

FACILITY CONDITION ASSESSMENT



prepared for

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



Holmes Road Elementary
1083 East Holmes Road
Memphis, Tennessee 38116

PREPARED BY:

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BV PROJECT #:
163745.23R000-121.354

DATE OF REPORT:
September 30, 2024

ON SITE DATE:
August 13, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information

Property Type	School
Main Address	1083 East Holmes Road, Memphis, TN 38116
Site Developed	2001
Site Area	15.96 acres (estimated)
Parking Spaces	151 total spaces all in open lots; 6 of which are accessible
Building Area	84,633 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 13, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Dalton W Bryan
Reviewed By	Andrew Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This site was developed in 2001 as an Elementary School and remains as such to date. There have been no significant updates or additions since the date of construction.

Architectural

This structure is comprised of brick clad CMU with a mixture of flat, gabled and domed roofs with typical school interiors and finishes. All materials appear to be from the original construction and are well maintained. No significant issues were found during the assessment except for the flat roof finishes appearing to be quite worn.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All the mechanical, electrical, plumbing and fire systems are from 2001 and were observed to be in working condition. The medium and long-term repairs, replacements, and recommendations are typical of a school of this general construction type, size, and age.

Site

This site consists of typical asphalt parking lots with areas of concrete and asphalt play and walking paths. Most of the acreage is grass covered and there are limited areas of landscaping, play areas and other play surfaces.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs 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 Holmes Road Elementary(2001)			
Replacement Value \$ 33,853,200	Total SF 84,633	Cost/SF \$ 400	FCI
Est Reserve Cost			FCI
Current	\$ 21,500		0.1 %
3-Year	\$ 2,586,000		7.6 %
5-Year	\$ 3,600,800		10.6 %
10-Year	\$ 5,636,600		16.7 %

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

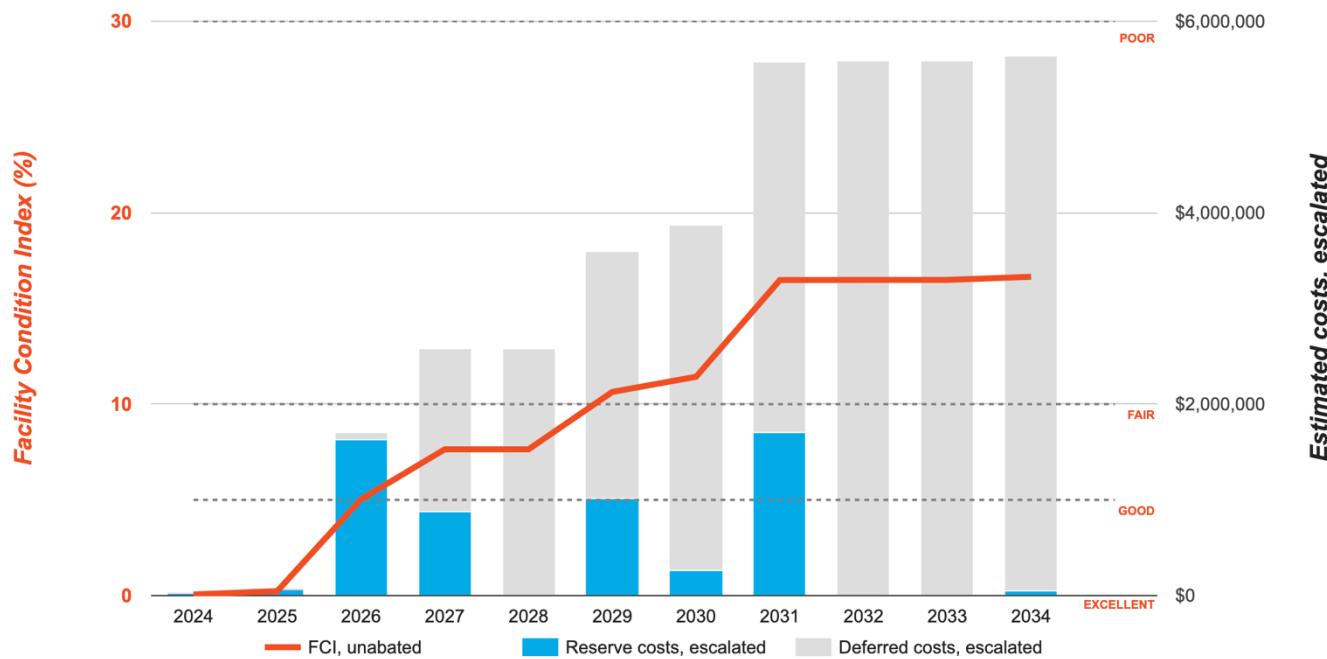
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Holmes Road Elementary

