FACILITY CONDITION ASSESSMENT

prepared for

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

Ida B. Wells Elementary School
995 South Lauderdale Street
Memphis, Tennessee 38126

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:
Andy Hupp
Program Manager
800.733.0660 x-7296632
Andy.Hupp@bureauveritas.com

BV PROJECT #:
163745.23R000-019.354

DATE OF REPORT:
March 5, 2024

ON SITE DATE:
January 31, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School and Administration
Main Address	995 South Lauderdale Street, Memphis, Tennessee 38126
Site Developed	1983 Renovated 2012
Site Area	3.79 acres (estimated)
Parking Spaces	33 total spaces all in open lots; 2 of which are accessible
Building Area	70,525 SF
Number of Stories	2 above grade with none below-grade basement levels
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 31, 2024
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Everitte Mosley
Assessment and Report Prepared By	Randall Patzke
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The original building was constructed in 1902 and torn down in 1983. The outline of the building was made into the parking lot. The current building was completed in 1983 as Walker Avenue School. It was closed in 2006. At a later date it was opened as the Ida B. Wells Academy with Administrative functions on part of the second floor.

Architectural

The roof has numerous roof leaks, damage is most visible in the southeast stairwell ceiling, there is an area with damaged VCT. All of these areas need to have the finishes repaired or replaced. The exterior walls have areas of effloresce and should be cleaned and sealed. There is a hole in the wall on the south mural. Some of the exterior steel doors and frames are rusting out and require replacement. The windows are original to the building and replacement should be considered. The painting/stucco finish on the exterior structural members new to be reworked. Generally, the interior finishes are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system was upgraded in about 2018 including the chiller, boiler, cooling tower and fan coils. The hydronic piping is end of life and future replacement should be planned. The electrical system is near end of life and replacement of the wiring and distribution panels should be considered. The lighting interior and exterior has not been upgraded to LED lamps. The plumbing is nearing end of life and replacement should be considered. The fixtures are generally original, drinking fountains have been upgraded to bottle fillers. Fire protection for the building is limited to portable fire extinguishers and an automatic system for the kitchen exhaust hood. There is a complete fire alarm system with horns, strobes and an annunciator panel in the main vestibule.

Site

The concrete dock has areas that are broken out and spalling. The older sidewalks are starting to break up. The playground paving is cracking up and should be replaced. The parking lot is cracked, and an overlay and striping should be planned. The original playground fence is leaning and rusty. The steel railings should be painted.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Ida B Wells Elementary(1983)

Replacement Value	*Total SF*	*Cost/SF*
$ 28,210,000	*70,525*	*$ 400*

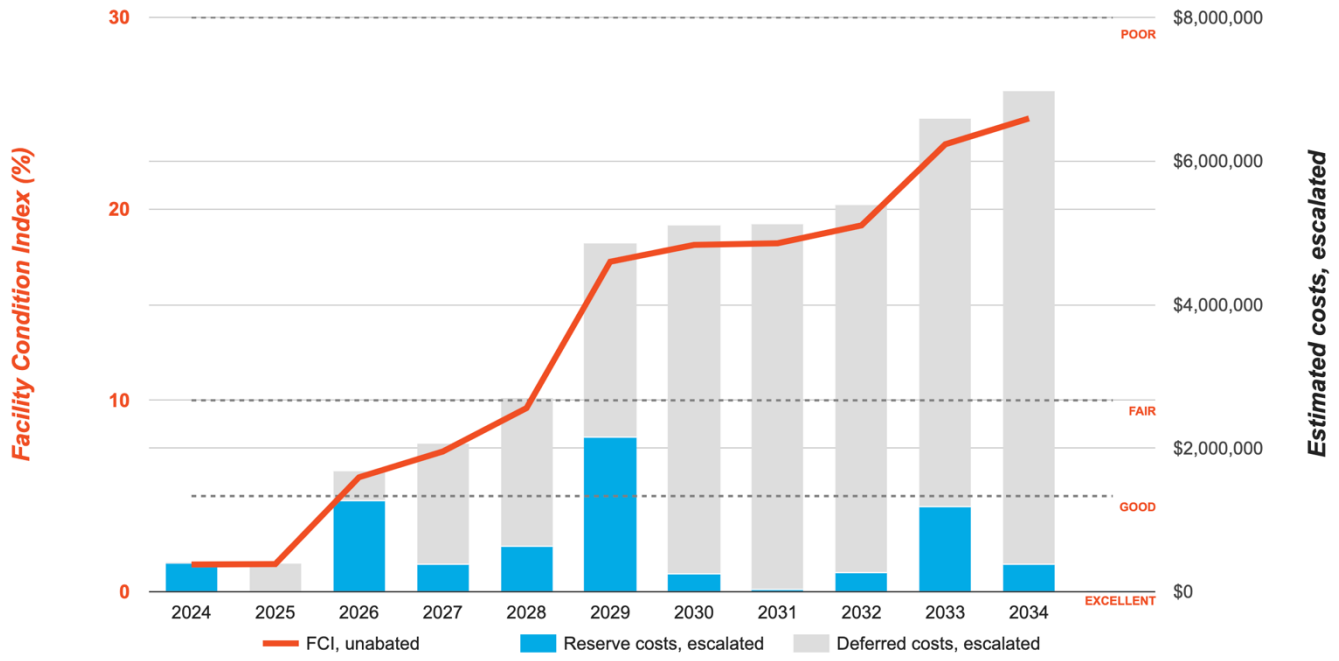
	Est Reserve Cost	FCI
Current	$ 403,300	**1.4 %**
3-Year	$ 2,066,800	**7.3 %**
5-Year	$ 4,863,500	**17.2 %**
10-Year	$ 6,973,400	**24.7 %**

