 |
| G2030 | Site | Fair | Site Stairs & Ramps, Steps, Concrete (per LF of nosing) | 300 LF | 22 | 7170348 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site | Good | Play Structure, Multipurpose, Medium | 1 | 19 | 7171387 |
| G2050 | Site | Good | Play Structure, Multipurpose, Medium | 1 | 19 | 7171429 |
| G2050 | Site | Good | Play Structure, Multipurpose, Small | 1 | 19 | 7171396 |
| G2050 | Site | Good | Playfield Surfaces, Rubber, Small Areas | 2,000 SF | 19 | 7171414 |
| G2050 | Site | Good | Play Structure, Multipurpose, Medium | 1 | 19 | 7171403 |
| G2050 | Site | Failed | Playfield Surfaces, Chips Rubber, 3" Depth | 8,000 SF | 0 | 7188458 |
| G2050 | Site | Good | Play Structure, Multipurpose, Medium | 1 | 19 | 7171392 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Signage, Property, Building-Mounted Individual Letters, Replace/Install | 18 | 8 | 7170326 |
| G2060 | Site | Fair | Dumpster Pad, Concrete, Replace/Install | 200 SF | 18 | 7170341 |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 4' | 500 LF | 39 | 7171417 |
| G2060 | Site | Fair | Signage, Property, Building or Pole-Mounted, Replace/Install | 1 | 8 | 7170340 |

Component Condition Report | Hawkins Mill Elementary School / Main School Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------|----------|-----------|--|----------|-----|---------|
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 8' | 200 LF | 37 | 7171412 |
| G2060 | Site | Fair | Bollard, Concrete or Metal | 50 | 11 | 7170322 |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 6' | 200 LF | 39 | 7171420 |
| G2060 | Site | Fair | Flagpole, Metal | 1 | 11 | 7170323 |
| Accessibility | | | | | | |
| Y1090 | | NA | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1 | 0 | 7189030 |

Component Condition Report | Hawkins Mill Elementary School / Annex

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, any painted surface, Prep & Paint | 200 SF | 7 | 7170354 |
| B2010 | Building Exterior | Fair | Exterior Walls, Brick Veneer | 4,100 SF | 22 | 7170356 |
| B2020 | Building Exterior | Fair | Window, Aluminum Double-Glazed, 16-25 SF | 14 | 12 | 7170355 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 1 | 15 | 7170352 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 10,300 SF | 8 | 7170353 |
| B3010 | Building exterior | Failed | Roofing, any type, Repairs per Man-Day, Repair | 2 | 0 | 7170360 |
| Interiors | | | | | | |
| C1010 | Throughout building | Fair | Interior Wall, Movable Partitions, Fabric 8 to 10' Height | 20 LF | 10 | 7171554 |
| C1090 | Classrooms | Fair | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 15 | 12 | 7171566 |
| C2010 | Throughout building | Good | Wall Finishes, any surface, Prep & Paint | 15,500 SF | 7 | 7171559 |
| C2030 | Utility closet | Good | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 500 SF | 7 | 7171556 |
| C2030 | Restrooms | Fair | Flooring, Quarry Tile | 500 SF | 19 | 7171560 |
| C2030 | Classrooms | Good | Flooring, Carpet, Commercial Standard | 500 SF | 7 | 7171562 |
| C2030 | Throughout building | Fair | Flooring, Vinyl Tile (VCT) | 8,800 SF | 6 | 7171551 |
| C2050 | Throughout building | Fair | Ceiling Finishes, Gypsum Board/Plaster | 10,300 SF | 18 | 7171568 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 17 | 7171557 |
| D2010 | Restrooms | Fair | Toilet, Child-Sized | 3 | 17 | 7171547 |
| D2010 | Classrooms | Fair | Drinking Fountain, Exterior/Site, Economy Pedestal | 1 | 6 | 7171569 |
| D2010 | Common Hall | Good | Drinking Fountain, Wall-Mounted, Single-Level | 3 | 14 | 7171549 |
| D2010 | Classrooms | Fair | Sink/Lavatory, Wall-Hung, Vitreous China | 1 | 17 | 7171558 |
| D2010 | Throughout building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 10,300 SF | 15 | 7171550 |
| D2010 | Utility closet | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 14 | 7171561 |
| D2010 | Utility closet | Good | Sink/Lavatory, Service Sink, Floor | 1 | 34 | 7171552 |
| HVAC | | | | | | |
| D3050 | Throughout building | Fair | HVAC System, Ductwork, Low Density | 10,300 SF | 11 | 7171563 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted | 9 | 15 | 7171565 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 12" Damper | 1 | 20 | 7171567 |

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------------------|---------------------|-----------|---|-----------|-----|---------|
| Electrical | | | | | | |
| D5030 | Throughout building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 10,300 SF | 15 | 7171564 |
| D5040 | Throughout building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 10,300 SF | 8 | 7171548 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6060 | Throughout building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 10,300 SF | 8 | 7170361 |
| D7030 | Throughout building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 10,300 SF | 9 | 7170357 |
| D7050 | Throughout building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 10,300 SF | 3 | 7171555 |
| Sitework | | | | | | |
| G4050 | Building exterior | Fair | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 2 | 8 | 7170358 |
| Follow-up Studies | | | | | | |
| P2030 | Electrical room | NA | Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report | 1 | 0 | 7171553 |
| P2030 | Electrical room | NA | Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove | 400 SF | 0 | 7188512 |

Appendix F: **Replacement Reserves**



Replacement Reserves Report

1/16/2024

| Location | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Total Escalated Estimate |
|---|-----------|------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-----------|------|----------|-----------|----------|-----------|-----------|-----------|----------|--------------------------|
| Hawkins Mill Elementary School | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Hawkins Mill Elementary School / Annex | \$17,700 | \$0 | \$0 | \$33,765 | \$0 | \$0 | \$53,374 | \$34,867 | \$303,575 | \$26,878 | \$790 | \$28,515 | \$29,656 | \$0 | \$6,807 | \$275,527 | \$0 | \$58,759 | \$140,280 | \$22,796 | \$2,529 | \$1,035,818 |
| Hawkins Mill Elementary School / Main School Building | \$222,100 | \$0 | \$825,199 | \$152,885 | \$28,700 | \$584,978 | \$56,359 | \$464,831 | \$586,219 | \$196,434 | \$30,373 | \$433,332 | \$358,571 | \$0 | \$32,521 | \$563,505 | \$23,429 | \$310,157 | \$242,767 | \$280,561 | \$58,518 | \$5,451,436 |
| Grand Total | \$239,800 | \$0 | \$825,199 | \$186,650 | \$28,700 | \$584,978 | \$109,733 | \$499,698 | \$889,794 | \$223,312 | \$31,163 | \$461,847 | \$388,226 | \$0 | \$39,327 | \$839,032 | \$23,429 | \$368,916 | \$383,047 | \$303,357 | \$61,047 | \$6,487,254 |