Replacement Value: \$33,853,200

Inflation Rate: 3.0%

Average Needs per Year: \$512,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Holmes Road Elementary	1	\$21,500
Total	1	\$21,500

Holmes Road Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8000308	Holmes Road Elementary	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
Total (1 items)							\$21,500

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Holmes Road Elementary Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,800

\$\$\$\$

Very worn and in some areas completely missing. - AssetCALC ID: 8000327



Sports Apparatus in Failed condition.

Basketball, Backboard/Rim/Pole
Holmes Road Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

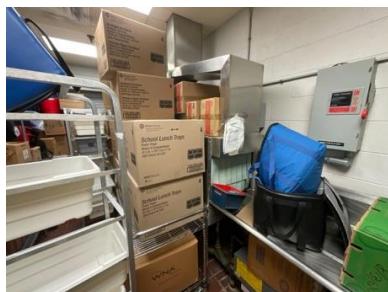
Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,000

\$\$\$\$

Net and rim missing. - AssetCALC ID: 8068495



Foodservice Equipment in Failed condition.

Dishwasher Commercial
Holmes Road Elementary Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Not a functioning unit - AssetCALC ID: 8000308

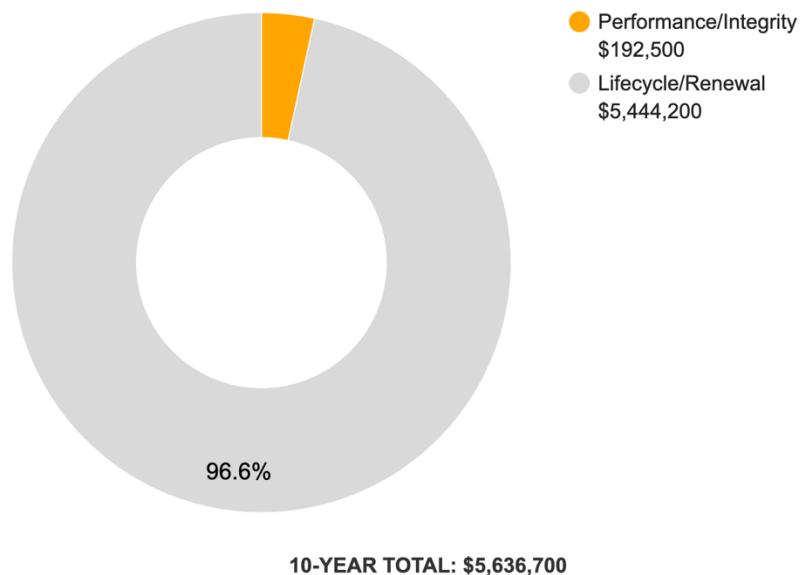
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, CMU Floors: VCT Ceilings: ACT, painted and exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste andventing Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units Supplemental components: Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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

Systems Summary

Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage Playgrounds and sports fields, and site lights Limited amount of park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present 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 Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Dishwasher not functioning, basketball court missing net and rim, very worn parking lot asphalt	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$900	-	\$1,200	\$2,000
Facade	-	-	\$10,100	\$160,900	\$9,900	\$180,900
Roofing	-	\$152,300	-	-	\$1,659,700	\$1,812,000
Interiors	-	\$297,100	\$844,000	\$101,500	\$1,748,400	\$2,990,900
Plumbing	-	\$32,900	-	\$182,000	\$1,990,400	\$2,205,300
HVAC	-	\$545,500	\$292,000	\$1,164,800	\$699,400	\$2,701,700
Fire Protection	-	\$96,100	-	\$3,800	\$5,100	\$105,000
Electrical	-	\$13,200	\$472,200	\$72,900	\$683,500	\$1,241,700
Fire Alarm & Electronic Systems	-	\$15,900	-	\$202,100	\$24,800	\$242,800
Equipment & Furnishings	\$21,500	-	\$85,300	\$79,300	\$48,800	\$235,000
Site Development	-	\$20,200	\$151,900	\$3,100	\$17,400	\$192,400
Site Pavement	-	\$508,700	-	\$65,400	\$163,800	\$738,000
Site Utilities	-	-	\$41,300	-	-	\$41,300
TOTALS (3% inflation)	\$21,500	\$1,681,800	\$1,897,600	\$2,035,800	\$7,052,400	\$12,689,100