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: Ida B Wells Elementary

Replacement Value: $28,210,000 Inflation Rate: 3.0% Average Needs per Year: $634,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Ida B Wells Elementary	5	$403,300
Total	**5**	**$403,300**

Ida B Wells Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7385728	Ida B Wells Elementary	Building Exterior	A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	Poor	Performance/Integrity	$238,500
7337736	Ida B Wells Elementary	Site	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	$16,500
7337753	Ida B Wells Elementary	Building Exterior	B2010	Exterior Walls, any surface, Clean	Poor	Performance/Integrity	$119,300
7368524	Ida B Wells Elementary	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
7385603	Ida B Wells Elementary	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (5 items)							**$403,300**

Key Findings

Parking Lots in Poor condition.

Pavement, Concrete
Ida B Wells Elementary Site

Uniformat Code: G2020
Recommendation: **Replace in 2025**

Priority Score: **93.8**

Plan Type: Safety

Cost Estimate: $2,700

**$$**$$

Hazard with gaps - AssetCALC ID: 7337718

Exterior Walls in Poor condition.

Brick
Ida B Wells Elementary Site

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,500

**$$$**$

Mortar joints have failed - AssetCALC ID: 7337736

Exterior Walls in Poor condition.

any surface
Ida B Wells Elementary Building Exterior

Uniformat Code: B2010
Recommendation: **Clean in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $119,300

$$$$

Efflorescence that is concentrated - AssetCALC ID: 7337753

Basement Wall in Poor condition.

any type, Waterproofing of Exterior Face
Ida B Wells Elementary Building Exterior

Uniformat Code: A2010
Recommendation: **Replace in 2024**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: $238,500

$$$$

Efflorescence on walls - AssetCALC ID: 7385728

Foodservice Equipment in Failed condition.

Dishwasher Commercial
Ida B Wells Elementary Kitchen

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $21,500

**$$$**$

out of service - AssetCALC ID: 7368524

Exterior Door in Poor condition.

Steel, Standard
Ida B Wells Elementary Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Door and frame rusted out - AssetCALC ID: 7337704

Ceiling Finishes in Poor condition.

Textured Spray Coating
Ida B Wells Elementary Stairwell

Uniformat Code: C2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $11,300

**$$$**$

Water damage - AssetCALC ID: 7337757

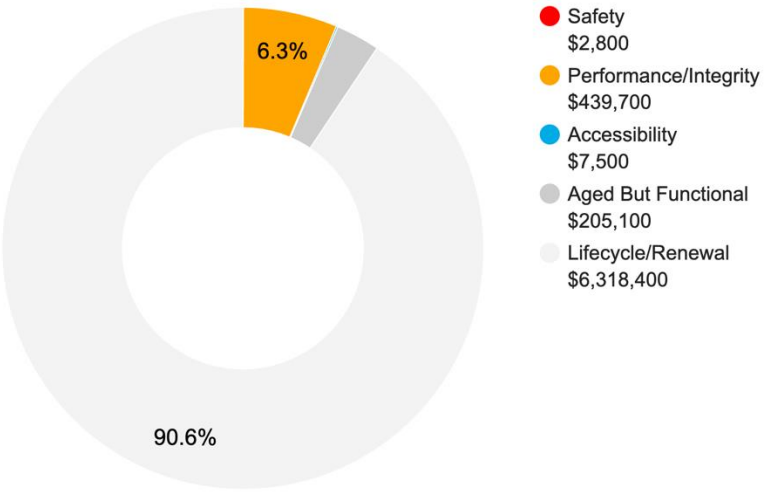
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $6,973,500

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors, concrete pad column footing foundation system and grade beam foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, wallpaper Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted concrete, ACT, textured	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler, chiller, air handler, and cooling tower feeding fan coil and cabinet terminal units Supplemental components: Ductless split-systems	Good
Fire Suppression	Fire extinguishers, and kitchen hood system	Good

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: 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
Site Pavement	Asphalt lots with concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link, brick wall fencing; open dumpster area Playgrounds with planters Limited Park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick 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: HPS Building-mounted: HPS, CFL	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Active roof leaks, cleaning and sealing brick walls, repointing brick walls, damaged steel doors, broken out concrete on dock, damaged textured ceiling	