Hawkins Mill Elementary School

Hawkins Mill Elementary School / Annex

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Deficiency Repair Estimate |
|---|----------------------|---------|---|----------------|------|-----|----------|------|-------------|-----------|----------|------|------|----------|------|------|----------|-----------|-----------|----------|-------|----------|----------|---------|----------|-----------|----------|----------|-----------|----------|---------|----------------------------|
| B2010 | Building Exterior | 7170354 | Exterior Walls, any painted surface, Prep & Paint | 10 | 3 | 7 | 200 | SF | \$3.00 | \$600 | | | | | | | | \$600 | | | | | | | | | \$600 | | | | | \$1,200 |
| B2020 | Building Exterior | 7170355 | Window, Aluminum Double-Glazed, 16-25 SF, Replace | 30 | 18 | 12 | 14 | EA | \$950.00 | \$13,300 | | | | | | | | | | | | | \$13,300 | | | | | | | | | \$13,300 |
| B2050 | Building Exterior | 7170352 | Exterior Door, Steel, Standard, Replace | 40 | 25 | 15 | 1 | EA | \$600.00 | \$600 | | | | | | | | | | | | | | | \$600 | | | | | | | \$600 |
| B3010 | Building exterior | 7170360 | Roofing, any type, Repairs per Man-Day, Repair | 0 | 0 | 0 | 2 | EA | \$1,100.00 | \$2,200 | \$2,200 | | | | | | | | | | | | | | | | | | | | | \$2,200 |
| B3010 | Roof | 7170353 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 12 | 8 | 10300 | SF | \$17.00 | \$175,100 | | | | | | | | \$175,100 | | | | | | | | | | | | | | \$175,100 |
| C1010 | Throughout building | 7171554 | Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace | 25 | 15 | 10 | 20 | LF | \$29.40 | \$588 | | | | | | | | | | \$588 | | | | | | | | | | | | \$588 |
| C1090 | Classrooms | 7171566 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace | 20 | 8 | 12 | 15 | EA | \$500.00 | \$7,500 | | | | | | | | | | | | | \$7,500 | | | | | | | | | \$7,500 |
| C2010 | Throughout building | 7171559 | Wall Finishes, any surface, Prep & Paint | 10 | 3 | 7 | 15500 | SF | \$1.50 | \$23,250 | | | | | | | | \$23,250 | | | | | | | | | \$23,250 | | | | | \$46,500 |
| C2030 | Utility closet | 7171556 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 10 | 3 | 7 | 500 | SF | \$1.50 | \$750 | | | | | | | | \$750 | | | | | | | | | \$750 | | | | | \$1,500 |
| C2030 | Restrooms | 7171560 | Flooring, Quarry Tile, Replace | 50 | 31 | 19 | 500 | SF | \$26.00 | \$13,000 | | | | | | | | | | | | | | | | | | | \$13,000 | | | \$13,000 |
| C2030 | Throughout building | 7171551 | Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 8800 | SF | \$5.00 | \$44,000 | | | | | | | \$44,000 | | | | | | | | | | | | | | | \$44,000 |
| C2030 | Classrooms | 7171562 | Flooring, Carpet, Commercial Standard, Replace | 10 | 3 | 7 | 500 | SF | \$7.50 | \$3,750 | | | | | | | \$3,750 | | | | | | | | | | \$3,750 | | | | | \$7,500 |
| C2050 | Throughout building | 7171568 | Ceiling Finishes, Gypsum Board/Plaster, Replace | 50 | 32 | 18 | 10300 | SF | \$8.00 | \$82,400 | | | | | | | | | | | | | | | | | | | \$82,400 | | | \$82,400 |
| D2010 | Utility closet | 7171561 | Water Heater, Electric, Residential, 30 to 52 GAL., Replace | 15 | 1 | 14 | 1 | EA | \$900.00 | \$900 | | | | | | | | | | | | | | \$900 | | | | | | | | \$900 |
| D2010 | Throughout building | 7171550 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace | 40 | 25 | 15 | 10300 | SF | \$5.00 | \$51,500 | | | | | | | | | | | | | | | \$51,500 | | | | | | | \$51,500 |
| D2010 | Classrooms | 7171569 | Drinking Fountain, Exterior/Site, Economy Pedestal, Replace | 15 | 9 | 6 | 1 | EA | \$700.00 | \$700 | | | | | | | \$700 | | | | | | | | | | | | | | | \$700 |
| D2010 | Common Hall | 7171549 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 1 | 14 | 3 | EA | \$1,200.00 | \$3,600 | | | | | | | | | | | | | | \$3,600 | | | | | | | | \$3,600 |
| D2010 | Restrooms | 7171557 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 13 | 17 | 2 | EA | \$1,500.00 | \$3,000 | | | | | | | | | | | | | | | | | \$3,000 | | | | | \$3,000 |
| D2010 | Restrooms | 7171547 | Toilet, Child-Sized, Replace | 30 | 13 | 17 | 3 | EA | \$900.00 | \$2,700 | | | | | | | | | | | | | | | | | \$2,700 | | | | | \$2,700 |
| D2010 | Classrooms | 7171558 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 13 | 17 | 1 | EA | \$1,500.00 | \$1,500 | | | | | | | | | | | | | | | | | \$1,500 | | | | | \$1,500 |
| D3050 | Throughout building | 7171563 | HVAC System, Ductwork, Low Density, Replace | 30 | 19 | 11 | 10300 | SF | \$2.00 | \$20,600 | | | | | | | | | | | | \$20,600 | | | | | | | | | | \$20,600 |
| D3050 | Roof | 7171565 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 5 | 15 | 9 | EA | \$11,000.00 | \$99,000 | | | | | | | | | | | | | | | \$99,000 | | | | | | | \$99,000 |
| D3060 | Roof | 7171567 | Exhaust Fan, Centrifugal, 12" Damper, Replace | 25 | 5 | 20 | 1 | EA | \$1,400.00 | \$1,400 | | | | | | | | | | | | | | | | | | | \$1,400 | | | \$1,400 |
| D5030 | Throughout building | 7171564 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 25 | 15 | 10300 | SF | \$2.50 | \$25,750 | | | | | | | | | | | | | | | | \$25,750 | | | | | | \$25,750 |
| D5040 | Throughout building | 7171548 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 12 | 8 | 10300 | SF | \$4.50 | \$46,350 | | | | | | | | \$46,350 | | | | | | | | | | | | | | \$46,350 |
| D6060 | Throughout building | 7170361 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 12 | 8 | 10300 | SF | \$1.65 | \$16,995 | | | | | | | | \$16,995 | | | | | | | | | | | | | | \$16,995 |
| D7030 | Throughout building | 7170357 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 6 | 9 | 10300 | SF | \$2.00 | \$20,600 | | | | | | | | | \$20,600 | | | | | | | | | | | | | \$20,600 |
| D7050 | Throughout building | 7171555 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 17 | 3 | 10300 | SF | \$3.00 | \$30,900 | | | | \$30,900 | | | | | | | | | | | | | | | | | | \$30,900 |
| G4050 | Building exterior | 7170358 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 12 | 8 | 2 | EA | \$600.00 | \$1,200 | | | | | | | | \$1,200 | | | | | | | | | | | | | | \$1,200 |
| P2030 | Electrical room | 7171553 | Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report | 0 | 0 | 0 | 1 | EA | \$3,500.00 | \$3,500 | \$3,500 | | | | | | | | | | | | | | | | | | | | | \$3,500 |
| P2030 | Electrical room | 7188512 | Consultant, Environmental, Remediation of Suspect Fungal Growth, Remove | 0 | 0 | 0 | 400 | SF | \$30.00 | \$12,000 | \$12,000 | | | | | | | | | | | | | | | | | | | | | \$12,000 |
| Totals, Unescalated | | | | | | | | | | | \$17,700 | \$0 | \$0 | \$30,900 | \$0 | \$0 | \$44,700 | \$28,350 | \$239,645 | \$20,600 | \$588 | \$20,600 | \$20,800 | \$0 | \$4,500 | \$176,850 | \$0 | \$35,550 | \$82,400 | \$13,000 | \$1,400 | \$737,583 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$17,700 | \$0 | \$0 | \$33,765 | \$0 | \$0 | \$53,374 | \$34,867 | \$303,575 | \$26,878 | \$790 | \$28,515 | \$29,656 | \$0 | \$6,807 | \$275,527 | \$0 | \$58,759 | \$140,280 | \$22,796 | \$2,529 | \$1,035,818 |