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2001. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Holmes Road Elementary, 1083 East Holmes Road, Memphis, Tennessee 38116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A: *Photographic Record*

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



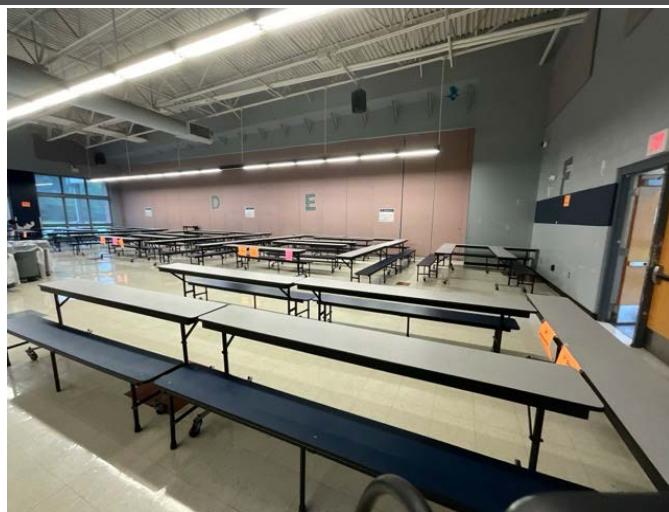
6 - ROOFING



Photographic Overview



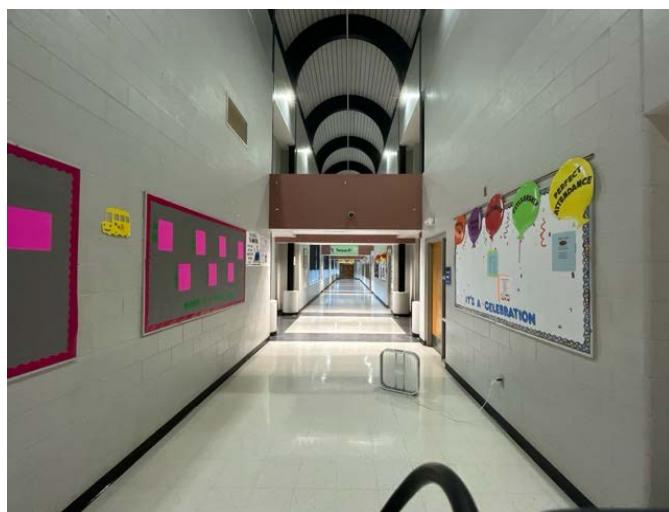
7 - LIBRARY



8 - CAFETERIA



9 - CLASSROOM



10 - HALLWAY



11 - PLUMBING SYSTEM



12 - WATER HEATER

Photographic Overview



13 - BOILER



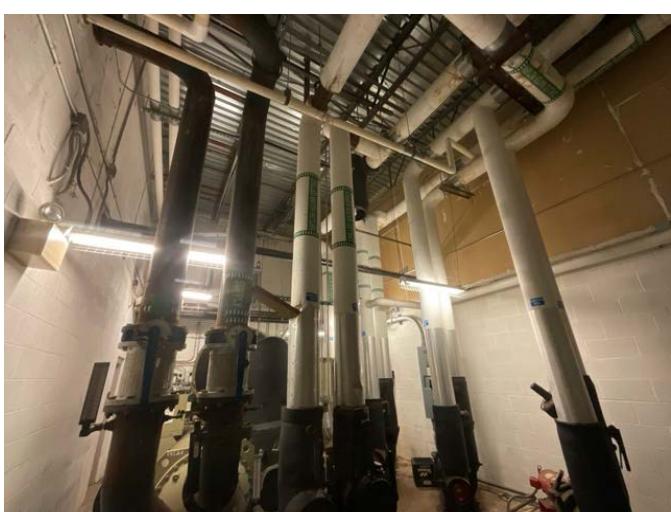
14 - BOILER



15 - COOLING TOWER



16 - CHILLER



17 - HVAC SYSTEM



18 - AIR HANDLER

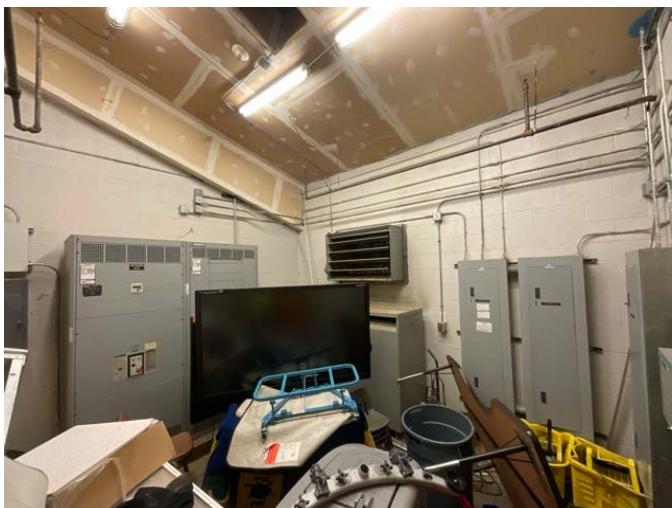
Photographic Overview



19 - FIRE ALARM PANEL



20 - FIRE SUPPRESSION SYSTEM



21 - ELECTRICAL SYSTEM



22 - INTERIOR LIGHTING



23 - PARKING LOT



24 - POLE LIGHT

Appendix B: Site Plan

Site Plan



Project Number

Project Name

163745.23R000-121.354

Holmes Road Elementary

Source

On-Site Date

Google

August 13, 2024



**BUREAU
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Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Holmes Road Elementary

Name of person completing form:

Title / Association w/ property:

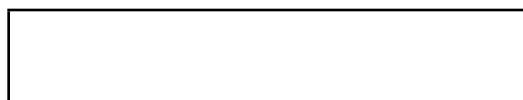
Length of time associated w/ property:

Date Completed:

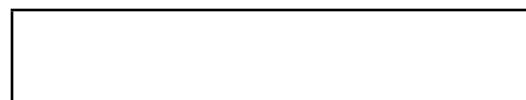
Phone Number:

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



Signature of Assessor



Signature of POC

Appendix D: *Accessibility Review and Photos*

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Holmes Road Elementary

BV Project Number: 163745.23R000-121.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E: **Component Condition Report**

Component Condition Report | Holmes Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500	LF	5
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	16,526	SF	27
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	8,263	SF	22
B2010	Throughout Building	Fair	Exterior Walls, Glass Block, Repair	150	SF	5
B2020	Throughout Building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		5
B2020	Building Exterior	Fair	Glazing, any type by SF	2,000	SF	7
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16		7
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10		17
Roofing						
B3010	Roof	Fair	Roofing, Metal	77,240	SF	17
B3010	Roof	Fair	Roofing, Modified Bitumen	14,356	SF	2
Interiors						
C1010	Multipurpose room	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,100	SF	2
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	400	SF	2
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10		17
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	150		17
C1030	Throughout Building	Fair	Door Hardware, School, per Door	175		7
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	16		17
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	69,633	SF	2
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	206,582	SF	5
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,000	SF	17
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	79,633	SF	5

Component Condition Report | Holmes Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,000	SF	17
C2050	Throughout Building	Fair	Ceiling Finishes, Vinyl	5,000	SF	7
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,000	SF	5
Plumbing						
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	7	8000322
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	7	8000311
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8000298
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	4	12	8068521
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	2	8000317
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	84,633	SF	17
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	16	10	8068516
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	2	8000333
D2010	Restrooms	Fair	Urinal, Standard	12	7	8068480
D2010	Cafeteria	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	7	8068478
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	17	8000280
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	7	8068515
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	7	8000315
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	32	7	8068479
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	50	7	8068491
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	7	8000283
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	7	8000318
D3030	Left Elevations	Fair	Cooling Tower, (Typical) Open Circuit	1	2	8000275
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	2	8000279
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000310