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	$238,500	-	$3,900	$143,500	$1,500	$387,400
Facade	$135,800	$15,800	$131,400	$2,500	$1,271,700	$1,557,200
Roofing	-	$865,700	$9,300	-	$1,900	$876,900
Interiors	-	$32,300	$846,600	$923,100	$1,053,700	$2,855,700
Plumbing	-	-	$1,073,400	-	$46,300	$1,119,700
HVAC	-	-	$414,000	$36,400	$1,069,000	$1,519,500
Fire Protection	-	-	$1,700	$2,200	$2,300	$6,200
Electrical	-	$336,700	$502,500	-	-	$839,200
Fire Alarm & Electronic Systems	-	-	$15,400	$730,800	$73,800	$820,000
Equipment & Furnishings	$21,500	$29,400	$74,000	$63,200	$246,100	$434,200
Site Development	-	$800	$82,700	$161,900	$37,100	$282,500
Site Utilities	-	-	$21,600	$15,200	-	$36,800
Site Pavement	-	$2,800	-	$31,200	-	$33,900
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS (3% inflation)	**$403,300**	**$1,283,500**	**$3,176,600**	**$2,110,000**	**$3,803,400**	**$10,776,800**

***Totals have been rounded to the nearest $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 1983. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ida B. Wells Elementary School, 995 South Lauderdale Street, Memphis, Tennessee 38126, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Randall Patzke,
Project Manager

Reviewed by:

Al Diefert,
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy Hupp@bureauveritas.com
800.733.0660 x7296632