Hawkins Mill Elementary School / Main School Building

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Deficiency Repair Estimate |
|----------------|----------------------|---------|---|----------------|------|-----|----------|------|-------------|-----------|------|------|------|-----------|------|------|------|-----------|------|-----------|------|----------|------|------|------|----------|------|-----------|----------|------|------|----------------------------|
| B2010 | Building Exterior | 7170349 | Exterior Walls, Metal/Insulated Sandwich Panels, Replace | 45 | 28 | 17 | 700 | SF | \$22.00 | \$15,400 | | | | | | | | | | | | | | | | | | \$15,400 | | | | \$15,400 |
| B2020 | Building Exterior | 7170331 | Glazing, any type by SF, Replace | 30 | 19 | 11 | 900 | SF | \$55.00 | \$49,500 | | | | | | | | | | | | \$49,500 | | | | | | | | | | \$49,500 |
| B2050 | Building Exterior | 7170320 | Exterior Door, Steel, Standard, Replace | 40 | 25 | 15 | 16 | EA | \$600.00 | \$9,600 | | | | | | | | | | | | | | | | \$9,600 | | | | | | \$9,600 |
| B3010 | Roof | 7170347 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 18 | 2 | 41637 | SF | \$17.00 | \$707,829 | | | | \$707,829 | | | | | | | | | | | | | | | | | | \$707,829 |
| C1030 | Throughout building | 7171408 | Interior Door, Wood, Solid-Core, Replace | 40 | 25 | 15 | 68 | EA | \$700.00 | \$47,600 | | | | | | | | | | | | | | | | \$47,600 | | | | | | \$47,600 |
| C1030 | Cafeteria | 7171415 | Interior Door, Steel, Standard, Replace | 40 | 25 | 15 | 18 | EA | \$600.00 | \$10,800 | | | | | | | | | | | | | | | | \$10,800 | | | | | | \$10,800 |
| C1070 | Throughout building | 7171457 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 16 | 9 | 29700 | SF | \$3.50 | \$103,950 | | | | | | | | | | \$103,950 | | | | | | | | | | | | \$103,950 |
| C1090 | Restrooms | 7171388 | Toilet Partitions, Metal, Replace | 20 | 3 | 17 | 10 | EA | \$850.00 | \$8,500 | | | | | | | | | | | | | | | | | | \$8,500 | | | | \$8,500 |
| C1090 | Classrooms | 7171433 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace | 20 | 12 | 8 | 410 | EA | \$500.00 | \$205,000 | | | | | | | | \$205,000 | | | | | | | | | | \$8,500 | | | | \$205,000 |
| C2010 | Throughout building | 7171401 | Wall Finishes, any surface, Prep & Paint | 10 | 3 | 7 | 83300 | SF | \$1.50 | \$124,950 | | | | | | | | \$124,950 | | | | | | | | | | \$124,950 | | | | \$124,950 |
| C2030 | Restrooms | 7171448 | Flooring, Ceramic Tile, Replace | 40 | 25 | 15 | 2100 | SF | \$18.00 | \$37,800 | | | | | | | | | | | | | | | | \$37,800 | | | | | | \$37,800 |
| C2030 | Kitchen | 7171438 | Flooring, Quarry Tile, Replace | 50 | 32 | 18 | 1200 | SF | \$26.00 | \$31,200 | | | | | | | | | | | | | | | | | | | \$31,200 | | | \$31,200 |