Component Condition Report | Holmes Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	8000291
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	8000325
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	2	8000314
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000326
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000276
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	8000323
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000328
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	84,633 SF	7	8000319
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	84,633 SF	17	8000300
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	2	8000301
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000330
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000286
D3050	Roof	Fair	Air Handler, Exterior AHU	1	3	8000321
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8000292
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	8000338
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	8000288
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	8000278
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	8000296
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	2	8000302
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	8000287
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8000312
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	8000334
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	84,633 SF	2	8000282
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	18	8	8000285

Component Condition Report | Holmes Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	8	8000307	
Electrical							
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	7	8000331	
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	17	8000295	
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8000299	
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	7	8000306	
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	8000337	
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	7	8000336	
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8000293	
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	7	8000324	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	2	8000316	
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	2	8000339	
D5030	Boiler Room	Fair	Motor, AHU or Pump	1	3	8000284	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	84,633	SF	17	8000309
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	84,633	SF	3	8000274
D5040		Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	5	8068481	
D5040		Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	5	8068484	
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	8068483	
Fire Alarm & Electronic Systems							
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	84,633	SF	6	8000304
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	2	8000335	
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	8000281	
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	8000332	
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	36	LF	7	8000294

Component Condition Report | Holmes Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	16	LF	3 8000277
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	8000297
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	7	8000289
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	8000308
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8068514
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	121,800	SF	2 8000320
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	121,800	SF	1 8000327
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	3,500	SF	5 8068524
G2050	Site	Failed	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	8068495
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	5	8068518
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500	LF	17 8068492
G2060	Site	Fair	Flagpole, Metal	1	7	8068508
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	9	3	8000303

Appendix F: **Replacement Reserves**

9/30/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Holmes Road Elementary	\$21,500	\$56,454	\$1,625,323	\$882,776	\$0	\$1,014,815	\$267,558	\$1,709,726	\$3,800	\$0	\$54,697	\$75,870	\$4,562	\$0	\$0	\$517,437	\$87,954	\$5,595,846	\$12,768	\$0	\$757,962	\$12,689,050
Grand Total	\$21,500	\$56,454	\$1,625,323	\$882,776	\$0	\$1,014,815	\$267,558	\$1,709,726	\$3,800	\$0	\$54,697	\$75,870	\$4,562	\$0	\$0	\$517,437	\$87,954	\$5,595,846	\$12,768	\$0	\$757,962	\$12,689,050