8. Appendices

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - BUILDING STRUCTURAL

6 - FACADE

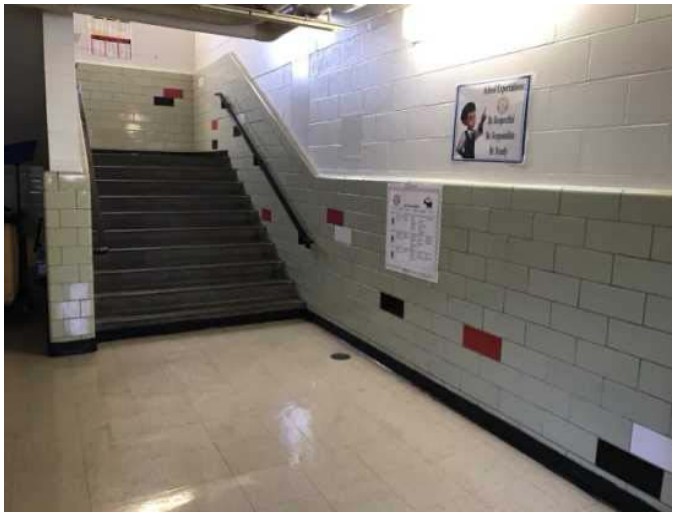
Photographic Overview

7 - ROOF OVERVIEW

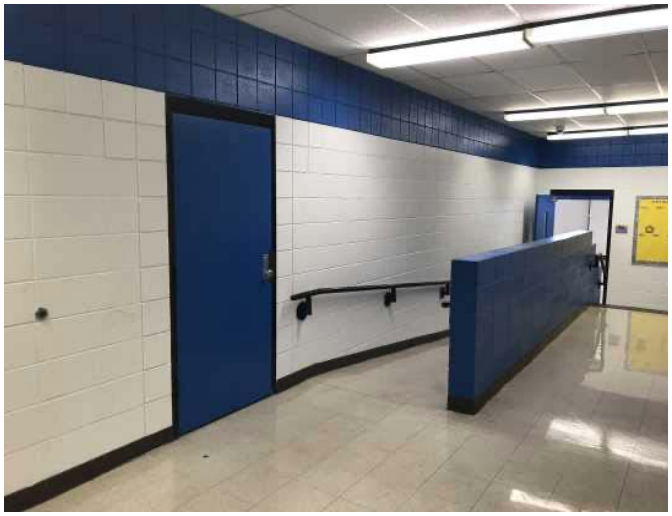
8 - TPO ROOF

9 - OFFICES

10 - CAFETERIA

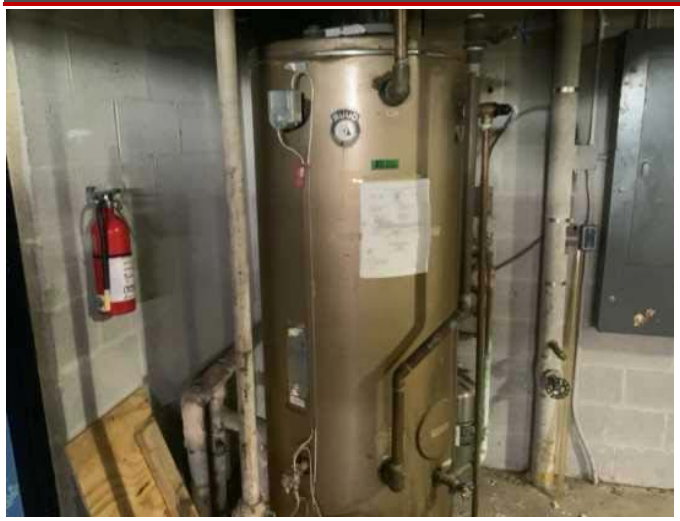


11 - WALL FINISHES

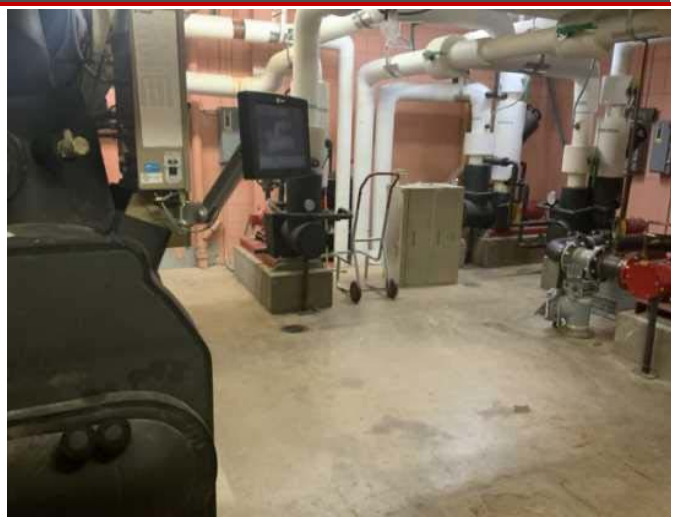


12 - WALL FINISHES

Photographic Overview



13 - WATER HEATER



14 - MECHANICAL ROOM

15 - COOLING TOWER

16 - CHILLER

17 - HYDRONIC PIPING

18 - ELECTRICAL DISTRIBUTION

Photographic Overview

19 - FOODSERVICE EQUIPMENT

20 - CONCRETE DOCK BREAKOUT

21 - PLAYGROUND ASPHALT

22 - SITE SIGNAGE

23 - BUILDING SIGNAGE

24 - PLAYGROUND PLANTERS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-019.354	Ida B. Wells Elementary School
Source	**On-Site Date**
Google	January 31, 2024

BUREAU VERITAS 1828

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Ida B. Wells Elementary School
Name of person completing form:	Everitte mosley
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	1
Date Completed:	January 31, 2024
Phone Number:	901-558-4435
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: 1983	Renovated: 1983	
2	Building size in SF	70,525 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2023	Boiler work
		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?	Boiler work New roof		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Clean roof drains Roof leaks		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				By office and parking lot
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?	X				Lighting not LED
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Restrooms
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ida B. Wells Elementary School

BV Project Number: 163745.23R000-019.354

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			Restrooms
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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

CURB CUT

2ND PATHWAY

	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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

MAIN ENTRANCE

ADDITIONAL ENTRANCE

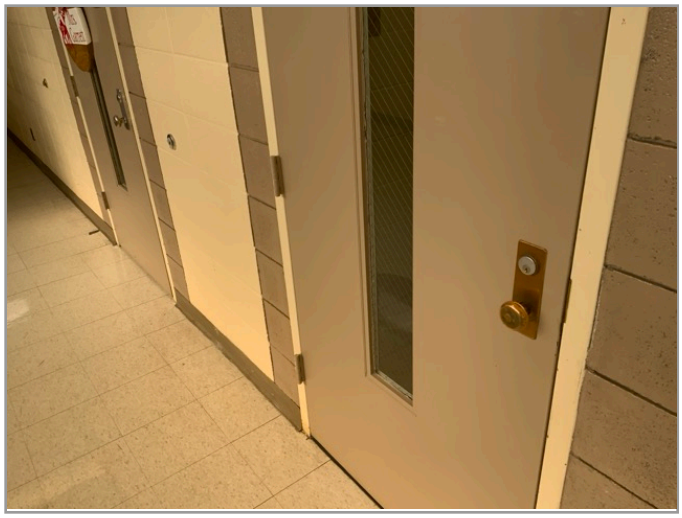
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

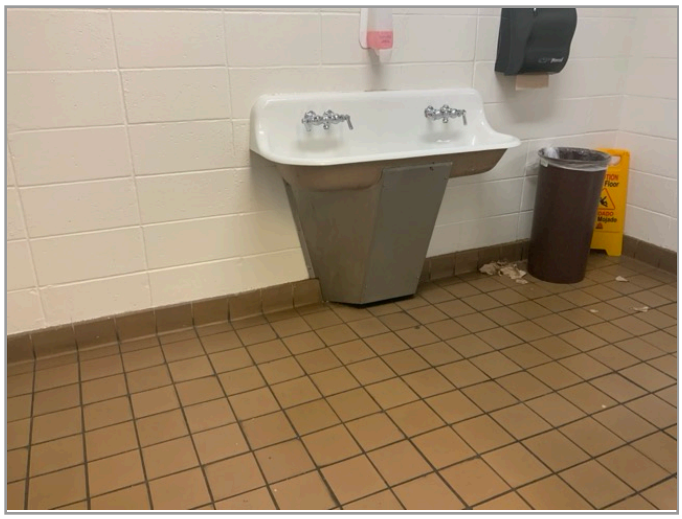
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		Second floor not accessible
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	X			
6	Do ramps on accessible routes appear to have compliant handrails ?	X			