1/16/2024

| Format Code | Location | Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Deficiency Repair Estimate | |
|-------------|---------------------|-------------|---|------------------|----------------|------|-----|----------|------|--------------|-----------|-----------|------|------|------|-----------|-----------|---------|-----------|-----------|----------|------|-----------|---------|------|----------|-----------|----------|----------|----------|---------|---------|----------------------------|-----------|
| C2030 | Stage | 7171454 | Flooring, Wood, Strip, Replace | | 30 | 19 | 11 | 800 | SF | \$15.00 | \$12,000 | | | | | | | | | | | | \$12,000 | | | | | | | | | | \$12,000 | |
| C2030 | Throughout building | 7171385 | Flooring, Vinyl Tile (VCT), Replace | | 15 | 8 | 7 | 37400 | SF | \$5.00 | \$187,000 | | | | | | | | \$187,000 | | | | | | | | | | | | | | \$187,000 | |
| C2050 | Restrooms | 7171390 | Ceiling Finishes, Gypsum Board/Plaster, Replace | | 50 | 32 | 18 | 2000 | SF | \$8.00 | \$16,000 | | | | | | | | | | | | | | | | | | | \$16,000 | | | \$16,000 | |
| D2010 | Mechanical room | 7171397 | Storage Tank, Domestic Water, Replace | | 30 | 15 | 15 | 1 | EA | \$3,000.00 | \$3,000 | | | | | | | | | | | | | | | | | \$3,000 | | | | | \$3,000 | |
| D2010 | Mechanical room | 7171393 | Water Heater, Gas, Commercial (400 MBH), Replace | | 20 | 11 | 9 | 1 | EA | \$22,000.00 | \$22,000 | | | | | | | | | | \$22,000 | | | | | | | | | | | | \$22,000 | |
| D2010 | Throughout building | 7170334 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | | 40 | 35 | 5 | 41637 | SF | \$11.00 | \$458,007 | | | | | | \$458,007 | | | | | | | | | | | | | | | | \$458,007 | |
| D2010 | Kitchen | 7171449 | Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace | | 30 | 23 | 7 | 1 | EA | \$2,100.00 | \$2,100 | | | | | | | | \$2,100 | | | | | | | | | | | | | | \$2,100 | |
| D2010 | Kitchen | 7171441 | Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace | | 30 | 23 | 7 | 1 | EA | \$2,100.00 | \$2,100 | | | | | | | | \$2,100 | | | | | | | | | | | | | | \$2,100 | |
| D2010 | Common hall | 7171455 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | | 15 | 6 | 9 | 9 | EA | \$1,200.00 | \$10,800 | | | | | | | | | | \$10,800 | | | | | | | | | | | | \$10,800 | |
| D2010 | Restrooms | 7171413 | Toilet, Child-Sized, Replace | | 30 | 19 | 11 | 30 | EA | \$900.00 | \$27,000 | | | | | | | | | | | | \$27,000 | | | | | | | | | | \$27,000 | |
| D2010 | Restrooms | 7171410 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace | | 30 | 19 | 11 | 2 | EA | \$1,500.00 | \$3,000 | | | | | | | | | | | | \$3,000 | | | | | | | | | | \$3,000 | |
| D2010 | Kitchen | 7171407 | Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace | | 30 | 19 | 11 | 1 | EA | \$2,500.00 | \$2,500 | | | | | | | | | | | | \$2,500 | | | | | | | | | | \$2,500 | |
| D2010 | Restrooms | 7171428 | Urinal, Standard, Replace | | 30 | 18 | 12 | 8 | EA | \$1,100.00 | \$8,800 | | | | | | | | | | | | | \$8,800 | | | | | | | | | \$8,800 | |
| D2010 | Restrooms | 7171430 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace | | 30 | 18 | 12 | 2 | EA | \$1,200.00 | \$2,400 | | | | | | | | | | | | | \$2,400 | | | | | | | | | \$2,400 | |
| D2010 | Common hall | 7171394 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace | | 30 | 18 | 12 | 2 | EA | \$4,500.00 | \$9,000 | | | | | | | | | | | | | \$9,000 | | | | | | | | | \$9,000 | |
| D2060 | Throughout building | 7171409 | Supplemental Components, Compressed Air Dryer, Process Support, Replace | | 20 | 20 | 0 | 1 | EA | \$5,600.00 | \$5,600 | \$5,600 | | | | | | | | | | | | | | | | | | | | \$5,600 | | \$11,200 |
| D3020 | Mechanical room | 7171435 | Unit Heater, Electric, Replace | | 20 | 13 | 7 | 1 | EA | \$1,800.00 | \$1,800 | | | | | | | | \$1,800 | | | | | | | | | | | | | | | \$1,800 |
| D3030 | Mechanical room | 7171452 | Chiller, Water-Cooled, Replace | | 25 | 25 | 0 | 1 | EA | \$150,000.00 | \$150,000 | \$150,000 | | | | | | | | | | | | | | | | | | | | | | \$150,000 |
| D3030 | Roof | 7170327 | Split System, Condensing Unit/Heat Pump, Replace | | 15 | 11 | 4 | 1 | EA | \$4,000.00 | \$4,000 | | | | | \$4,000 | | | | | | | | | | | | | | | \$4,000 | | \$8,000 | |
| D3030 | Roof | 7170350 | Split System, Condensing Unit/Heat Pump, Replace | | 15 | 9 | 6 | 1 | EA | \$3,400.00 | \$3,400 | | | | | | | \$3,400 | | | | | | | | | | | | | | | \$3,400 | |
| D3030 | Office | 7171426 | Split System, Fan Coil Unit, DX, Replace | | 15 | 7 | 8 | 1 | EA | \$3,000.00 | \$3,000 | | | | | | | | | \$3,000 | | | | | | | | | | | | | \$3,000 | |
| D3050 | Roof | 7170338 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | | 20 | 13 | 7 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | \$20,000 | | | | | | | | | | | | | | \$20,000 | |
| D3050 | Roof | 7170337 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | | 20 | 13 | 7 | 1 | EA | \$40,000.00 | \$40,000 | | | | | | | | \$40,000 | | | | | | | | | | | | | | \$40,000 | |
| D3050 | Roof | 7170336 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | | 20 | 12 | 8 | 1 | EA | \$40,000.00 | \$40,000 | | | | | | | | | \$40,000 | | | | | | | | | | | | | \$40,000 | |
| D3050 | Roof | 7170343 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | | 20 | 12 | 8 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | \$20,000 | | | | | | | | | | | | | \$20,000 | |
| D3050 | Throughout building | 7171421 | HVAC System, Ductwork, Medium Density, Replace | | 30 | 19 | 11 | 41637 | SF | \$4.00 | \$166,548 | | | | | | | | | | | | \$166,548 | | | | | | | | | | \$166,548 | |
| D3050 | Roof | 7170333 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | | 20 | 5 | 15 | 1 | EA | \$15,000.00 | \$15,000 | | | | | | | | | | | | | | | | | \$15,000 | | | | | \$15,000 | |