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	8068511	Stair/Ramp Rails, Metal, Refinish	10	5	5	500	LF	\$1.50	\$750																					\$1,500	
B2010	Throughout Building	8068507	Exterior Walls, Glass Block, Repair	0	-5	5	150	SF	\$50.00	\$7,500																					\$7,500	
B2020	Building Exterior	8068477	Glazing, any type by SF, Replace	30	23	7	2000	SF	\$55.00	\$110,000																						\$110,000
B2020	Throughout Building	8068517	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	\$1,200.00	\$1,200																						\$1,200
B2050	Building Exterior	8068503	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	23	7	16	EA	\$1,300.00	\$20,800																						\$20,800
B2050	Building Exterior	8068506	Exterior Door, Steel, Standard, Replace	30	13	17	10	EA	\$600.00	\$6,000																						\$6,000
B3010	Roof	8000313	Roofing, Metal, Replace	40	23	17	77240	SF	\$13.00	\$1,004,120																						\$1,004,120
B3010	Roof	8000290	Roofing, Modified Bitumen, Replace	20	18	2	14356	SF	\$10.00	\$143,560																						\$143,560
C1010	Cafeteria	8068487	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	23	2	400	SF	\$29.40	\$11,760																					\$11,760	
C1010	Multipurpose room	8000305	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	23	2	1100	SF	\$22.30	\$24,530																						\$24,530
C1030	Throughout Building	8068497	Interior Door, Steel, Standard, Replace	40	23	17	10	EA	\$600.00	\$6,000																						\$6,000
C1030	Throughout Building	8068501	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	23	17	16	EA	\$1,300.00	\$20,800																						\$20,800
C1030	Throughout Building	8068520	Interior Door, Wood, Solid-Core, Replace	40	23	17	150	EA	\$700.00	\$105,000																						\$105,000
C1030	Throughout Building	8068512	Door Hardware, School, per Door, Replace	30	23	7	175	EA	\$400.00	\$70,000																						\$70,000
C1070	Throughout Building	8068498	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	69633	SF	\$3.50	\$243,716																						\$243,716
C2010	Restrooms	8068476	Wall Finishes, Ceramic Tile, Replace	40	23	17	5000	SF	\$18.00	\$90,000																						\$90,000
C2010	Throughout Building	8068513	Wall Finishes, any surface, Prep & Paint	10	5	5	206582	SF	\$1.50	\$309,873																						\$619,746
C2030	Restrooms	8068510	Flooring, Ceramic Tile, Replace	40	23	17	5000	SF	\$18.00	\$90,000																						\$90,000
C2030	Throughout Building	8068502	Flooring, Vinyl Tile (VCT), Replace	15	10	5	79633	SF	\$5.00	\$398,165																						\$398,165
C2050	Throughout Building	8068523	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	10000	SF	\$2.00	\$20,000																						\$40,000
C2050	Throughout Building	8068509	Ceiling Finishes, Vinyl, Replace	30	23	7	5000	SF	\$2.50	\$12,500																						\$12,500
D2010	Boiler Room	8000298	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$7,600.00	\$7,600																						\$7,600
D2010	Boiler Room	8000317	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	\$6,800.00	\$6,800																						\$6,800
D2010	Boiler Room	8000333	Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	\$16,600.00	\$16,600																						\$16,600
D2010	Utility Rooms/Areas	8000322	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	8	7	1	EA	\$900.00	\$900																						\$900
D2010	Boiler Room	8000280	Water Heater, Gas, Commercial (200 MBH), Replace	20	3	17	1	EA	\$16,600.00	\$16,600																						\$16,600
D2010	Boiler Room	8000315	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$3,200.00	\$3,200																						\$3,200
D2010	Boiler Room	8000311	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	\$3,200.00	\$3,200																						\$3,200
D2010	Throughout Building	8000329	Plumbing System, Supply & Sanitary, High Density (excludes fixtures),																													

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof	8000310	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$26,400.00	\$26,400				\$26,400																	\$26,400
D3050	Roof	8000291	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$35,000.00	\$35,000				\$35,000																	\$35,000
D3050	Roof	8000326	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$26,400.00	\$26,400				\$26,400																	\$26,400
D3050	Roof	8000276	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$26,400.00	\$26,400				\$26,400																	\$26,400
D3050	Roof	8000328	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	\$37,200.00	\$37,200				\$37,200																	\$37,200
D3050	Throughout Building	8000319	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	23	7	84633	SF	\$8.00	\$677,064																				\$677,064	
D3060	Roof	8000302	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	8000312	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400
D3060	Roof	8000292	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400
D3060	Roof	8000287	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000
D3060	Roof	8000296	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000
D3060	Roof	8000338	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000
D3060	Roof	8000334	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000
D3060	Kitchen	8000288	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500
D3060	Kitchen	8000278	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500
D4010	Throughout Building	8000282	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	84633	SF	\$1.07	\$90,557				\$90,557																	\$90,557
D4030	Throughout Building	8000285	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	18	EA	\$150.00	\$2,700																					\$2,700
D4030	Kitchen	8000307	Fire Extinguisher, Wet Chemical/CO2, Replace	10	2	8	1	EA	\$300.00	\$300																					\$300
D5020	Utility Rooms/Areas	8000299	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000																					\$10,000
D5020	Electrical Room	8000337	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$16,000.00	\$16,000																					\$16,000
D5020	Utility Rooms/Areas	8000293	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00	\$10,000																					\$10,000
D5020	Electrical Room	8000295	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$75,000.00	\$75,000																					\$75,000
D5020	Electrical Room	8000331	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000																					\$6,000
D5020	Electrical Room	8000306	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000																					\$6,000
D5020	Electrical Room	8000336	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000																					\$6,000
D5020	Boiler Room	8000324	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$5,300.00	\$5,300																					\$5,300
D5030	Throughout Building	8000309	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	23	17	84633	SF	\$4.00	\$338,532																					\$338,532
D5030	Boiler Room	8000316	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$6,200.00	\$6,200				\$6,200																	\$6,200
D5030	Boiler Room	8000339	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$6,200.00	\$6,200				\$6,200																	\$6,200
D5030	Boiler Room	8000284	Motor, AHU or Pump, Replace	18	15	3	1	EA	\$3,200.00	\$3,200																					\$3,200
D5040	Throughout Building	8000274	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	84633	SF	\$5.00	\$423,165																					\$423,165
D5040	Holmes Road Elementary	8068484	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	1	EA	\$600.00	\$600																					\$600
D5040	Holmes Road Elementary	8068481	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	2	EA	\$600.00	\$1,200																					\$1,200
D5040	Building exterior	8068483	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$3,600																					\$3,600
D7030	Throughout Building	8000304																													