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 ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

PLAYGROUND PLANTERS

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		X		Steps out multi-purpose room
2	Has the play area been reviewed for accessibility ?		X		Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Building Exterior	Poor	Basement Wall, any type, Waterproofing of Exterior Face	26,500 SF	0	7385728
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	350 LF	4	7337745
B1080	Stairwell	Fair	Stair Treads, Raised Rubber Tile	250 SF	4	7337707
B1080	Site	Fair	Stairs, Concrete, Exterior	2,000 SF	9	7337710
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	300 LF	3	7337727
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any surface, Clean	26,500 SF	0	7337753
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	2	7337778
B2010	Site	Poor	Exterior Walls, Brick, Repair/Repoint	500 SF	0	7337736
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	26,500 SF	19	7337748
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	127	5	7337751
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	8	7368528
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	5	7368484
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	5	7337750
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	5	7337737
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	5	1	7337704
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	48,000 SF	2	7368497
B3060	Roof	Fair	Roof Hatch, Metal	1	13	7368485
B3080	Roof	Fair	Soffit, Gypsum Board	1,000 SF	4	7337772
Interiors						
C1010	Office	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	70 LF	5	7337706
C1010	Throughout building	Fair	Interior Wall Construction, Glazed CMU	3,500 SF	9	7337766

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Office	Fair	Interior Window, Fixed, 12 SF	30	15	7337735
C1030	Throughout building	Fair	Interior Door, Steel, Standard	108	10	7337716
C1030	Throughout building	Fair	Door Hardware, School, per Door	142	18	7385722
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	59,000 SF	6	7337765
C1090	Restrooms	Fair	Toilet Partitions, Wood	39	3	7337761
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	364	5	7337698
C2010	Office	Fair	Wall Finishes, Wallpaper	20,000 SF	3	7337739
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	132,000 SF	4	7337715
C2030	Throughout building	Good	Flooring, Wood, Strip, Refinish	802 SF	7	7368535
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	53,000 SF	4	7337781
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	4	7337754
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,000 SF	10	7337729
C2030	Restrooms	Fair	Flooring, Quarry Tile	7,500 SF	9	7337696
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,400 SF	2	7337699
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,000 SF	4	7337728
C2050	Stairwell	Poor	Ceiling Finishes, Textured Spray Coating	1,500 SF	2	7337757
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7368525
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	12	11	7337743
D2010	Boiler room	Fair	Water Heater, Electric, Residential	1	3	7337732
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	12	7337724
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	70,525 SF	5	7337775
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	5	7337697
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	5	7368520
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	3	7337740

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	17	5	7337734
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	5	7337711
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	46	5	7337762
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	5	7337746
D2010	Hallway	Fair	Sink/Lavatory, Trough Style, Solid Surface	6	5	7337759
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	5	7368490
HVAC						
D3020	Mechanical room	Fair	Boiler Supplemental Components, Chemical Feed System	1	9	7337768
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	34	7337742
D3020	Mechanical room	Good	Boiler Supplemental Components, Shot Feed Tank	1	24	7337723
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	24	7337726
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, Condenser, 1 to 1.5 TON	1	8	7368499
D3030	Office	Fair	Split System Ductless, Single Zone	1	3	7337703
D3030	Site	Good	Cooling Tower, (Typical) Open Circuit	1	19	7337712
D3030	Throughout building	Good	Unit Ventilator, approx/nominal 4 Ton	16	14	7337767
D3030	Boiler room	Good	Chiller, Water-Cooled	1	19	7337725
D3050		Good	Air Handler, Interior AHU, Easy/Moderate Access	1	19	7368492
D3050	Hallway	Good	Fan Coil Unit, Hydronic Terminal	1	14	7337705
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	9	7337731
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	2	19	7337780
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	19	7337714
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	70,525 SF	5	7337747
D3050	Mechanical room	Good	Pump, Distribution, HVAC Heating Water	1	19	7337720
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	2	9	7337722
D3050	Throughout building	Good	Fan Coil Unit, Hydronic Terminal	30	14	7368514