| D3060 | Roof | 7170345 | Exhaust Fan, Centrifugal, 24" Damper, Replace | | 25 | 20 | 5 | 1 | EA | \$3,000.00 | \$3,000 | | | | | | \$3,000 | | | | | | | | | | | | | | | | \$3,000 | |
| D3060 | Roof | 7170332 | Exhaust Fan, Centrifugal, 36" Damper, Replace | | 25 | 16 | 9 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | | | | \$5,600 | | | | | | | | | | | | | \$5,600 | |
| D3060 | Roof | 7170346 | Exhaust Fan, Centrifugal, 12" Damper, Replace | | 25 | 16 | 9 | 1 | EA | \$1,400.00 | \$1,400 | | | | | | | | | \$1,400 | | | | | | | | | | | | | \$1,400 | |
| D3060 | Roof | 7170325 | Exhaust Fan, Centrifugal, 12" Damper, Replace | | 25 | 13 | 12 | 1 | EA | \$1,400.00 | \$1,400 | | | | | | | | | | | | \$1,400 | | | | | | | | | | \$1,400 | |
| D3060 | Roof | 7170324 | Exhaust Fan, Centrifugal, 16" Damper, Replace | | 25 | 8 | 17 | 1 | EA | \$2,400.00 | \$2,400 | | | | | | | | | | | | | | | | | | \$2,400 | | | | \$2,400 | |
| D3060 | Roof | 7170339 | Exhaust Fan, Centrifugal, 16" Damper, Replace | | 25 | 8 | 17 | 1 | EA | \$2,400.00 | \$2,400 | | | | | | | | | | | | | | | | | | \$2,400 | | | | \$2,400 | |
| D4010 | Kitchen | 7171446 | Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace | | 20 | 12 | 8 | 8 | LF | \$400.00 | \$3,200 | | | | | | | | | \$3,200 | | | | | | | | | | | | | \$3,200 | |
| D5020 | Mechanical room | 7171404 | Switchboard, 120/208 V, Replace | | 40 | 25 | 15 | 1 | EA | \$80,000.00 | \$80,000 | | | | | | | | | | | | | | | | \$80,000 | | | | | | \$80,000 | |
| D5020 | Mechanical room | 7171451 | Secondary Transformer, Dry, Stepdown, Replace | | 30 | 13 | 17 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | \$20,000 | | | | \$20,000 | |
| D5020 | Mechanical room | 7171419 | Distribution Panel, 277/480 V, Replace | | 30 | 13 | 17 | 1 | EA | \$14,000.00 | \$14,000 | | | | | | | | | | | | | | | | | | \$14,000 | | | | \$14,000 | |
| D5020 | Stage | 7171447 | Distribution Panel, 277/480 V, Replace | | 30 | 11 | 19 | 1 | EA | \$7,000.00 | \$7,000 | | | | | | | | | | | | | | | | | | | \$7,000 | | | \$7,000 | |
| D5020 | Stage | 7171405 | Distribution Panel, 277/480 V, Replace | | 30 | 11 | 19 | 1 | EA | \$7,000.00 | \$7,000 | | | | | | | | | | | | | | | | | | | \$7,000 | | | \$7,000 | |
| D5030 | Throughout building | 7171443 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | | 40 | 25 | 15 | 41637 | SF | \$2.50 | \$104,093 | | | | | | | | | | | | | | | | \$104,093 | | | | | | \$104,093 | |
| D5040 | Throughout building | 7171386 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | | 20 | 12 | 8 | 41637 | SF | \$4.50 | \$187,367 | | | | | | | | | \$187,367 | | | | | | | | | | | | | \$187,367 | |
| D7010 | Throughout building | 7171398 | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | | 15 | 3 | 12 | 41637 | SF | \$3.25 | \$135,320 | | | | | | | | | | | | \$135,320 | | | | | | | | | | \$135,320 | |
| D7030 | Throughout building | 7170351 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | | 15 | 3 | 12 | 41637 | SF | \$2.00 | \$83,274 | | | | | | | | | | | | \$83,274 | | | | | | | | | | \$83,274 | |
| D7050 | Throughout building | 7171434 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | | 20 | 17 | 3 | 41637 | SF | \$3.00 | \$124,911 | | | | | \$124,911 | | | | | | | | | | | | | | | | | \$124,911 | |
| D7050 | Office | 7171432 | Fire Alarm Panel, Fully Addressable, Replace | | 15 | 12 | 3 | 1 | EA | \$15,000.00 | \$15,000 | | | | | \$15,000 | | | | | | | | | | | | | | \$15,000 | | | \$30,000 | |
| E1030 | Kitchen | 7171383 | Foodservice Equipment, Dishwasher Commercial, Replace | | 10 | 6 | 4 | 1 | EA | \$21,500.00 | \$21,500 | | | | | \$21,500 | | | | | | | | | | \$21,500 | | | | | | | \$43,000 | |
| E1030 | Kitchen | 7171411 | Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace | | 15 | 10 | 5 | 1 | EA | \$6,400.00 | \$6,400 | | | | | | \$6,400 | | | | | | | | | | | | | \$6,400 | | | \$12,800 | |
| E1030 | Kitchen | 7171437 | Foodservice Equipment, Convection Oven, Single, Replace | | 10 | 5 | 5 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | \$5,600 | | | | | | | | | | \$5,600 | | | | | | \$11,200 | |
| E1030 | Kitchen | 7171450 | Foodservice Equipment, Convection Oven, Single, Replace | | 10 | 5 | 5 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | \$5,600 | | | | | | | | | | | \$5,600 | | | | | \$11,200 | |
| E1030 | Kitchen | 7171400 | Foodservice Equipment, Convection Oven, Single, Replace | | 10 | 5 | 5 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | \$5,600 | | | | | | | | | | | \$5,600 | | | | | \$11,200 | |
| E1030 | Kitchen | 7171422 | Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace | | 15 | 10 | 5 | 1 | EA | \$5,700.00 | \$5,700 | | | | | | \$5,700 | | | | | | | | | | | | | | \$5,700 | | \$11,400 | |
| E1030 | Kitchen | 7171418 | Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace | | 15 | 10 | 5 | 1 | EA | \$5,700.00 | \$5,700 | | | | | | \$5,700 | | | | | | | | | | | | | \$5,700 | | | \$11,400 | |
| E1030 | Kitchen | 7171389 | Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace | | 15 | 9 | 6 | 1 | EA | \$6,400.00 | \$6,400 | | | | | | | \$6,400 | | | | | | | | | | | | | | | \$6,400 | |
| E1030 | Kitchen | 7171436 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace | | 15 | 9 | 6 | 1 | EA | \$4,500.00 | \$4,500 | | | | | | | \$4,500 | | | | | | | | | | | | | | | \$4,500 | |
| E1030 | Kitchen | 7171424 | Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace | | 15 | 9 | 6 | 1 | EA | \$6,400.00 | \$6,400 | | | | | | | \$6,400 | | | | | | | | | | | | | | | \$6,400 | |
| E1030 | Kitchen | 7171425 | Foodservice Equipment, Convection Oven, Single, Replace | | 10 | 4 | 6 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | | \$5,600 | | | | | | | | | | \$5,600 | | | | | \$11,200 | |
| E1030 | Kitchen | 7171406 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | | 15 | 9 | 6 | 1 | EA | \$1,700.00 | \$1,700 | | | | | | | \$1,700 | | | | | | | | | | | | | | | | |