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)										\$21,500	\$56,454	\$1,625,323	\$882,776	\$0	\$1,014,815	\$267,558	\$1,709,726	\$3,800	\$0	\$54,697	\$75,870	\$4,562	\$0	\$0	\$517,437	\$87,954	\$5,595,846	\$12,768	\$0	\$757,962	\$12,689,050

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	8000298	D2010	Pump	Circulation/Booster, Domestic Water	15 HP	Holmes Road Elementary	Boiler Room	US Motors	T597A	D09 01060168-006R	2001			
2	8000317	D2010	Pump	Circulation/Booster, Domestic Water	10 HP	Holmes Road Elementary	Boiler Room	NEMA Premium	DB51	U 08 7567562-0035 M 0010	2001			
3	8000322	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	30 GAL	Holmes Road Elementary	Utility Rooms/Areas	A. O. Smith	ENL-30 100	1716105839026	2016			
4	8000333	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Holmes Road Elementary	Boiler Room	State	SBF100260NETASME	E01107473	2001			
5	8000280	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Holmes Road Elementary	Boiler Room	State	SBD-100-199NET 118	2138126198492	2021			
6	8000311	D2010	Backflow Preventer	Domestic Water	2.5 IN	Holmes Road Elementary	Boiler Room	Wilkins Zurn	975	33335	2001			
7	8000315	D2010	Backflow Preventer	Domestic Water	2.5 IN	Holmes Road Elementary	Boiler Room	Wilkins Zurn	975	33338	2001			

D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	
1	8000283	D3020	Boiler	Gas, HVAC	3200 MBH	Holmes Road Elementary	Boiler Room	Ruscio Brothers	HBN 3200E-M	100021947	2001			
2	8000318	D3020	Boiler	Gas, HVAC	3200 MBH	Holmes Road Elementary	Boiler Room	Ruscio Brothers	HBN 3200E-M	100021946	2001			
3	8000279	D3030	Chiller	Water-Cooled	400 TON	Holmes Road Elementary	Boiler Room	Trane	CUHF035FAI	L00J04820	2001			
4	8000275	D3030	Cooling Tower	(Typical) Open Circuit	250 TON	Holmes Road Elementary	Left Elevations	Marley	170813-001-00	NC4221GS	2001			
5	8000325	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Holmes Road Elementary	Boiler Room	Marathon Electric	7VH284TTDG1026BBS	No dataplate	2001			
6	8000323	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Holmes Road Elementary	Boiler Room	Marathon Electric	7VH284TTDG1026BBS	No dataplate	2001			
7	8000314	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Holmes Road Elementary	Boiler Room	Marathon Electric	AVAL2841 TDC4026BB S	No dataplate	2001			
8	8000301	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Holmes Road Elementary	Boiler Room	Marathon Electric	4TTDC4026BB S	No dataplate	2001			
9	8000310	D3050	Air Handler	Exterior AHU	4000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001			