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Restrooms	Good	Fan Coil Unit, Hydronic Terminal	2	14	7337702
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	3	16	7368493
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	10	7368503
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	5	7337756
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7368509
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	5	5	7368511
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	3	7337738
D5020	Boiler room	Fair	Switchboard, 120/208 V	1	3	7337770
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	70,525 SF	5	7337764
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	70,525 SF	2	7337719
Fire Alarm & Electronic Systems						
D7010	Vestibule	Fair	Entry Security, Metal Detector, Full Body Walkthrough	2	3	7337752
D7030	Office	Fair	Security Panel, Annunciator	1	3	7337713
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	70,525 SF	8	7368538
D7050	Throughout building	Fair	Fire Alarm Panel, Annunciator	1	5	7368483
D7050	Mechanical room	Good	Leak Detection & Monitoring System, HVAC Refrigerants	1	19	7337760
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	70,525 SF	9	7337721
Equipment & Furnishings						
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7368524
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7368512
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	7368526
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	7	7368501
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7368506

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Commercial Kitchen, Service Line	1 LS	12	7368500
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	2	3	7368496
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7368513
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	3	7368518
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	2	7368510
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	7368507
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	3	7368534
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	3	7368504
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7368530
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7368495
E2010	Building Exterior	Fair	Artwork, Moderate Size/Value	1	8	7337758
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	12,300 SF	8	7337709
G2020	Site	Poor	Parking Lots, Pavement, Concrete	100 SF	1	7337718
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	8,250 SF	4	7337773
Sitework						
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	100 SF	30	7337700
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	140 LF	20	7337755
G2060	Site	Fair	Park Bench, Precast Concrete	3	13	7337708
G2060	Site	Fair	Flagpole, Metal	1	4	7337741
G2060	Site	Fair	Retaining Wall, Brick/Stone	750 SF	10	7337777
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	850 LF	3	7337695
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	8	7337744
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	46	8	7337776

Component Condition Report | Ida B Wells Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	48	LF	19	7337733
G2080	Site	Fair	Landscaping, Ground Cover, Repair	250	SF	2	7337779
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3		8	7337701
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	33		3	7337771
Accessibility							
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		0	7385603

Appendix F:
Replacement Reserves

Replacement Reserves Report

Ida B Wells Elementary

3/6/2024

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
Ida B Wells Elementary	$403,250	$5,871	$1,275,194	$379,941	$593,920	$2,156,931	$246,572	$25,591	$263,805	$1,193,802	$380,194	$19,933	$104,195	$24,451	$735,777	$28,043	$14,442	$63,813	$277,497	$2,403,881	$66,429	**$10,663,532**
Grand Total	**$403,250**	**$5,871**	**$1,275,194**	**$379,941**	**$593,920**	**$2,156,931**	**$246,572**	**$25,591**	**$263,805**	**$1,193,802**	**$380,194**	**$19,933**	**$104,195**	**$24,451**	**$735,777**	**$28,043**	**$14,442**	**$63,813**	**$277,497**	**$2,403,881**	**$66,429**	**$10,663,532**