Replacement Reserves Report

1/16/2024

| Uniformat Code | Location | Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Deficiency Repair Estimate | | | | | | |
|---|----------------------|-------------|----|--|----------------|------|-----|----------|------|-------------|----------|-----------|------|-----------|-----------|----------|-----------|----------|-----------|-----------|-----------|----------|-----------|-----------|------|----------|-----------|----------|-----------|-----------|-----------|----------|----------------------------|--|--|--|-------------|--|-------------|
| E1030 | Kitchen | 7171416 | | Foodservice Equipment, Convection Oven, Single, Replace | 10 | 4 | 6 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | | \$5,600 | | | | | | | | | | \$5,600 | | | | | \$11,200 | | | | | | |
| E1030 | Kitchen | 7171453 | | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$2,700.00 | \$2,700 | | | | | | | \$2,700 | | | | | | | | | | | | | | | \$2,700 | | | | | | |
| E1030 | Kitchen | 7171440 | | Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace | 15 | 9 | 6 | 1 | EA | \$1,100.00 | \$1,100 | | | | | | | \$1,100 | | | | | | | | | | | | | | | \$1,100 | | | | | | |
| E1030 | Kitchen | 7171391 | | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$2,700.00 | \$2,700 | | | | | | | \$2,700 | | | | | | | | | | | | | | | \$2,700 | | | | | | |
| E1030 | Kitchen | 7171427 | | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$2,700.00 | \$2,700 | | | | | | | \$2,700 | | | | | | | | | | | | | | | \$2,700 | | | | | | |
| E1030 | Kitchen | 7171395 | | 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 | 7171399 | | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$2,700.00 | \$2,700 | | | | | | | \$2,700 | | | | | | | | | | | | | | | \$2,700 | | | | | | |
| E1030 | Kitchen | 7171439 | | Foodservice Equipment, Freezer, 3-Door Reach-In, Replace | 15 | 6 | 9 | 1 | EA | \$6,800.00 | \$6,800 | | | | | | | | | | \$6,800 | | | | | | | | | | | | \$6,800 | | | | | | |
| E1030 | Kitchen | 7171456 | | Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace | 15 | 5 | 10 | 1 | EA | \$6,400.00 | \$6,400 | | | | | | | | | | | \$6,400 | | | | | | | | | | | \$6,400 | | | | | | |
| E1030 | Kitchen | 7171384 | | Foodservice Equipment, Range/Oven, 4-Burner, Replace | 15 | 5 | 10 | 1 | EA | \$4,500.00 | \$4,500 | | | | | | | | | | | \$4,500 | | | | | | | | | | | \$4,500 | | | | | | |
| E1030 | Kitchen | 7171431 | | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 5 | 10 | 1 | EA | \$2,700.00 | \$2,700 | | | | | | | | | | | \$2,700 | | | | | | | | | | | \$2,700 | | | | | | |
| E1030 | Kitchen | 7171444 | | Foodservice Equipment, Icemaker, Freestanding, Replace | 15 | 3 | 12 | 1 | EA | \$6,700.00 | \$6,700 | | | | | | | | | | | | | \$6,700 | | | | | | | | | \$6,700 | | | | | | |
| E1030 | Kitchen | 7171402 | | Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace | 15 | 3 | 12 | 1 | EA | \$4,600.00 | \$4,600 | | | | | | | | | | | | | \$4,600 | | | | | | | | | \$4,600 | | | | | | |
| E1030 | Kitchen | 7171445 | | Foodservice Equipment, Mixer, Tabletop, Replace | 20 | 4 | 16 | 1 | EA | \$3,400.00 | \$3,400 | | | | | | | | | | | | | | | | | \$3,400 | | | | | \$3,400 | | | | | | |
| G2020 | Site | 7170329 | | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 5 | 0 | 20000 | SF | \$0.45 | \$9,000 | \$9,000 | | | | | \$9,000 | | | | | \$9,000 | | | | | \$9,000 | | | | \$9,000 | | \$45,000 | | | | | | |
| G2020 | Site | 7170342 | | Parking Lots, Pavement, Asphalt, Cut & Patch | 0 | 0 | 0 | 4000 | SF | \$5.50 | \$22,000 | \$22,000 | | | | | | | | | | | | | | | | | | | | | \$22,000 | | | | | | |
| G2020 | Site | 7170321 | | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 23 | 2 | 20000 | SF | \$3.50 | \$70,000 | | | \$70,000 | | | | | | | | | | | | | | | | | | | \$70,000 | | | | | | |
| G2030 | Site | 7170335 | | Sidewalk, Concrete, Large Areas, Replace | 50 | 32 | 18 | 8600 | SF | \$9.00 | \$77,400 | | | | | | | | | | | | | | | | | | | \$77,400 | | | \$77,400 | | | | | | |
| G2050 | Site | 7188458 | | Playfield Surfaces, Chips Rubber, 3" Depth, Replace | 15 | 15 | 0 | 8000 | SF | \$3.50 | \$28,000 | \$28,000 | | | | | | | | | | | | | | | \$28,000 | | | | | | \$56,000 | | | | | | |
| G2050 | Site | 7171387 | | Play Structure, Multipurpose, Medium, Replace | 20 | 1 | 19 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | | \$20,000 | | | \$20,000 | | | | | | |
| G2050 | Site | 7171414 | | Playfield Surfaces, Rubber, Small Areas, Replace | 20 | 1 | 19 | 2000 | SF | \$26.00 | \$52,000 | | | | | | | | | | | | | | | | | | | \$52,000 | | | \$52,000 | | | | | | |
| G2050 | Site | 7171396 | | Play Structure, Multipurpose, Small, Replace | 20 | 1 | 19 | 1 | EA | \$10,000.00 | \$10,000 | | | | | | | | | | | | | | | | | | | \$10,000 | | | \$10,000 | | | | | | |
| G2050 | Site | 7171403 | | Play Structure, Multipurpose, Medium, Replace | 20 | 1 | 19 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | | \$20,000 | | | \$20,000 | | | | | | |
| G2050 | Site | 7171429 | | Play Structure, Multipurpose, Medium, Replace | 20 | 1 | 19 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | | \$20,000 | | | \$20,000 | | | | | | |
| G2050 | Site | 7171392 | | Play Structure, Multipurpose, Medium, Replace | 20 | 1 | 19 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | | | | | | | | | \$20,000 | | | \$20,000 | | | | | | |
| G2060 | Site | 7170326 | | Signage, Property, Building-Mounted Individual Letters, Replace/Install | 20 | 12 | 8 | 18 | EA | \$150.00 | \$2,700 | | | | | | | | | \$2,700 | | | | | | | | | | | | | \$2,700 | | | | | | |
| G2060 | Site | 7170340 | | Signage, Property, Building or Pole-Mounted, Replace/Install | 20 | 12 | 8 | 1 | EA | \$1,500.00 | \$1,500 | | | | | | | | | \$1,500 | | | | | | | | | | | | | \$1,500 | | | | | | |
| G2060 | Site | 7170323 | | Flagpole, Metal, Replace | 30 | 19 | 11 | 1 | EA | \$2,500.00 | \$2,500 | | | | | | | | | | | | \$2,500 | | | | | | | | | | \$2,500 | | | | | | |
| G2060 | Site | 7170322 | | Bollard, Concrete or Metal, Replace | 30 | 19 | 11 | 50 | EA | \$1,000.00 | \$50,000 | | | | | | | | | | | \$50,000 | | | | | | | | | | | \$50,000 | | | | | | |
| G2060 | Site | 7170341 | | Dumpster Pad, Concrete, Replace/Install | 50 | 32 | 18 | 200 | SF | \$15.00 | \$3,000 | | | | | | | | | | | | | | | | | | | \$3,000 | | | \$3,000 | | | | | | |
| Y1090 | Main School Building | 7189030 | | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 0 | 0 | 0 | 1 | EA | \$7,500.00 | \$7,500 | \$7,500 | | | | | | | | | | | | | | | | | | | | | \$7,500 | | | | | | |
| Totals, Unescalated | | | | | | | | | | | | \$222,100 | \$0 | \$777,829 | \$139,911 | \$25,500 | \$504,607 | \$47,200 | \$377,950 | \$462,767 | \$150,550 | \$22,600 | \$313,048 | \$251,494 | \$0 | \$21,500 | \$361,693 | \$14,600 | \$187,650 | \$142,600 | \$160,000 | \$32,400 | | | | | \$4,215,998 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | | \$222,100 | \$0 | \$825,199 | \$152,885 | \$28,700 | \$584,978 | \$56,359 | \$464,831 | \$586,219 | \$196,434 | \$30,373 | \$433,332 | \$358,571 | \$0 | \$32,521 | \$563,505 | \$23,429 | \$310,157 | \$242,767 | \$280,561 | \$58,518 | | | | | | | \$5,451,436 |