10	8000326	D3050	Air Handler	Exterior AHU	4000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
11	8000276	D3050	Air Handler	Exterior AHU	4000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
12	8000328	D3050	Air Handler	Exterior AHU	6000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
13	8000330	D3050	Air Handler	Exterior AHU	6000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
14	8000286	D3050	Air Handler	Exterior AHU	6000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
15	8000321	D3050	Air Handler	Exterior AHU	4000 CFM	Holmes Road Elementary	Roof	Trane	Illegible	Illegible	2001
16	8000291	D3050	Make-Up Air Unit	MUA or MAU	6000 CFM	Holmes Road Elementary	Roof	CaptiveAire Systems	No dataplate	No dataplate	2001
17	8000302	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Holmes Road Elementary	Roof	Greenheck	GB-220-5	00K17498	2001
18	8000292	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Holmes Road Elementary	Roof	Greenheck	CUBE-140-4	00K17664	2001
19	8000312	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Holmes Road Elementary	Roof	Greenheck	GB-180-5X-QD	00K17490	2001
20	8000338	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Holmes Road Elementary	Roof	SkyMaster	Illegible	Illegible	2001
21	8000296	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Holmes Road Elementary	Roof	SkyMaster	Illegible	Illegible	2001
22	8000287	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Holmes Road Elementary	Roof	SkyMaster	EV4848	XY F4015 08	2001
23	8000334	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2000 CFM	Holmes Road Elementary	Roof	SkyMaster	Illegible	Illegible	2001
24	8000288	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Holmes Road Elementary	Kitchen	Mars Air Systems	48CH-0	0104PF48CH-L	2001
25	8000278	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Holmes Road Elementary	Kitchen	Mars Air Systems	48CH-0	0104PF48CH-L	2001

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Datplate Yr	Barcode	Qty
1	8000285	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Holmes Road Elementary	Throughout Building						18
2	8000307	D4030	Fire Extinguisher	Wet Chemical/CO2		Holmes Road Elementary	Kitchen						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Datplate Yr	Barcode	Qty
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1	8000299	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Holmes Road Elementary	Utility Rooms/Areas	Siemens	36 K	No dataplate	2001
2	8000337	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Holmes Road Elementary	Electrical Room	Siemens	36 K	No dataplate	2001
3	8000293	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Holmes Road Elementary	Utility Rooms/Areas	Siemens	36 K	No dataplate	2001
4	8000295	D5020	Switchboard	277/480 V	1600 AMP	Holmes Road Elementary	Electrical Room	Siemens	SB3	17-50453-G00010	2001
5	8000331	D5020	Distribution Panel	120/208 V	400 AMP	Holmes Road Elementary	Electrical Room	Siemens	\$3C42ML400FBS	79-50453-D00	2001
6	8000306	D5020	Distribution Panel	120/208 V	400 AMP	Holmes Road Elementary	Electrical Room	Siemens	SEE42ML400CTS	79-50453-A00	2001
7	8000336	D5020	Distribution Panel	120/208 V	400 AMP	Holmes Road Elementary	Electrical Room	Siemens	\$3C42JX400FTS	79-50453-D00	2001
8	8000324	D5020	Distribution Panel	277/480 V	400 AMP	Holmes Road Elementary	Boiler Room	Siemens	S4F75ML400ETS	17-50453-B00	2001
9	8000284	D5030	Motor	AHU or Pump	10 HP	Holmes Road Elementary	Boiler Room	NEMA Premium	AD80A	D08 01059744.006 F	2001
10	8000316	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Holmes Road Elementary	Boiler Room	Emerson	BA3401	4940489007	2001
11	8000339	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Holmes Road Elementary	Boiler Room	Emerson	BA3401	4940489006	2001

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8000335	D7050	Fire Alarm Panel	Fully Addressable		Holmes Road Elementary	Main office	Edward's Systems	IO Series	No dataplate	2001		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8000308	E1030	Foodservice Equipment	Dishwasher Commercial		Holmes Road Elementary	Kitchen				2001		
2	8000297	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Holmes Road Elementary	Kitchen				2001		
3	8000332	E1030	Foodservice Equipment	Walk-In, Freezer		Holmes Road Elementary	Kitchen	Kol Kraft			2001		
4	8000281	E1030	Foodservice Equipment	Walk-In, Refrigerator		Holmes Road Elementary	Kitchen	Delfield		0578791	2001		
5	8000289	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Holmes Road Elementary	Kitchen				2001		2
6	8068514	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Holmes Road Elementary	Hallways & Common Areas				2001		