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
A2010	Building Exterior	7385728	Basement Wall, any type, Waterproofing of Exterior Face, Replace	0	0	0	26500	SF	$9.00	$238,500	$238,500																					**$238,500**
B1080	Stairwell	7337707	Stair Treads, Raised Rubber Tile, Replace	18	14	4	250	SF	$10.00	$2,500					$2,500																	**$2,500**
B1080	Site	7337710	Stairs, Concrete, Exterior, Replace	50	41	9	2000	SF	$55.00	$110,000										$110,000												**$110,000**
B1080	Site	7337727	Stair/Ramp Rails, Metal, Refinish	10	7	3	300	LF	$1.50	$450				$450										$450								**$900**
B1080	Site	7337745	Stair/Ramp Rails, Metal, Refinish	10	6	4	350	LF	$1.50	$525					$525										$525							**$1,050**
B2010	Site	7337736	Exterior Walls, Brick, Repair/Repoint	0	0	0	500	SF	$33.00	$16,500	$16,500																					**$16,500**
B2010	Building Exterior	7337753	Exterior Walls, any surface, Clean	0	0	0	26500	SF	$4.50	$119,250	$119,250																					**$119,250**
B2010	Building Exterior	7337778	Exterior Walls, any painted surface, Prep & Paint	10	8	2	4000	SF	$2.42	$9,680			$9,680										$9,680									**$19,360**
B2010	Building Exterior	7337748	Exterior Walls, Brick Veneer, Replace	50	31	19	26500	SF	$27.00	$715,500																				$715,500		**$715,500**
B2020	Building Exterior	7337751	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	25	5	127	EA	$650.00	$82,550						$82,550																**$82,550**
B2020	Throughout building	7368484	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	3	EA	$1,200.00	$3,600						$3,600																**$3,600**
B2020	Throughout building	7368528	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	12	8	1	EA	$2,000.00	$2,000									$2,000													**$2,000**
B2050	Building Exterior	7337704	Exterior Door, Steel, Standard, Replace	40	39	1	5	EA	$600.00	$3,000		$3,000																				**$3,000**
B2050	Building Exterior	7337750	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	14	EA	$1,300.00	$18,200						$18,200																**$18,200**
B2050	Building Exterior	7337737	Exterior Door, Steel, Standard, Replace	40	35	5	15	EA	$600.00	$9,000						$9,000																**$9,000**
B3010	Roof	7368497	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	48000	SF	$17.00	$816,000			$816,000																			**$816,000**
B3060	Roof	7368485	Roof Hatch, Metal, Replace	30	17	13	1	EA	$1,300.00	$1,300														$1,300								**$1,300**
B3080	Roof	7337772	Soffit, Gypsum Board, Replace	20	16	4	1000	SF	$8.30	$8,300					$8,300																	**$8,300**
C1010	Throughout building	7337766	Interior Wall Construction, Glazed CMU, Replace	50	41	9	3500	SF	$46.00	$161,000										$161,000												**$161,000**
C1010	Office	7337706	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	20	5	70	LF	$29.40	$2,058						$2,058																**$2,058**
C1020	Office	7337735	Interior Window, Fixed, 12 SF, Replace	40	25	15	30	EA	$500.00	$15,000																	$15,000					**$15,000**
C1030	Throughout building	7337716	Interior Door, Steel, Standard, Replace	40	30	10	108	EA	$600.00	$64,800														$64,800								**$64,800**
C1030	Throughout building	7385722	Door Hardware, School, per Door, Replace	30	12	18	142	EA	$400.00	$56,800																			$56,800			**$56,800**
C1070	Throughout building	7337765	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	59000	SF	$3.50	$206,500							$206,500															**$206,500**
C1090	Restrooms	7337761	Toilet Partitions, Wood, Replace	20	17	3	39	EA	$500.00	$19,500				$19,500																		**$19,500**
C1090	Hallway	7337698	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	364	EA	$500.00	$182,000						$182,000																**$182,000**
C2010	Office	7337739	Wall Finishes, Wallpaper, Replace	15	12	3	20000	SF	$2.20	$44,000				$44,000															$44,000			**$88,000**
C2010	Throughout building	7337715	Wall Finishes, any surface, Prep & Paint	10	6	4	132000	SF	$1.22	$161,040					$161,040										$161,040							**$322,080**
C2030	Restrooms	7337696	Flooring, Quarry Tile, Replace	50	41	9	7500	SF	$26.00	$195,000										$195,000												**$195,000**
C2030	Restrooms	7337729	Flooring, Ceramic Tile, Replace	40	30	10	5000	SF	$18.00	$90,000														$90,000								**$90,000**
C2030	Throughout building	7368535	Flooring, Wood, Strip, Refinish	10	3	7	802	SF	$4.00	$3,208								$3,208											$3,208			**$6,416**
C2030	Throughout building	7337699	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	2400	SF	$8.00	$19,200			$19,200																$19,200			**$38,400**
C2030	Throughout building	7337781	Flooring, Vinyl Tile (VCT), Replace	15	11	4	53000	SF	$5.00	$265,000					$265,000															$265,000		**$530,000**
C2030	Office	7337754	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2400	SF	$7.50	$18,000					$18,000										$18,000							**$36,000**
C2050	Stairwell	7337757	Ceiling Finishes, Textured Spray Coating, Replace	20	18	2	1500	SF	$7.50	$11,250			$11,250																			**$11,250**
C2050	Throughout building	7337728	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10000	SF	$1.62	$16,200					$16,200										$16,200							**$32,400**
D2010	Boiler room	7337732	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$1,600.00	$1,600				$1,600															$1,600			**$3,200**
D2010	Boiler room	7337740	Water Heater, Gas, Commercial (400 MBH), Replace	20	17	3	1	EA	$22,000.00	$22,000				$22,000																		**$22,000**
D2010	Boiler room	7337724	Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	$16,600.00	$16,600													$16,600									**$16,600**
D2010	Boiler room	7337711	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D2010	Throughout building	7337775	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	70525	SF	$11.00	$775,775						$775,775																**$775,775**
D2010	Restrooms	7337697	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	1	EA	$1,100.00	$1,100						$1,100																**$1,100**
D2010	Kitchen	7368525	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
D2010	Kitchen	7368490	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	2	EA	$2,100.00	$4,200						$4,200																**$4,200**
D2010	Restrooms	7337762	Toilet, Commercial Water Closet, Replace	30	25	5	46	EA	$1,300.00	$59,800						$59,800																**$59,800**
D2010	Boiler room	7337746	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	3	EA	$1,400.00	$4,200						$4,200																**$4,200**
D2010	Hallway	7337759	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	25	5	6	EA	$2,500.00	$15,000						$15,000																**$15,000**