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 | 7171397 | D2010 | Storage Tank | Domestic Water | 200 GAL | Hawkins Mill Elementary School / Main School Building | Mechanical room | A. O. Smith | TJV 200A 000000000 | 0849M001152 | 2008 | | |
| 2 | 7171561 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 40 GAL | Hawkins Mill Elementary School / Annex | Utility closet | A. O. Smith | ENS-40 110 | 2239131099646 | 2022 | | |
| 3 | 7171393 | D2010 | Water Heater | Gas, Commercial (400 MBH) | 200 GAL | Hawkins Mill Elementary School / Main School Building | Mechanical room | A. O. Smith | BTR 250A 118 | 1207M000489 | 2012 | | |
| 4 | 7171409 | D2060 | Supplemental Components | Compressed Air Dryer, Process Support | 100 CFM | Hawkins Mill Elementary School / Main School Building | Throughout building | SpeedAire | No dataplate | No dataplate | 2000 | | |
| D30 HVAC | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7171435 | D3020 | Unit Heater [UH-11] | Electric | 5 KW | Hawkins Mill Elementary School / Main School Building | Mechanical room | TPI Corp | G1G2605CA1 | No dataplate | 2010 | | |
| 2 | 7171452 | D3030 | Chiller | Water-Cooled | 150 TON | Hawkins Mill Elementary School / Main School Building | Mechanical room | Trane | RTHR150ALFOOLWPOO UNN 31 1F00000 | 093303186 | 2009 | | |
| 3 | 7170327 | D3030 | Split System | Condensing Unit/Heat Pump | 3 TON | Hawkins Mill Elementary School / Main School Building | Roof | Mitsubishi Electric | MUZ-D36NA-1 | Illegible | 2010 | | |
| 4 | 7170350 | D3030 | Split System | Condensing Unit/Heat Pump | 2 TON | Hawkins Mill Elementary School / Main School Building | Roof | Trane | TTR025C100A4 | Z315PYW3F | 2001 | | |
| 5 | 7171426 | D3030 | Split System [01] | Fan Coil Unit, DX | 2 TON | Hawkins Mill Elementary School / Main School Building | Office | Trane | TWE024C 140B0 | Z373UXM2V | 2001 | | |
| 6 | 7170343 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted | 9 TON | Hawkins Mill Elementary School / Main School Building | Roof | Carrier | 48PGD009 - AJ60- SE | 5190 43023 | 1990 | | |
| 7 | 7171565 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted | 5 TON | Hawkins Mill Elementary School / Annex | Roof | Inaccessible | Inaccessible | Inaccessible | 2018 | | 9 |
| 8 | 7170337 | D3050 | Packaged Unit [RTU-1] | RTU, Pad or Roof-Mounted | 20 TON | Hawkins Mill Elementary School / Main School Building | Roof | Carrier | 48PMDC20 - AJ61 - SS | 1510G30034 | 2010 | | |
| 9 | 7170336 | D3050 | Packaged Unit [RTU-2] | RTU, Pad or Roof-Mounted | 20 TON | Hawkins Mill Elementary School / Main School Building | Roof | Carrier | 48PMDC20 - AJ61 - SS | 1510G30035 | 2010 | | |
| 10 | 7170338 | D3050 | Packaged Unit [RTU-3] | RTU, Pad or Roof-Mounted | 8 TON | Hawkins Mill Elementary School / Main School Building | Roof | Carrier | 48PGDC08 -A - 60 - SE | 1510G50008 | 2010 | | |
| 11 | 7170333 | D3050 | Packaged Unit [RTU-4] | RTU, Pad or Roof-Mounted | 6 TON | Hawkins Mill Elementary School / Main School Building | Roof | Carrier | 48PGDG06 - A -60 - SE | 1808G40014 | 2018 | | |
| 12 | 7170325 | D3060 | Exhaust Fan | Centrifugal, 12" Damper | 967 CFM | Hawkins Mill Elementary School / Main School Building | Roof | Loren Cook Company | Illegible | Illegible | 2010 | | |
| 13 | 7171567 | D3060 | Exhaust Fan | Centrifugal, 12" Damper | 900 CFM | Hawkins Mill Elementary School / Annex | Roof | Inaccessible | Inaccessible | Inaccessible | 2018 | | |
| 14 | 7170346 | D3060 | Exhaust Fan | Centrifugal, 12" Damper | 900 CFM | Hawkins Mill Elementary School / Main School Building | Roof | No dataplate | No dataplate | No dataplate | 1990 | | |
| 15 | 7170324 | D3060 | Exhaust Fan | Centrifugal, 16" Damper | 1500 CFM | Hawkins Mill Elementary School / Main School Building | Roof | Dayton | 4YC86G | 1578652 | 2015 | | |
| 16 | 7170339 | D3060 | Exhaust Fan | Centrifugal, 16" Damper | 1500 CFM | Hawkins Mill Elementary School / Main School Building | Roof | Dayton | 4YC86G | 15756581 | 2015 | | |
| 17 | 7170345 | D3060 | Exhaust Fan | Centrifugal, 24" Damper | 900 CFM | Hawkins Mill Elementary School / Main School Building | Roof | No dataplate | No dataplate | No dataplate | 1990 | | |
| 18 | 7170332 | D3060 | Exhaust Fan | Centrifugal, 36"Damper | 10000 CFM | Hawkins Mill Elementary School / Main School Building | Roof | No dataplate | 072-138 | No dataplate | 1990 | | |

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|----------------------------------|---------|--------|-------------------------------|--|----------|---|-----------------|--------------------|-------------------|-------------------------|--------------|---------|-----|
| 19 | 7170330 | D3060 | Exhaust Fan [EC008 - 101752] | Centrifugal, 24" Damper | 2500 CFM | Hawkins Mill Elementary School / Main School Building | Roof | Loren Cook Company | 135 ACE 135C10D | 223S 1 46298-00/0000701 | 2019 | | |
| D40 Fire Protection | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7171446 | D4010 | Fire Suppression System | Commercial Kitchen, per LF of Hood | | Hawkins Mill Elementary School / Main School Building | Kitchen | | | | 1997 | | 8 |
| D50 Electrical | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7171451 | D5020 | Secondary Transformer [T-MSB] | Dry, Stepdown | 150 KVA | Hawkins Mill Elementary School / Main School Building | Mechanical room | Square D | EE150T3H | 24TS22C | 2010 | | |
| 2 | 7171404 | D5020 | Switchboard | 120/208 V | 1600 AMP | Hawkins Mill Elementary School / Main School Building | Mechanical room | Cutler-Hammer | VB 4916 | 50F544324 | 1975 | | |
| 3 | 7171447 | D5020 | Distribution Panel | 277/480 V | 600 AMP | Hawkins Mill Elementary School / Main School Building | Stage | Square D | 12273300020050001 | 10064 | 2012 | | |
| 4 | 7171405 | D5020 | Distribution Panel [HM2] | 277/480 V | 600 AMP | Hawkins Mill Elementary School / Main School Building | Stage | Square D | 12273300020030001 | 10061 | 2012 | | |
| 5 | 7171419 | D5020 | Distribution Panel [MDP] | 277/480 V | 1200 AMP | Hawkins Mill Elementary School / Main School Building | Mechanical room | Square D | 12273300020010001 | 10074 | 2010 | | |
| D70 Electronic Safety & Security | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7171432 | D7050 | Fire Alarm Panel | Fully Addressable | | Hawkins Mill Elementary School / Main School Building | Office | Siemens | Simplex 4010 | No dataplate | 2000 | | |
| E10 Equipment | | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 7171400 | E1030 | Foodservice Equipment | Convection Oven, Single | | Hawkins Mill Elementary School / Main School Building | Kitchen | Blodgett | No dataplate | No dataplate | 2018 | | |
| 2 | 7171437 | E1030 | Foodservice Equipment | Convection Oven, Single | | Hawkins Mill Elementary School / Main School Building | Kitchen | ACCUTEMP | N61201D06000200 | No dataplate | 2018 | | |
| 3 | 7171450 | E1030 | Foodservice Equipment | Convection Oven, Single | | Hawkins Mill Elementary School / Main School Building | Kitchen | ACCUTEMP | N61201D06000200 | No dataplate | 2018 | | |
| 4 | 7171425 | E1030 | Foodservice Equipment | Convection Oven, Single | | Hawkins Mill Elementary School / Main School Building | Kitchen | Blodgett | No dataplate | No dataplate | 2018 | | |
| 5 | 7171416 | E1030 | Foodservice Equipment | Convection Oven, Single | | Hawkins Mill Elementary School / Main School Building | Kitchen | Blodgett | No dataplate | No dataplate | 2018 | | |
| 6 | 7171383 | E1030 | Foodservice Equipment | Dishwasher Commercial | | Hawkins Mill Elementary School / Main School Building | Kitchen | CMA | HTSB | 169957 | 1999 | | |
| 7 | 7171436 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | | Hawkins Mill Elementary School / Main School Building | Kitchen | No dataplate | No dataplate | No dataplate | 2000 | | |
| 8 | 7171395 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Hawkins Mill Elementary School / Main School Building | Kitchen | Metro | C175-H(1)N | C05-206 | 2006 | | |
| 9 | 7171406 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Hawkins Mill Elementary School / Main School Building | Kitchen | FWE | UHS-12 | 123232804 | 2012 | | |
| 10 | 7171422 | E1030 | Foodservice Equipment | Food Warmer, Tabletop Drawers (Set of 4) | | Hawkins Mill Elementary School / Main School Building | Kitchen | Eagle Group | HT5 - NG | 1705990183 | 2005 | | |
| 11 | 7171418 | E1030 | Foodservice Equipment | Food Warmer, Tabletop Drawers (Set of 4) | | Hawkins Mill Elementary School / Main School Building | Kitchen | Eagle Group | HT5 - NG | 1705990069 | 2005 | | |
| 12 | 7171439 | E1030 | Foodservice Equipment | Freezer, 3-Door Reach-In | | Hawkins Mill Elementary School / Main School Building | Kitchen | Migali | C-3F | C-3F16013092006 | 2018 | | |

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|----|---------|-------|-----------------------|-----------------------------------|---|---------|--------------------------|----------------|--------------------------------|------|
| 13 | 7171444 | E1030 | Foodservice Equipment | Ice maker, Freestanding | Hawkins Mill Elementary School / Main School Building | Kitchen | Ice-O-Matic | KYT0420A-161 | 1120568692 | 2020 |
| 14 | 7171445 | E1030 | Foodservice Equipment | Mixer, Tabletop | Hawkins Mill Elementary School / Main School Building | Kitchen | Berkel Company | PM 20 | 0719791 | 2019 |
| 15 | 7171384 | E1030 | Foodservice Equipment | Range/Oven, 4-Burner | Hawkins Mill Elementary School / Main School Building | Kitchen | Sun Fire | No dataplate | No dataplate | 2018 |
| 16 | 7171391 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | Delfield | SCFT - 50 - NU | 1705150001213 | 2005 |
| 17 | 7171431 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | Arctic Air | AR23E | 435255 | 2018 |
| 18 | 7171399 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | MasterBuilt | No dataplate | No dataplate | 2006 |
| 19 | 7171427 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | MasterBuilt | No dataplate | No dataplate | 2006 |
| 20 | 7171453 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | Beverage-Air Corporation | SM58N | 29308.10703 | 2005 |
| 21 | 7171402 | E1030 | Foodservice Equipment | Refrigerator, 2-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | MasterBuilt | MBF8005GR | MBF8005GRAUS1T0320082900C40003 | 2020 |
| 22 | 7171456 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | Hoshizaki | No dataplate | No dataplate | 2018 |
| 23 | 7171411 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | MasterBuilt | R725 | R725 - 12050006 | 2012 |
| 24 | 7171424 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | MasterBuilt | F72-S | F725 - 12060010 | 2012 |
| 25 | 7171389 | E1030 | Foodservice Equipment | Refrigerator, 3-Door Reach-In | Hawkins Mill Elementary School / Main School Building | Kitchen | Migali | R72S | R72S - 11020003 | 2000 |
| 26 | 7171440 | E1030 | Foodservice Equipment | Refrigerator, Undercounter 1-Door | Hawkins Mill Elementary School / Main School Building | Kitchen | Delfield | SCFT -50 - NU | 1705150001217 | 2005 |