Replacement Reserves Report

Ida B Wells Elementary

3/6/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D2010	Throughout building	7368520	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	14	EA	$1,500.00	$21,000						$21,000																	**$21,000**
D2010	Restrooms	7337734	Urinal, Standard, Replace	30	25	5	17	EA	$1,100.00	$18,700						$18,700																	**$18,700**
D2010	Hallway	7337743	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	12	EA	$1,200.00	$14,400												$14,400											**$14,400**
D3020	Mechanical room	7337768	Boiler Supplemental Components, Chemical Feed System, Replace	15	6	9	1	EA	$11,700.00	$11,700										$11,700													**$11,700**
D3030	Boiler room	7337725	Chiller, Water-Cooled, Replace	25	6	19	1	EA	$250,000.00	$250,000																				$250,000			**$250,000**
D3030	Site	7337712	Cooling Tower, (Typical) Open Circuit, Replace	25	6	19	1	EA	$53,600.00	$53,600																				$53,600			**$53,600**
D3030	Office	7337703	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800				**$9,600**
D3030	Roof	7368499	Computer Room AC Unit, Air-Cooled, Condenser, 1 to 1.5 TON, Replace	20	12	8	1	EA	$2,200.00	$2,200									$2,200														**$2,200**
D3030	Throughout building	7337767	Unit Ventilator, approx/nominal 4 Ton, Replace	20	6	14	16	EA	$10,600.00	$169,600															$169,600								**$169,600**
D3050	Throughout building	7337747	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	70525	SF	$5.00	$352,625						$352,625																	**$352,625**
D3050	Boiler room	7337731	Supplemental Components, Air Separator, HVAC, Replace	15	6	9	1	EA	$3,900.00	$3,900										$3,900													**$3,900**
D3050	Boiler room	7337722	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	2	EA	$5,100.00	$10,200										$10,200													**$10,200**
D3050	Mechanical room	7337714	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	6	19	1	EA	$7,600.00	$7,600																				$7,600			**$7,600**
D3050	Mechanical room	7337720	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	$6,800.00	$6,800																				$6,800			**$6,800**
D3050	Mechanical room	7337780	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	2	EA	$6,500.00	$13,000																				$13,000			**$13,000**
D3050	Throughout building	7368514	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	30	EA	$3,840.00	$115,200															$115,200								**$115,200**
D3050	Hallway	7337705	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	1	EA	$2,530.00	$2,530															$2,530								**$2,530**
D3050	Restrooms	7337702	Fan Coil Unit, Hydronic Terminal, Replace	20	6	14	2	EA	$1,670.00	$3,340															$3,340								**$3,340**
D3050	Ida B Wells Elementary	7368492	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	6	19	1	EA	$15,000.00	$15,000																				$15,000			**$15,000**
D3060	Roof	7368493	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	4	16	3	EA	$3,000.00	$9,000																	$9,000						**$9,000**
D4010	Kitchen	7368503	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	4	LF	$400.00	$1,600											$1,600												**$1,600**
D4030	Throughout building	7337756	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	8	EA	$150.00	$1,200						$1,200										$1,200							**$2,400**
D4030	Throughout building	7368509	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300							**$600**
D5020	Boiler room	7337770	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$120,000.00	$120,000				$120,000																			**$120,000**
D5020	Boiler room	7337738	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$30,000.00	$30,000				$30,000																			**$30,000**
D5020	Throughout building	7368511	Distribution Panel, 120/208 V, Replace	30	25	5	5	EA	$2,000.00	$10,000						$10,000																	**$10,000**
D5030	Throughout building	7337764	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	35	5	70525	SF	$4.00	$282,100						$282,100																	**$282,100**
D5040	Throughout building	7337719	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	70525	SF	$4.50	$317,363			$317,363																				**$317,363**
D7010	Vestibule	7337752	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	7	3	2	EA	$5,950.00	$11,900				$11,900										$11,900									**$23,800**
D7030	Office	7337713	Security Panel, Annunciator, Replace	15	12	3	1	EA	$500.00	$500				$500															$500				**$1,000**
D7050	Throughout building	7368483	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	$1,580.00	$1,580						$1,580															$1,580		**$3,160**
D7050	Throughout building	7368538	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	12	8	70525	SF	$2.00	$141,050									$141,050														**$141,050**
D7050	Mechanical room	7337760	Leak Detection & Monitoring System, HVAC Refrigerants, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000			**$30,000**
D8010	Throughout building	7337721	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	6	9	70525	SF	$6.00	$423,150										$423,150													**$423,150**
E1030	Kitchen	7368524	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500												**$64,500**
E1030	Kitchen	7368512	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	$6,700.00	$6,700			$6,700																$6,700				**$13,400**
E1030	Kitchen	7368510	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	2	EA	$10,500.00	$21,000			$21,000										$21,000										**$42,000**
E1030	Kitchen	7368534	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	2	EA	$4,500.00	$9,000				$9,000															$9,000				**$18,000**
E1030	Kitchen	7368504	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	12	3	1	EA	$6,800.00	$6,800				$6,800															$6,800				**$13,600**
E1030	Kitchen	7368530	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700				**$3,400**
E1030	Kitchen	7368496	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	12	3	2	EA	$6,400.00	$12,800				$12,800															$12,800				**$25,600**
E1030	Kitchen	7368518	Commercial Kitchen, Service Line, Replace	15	12	3	1	LS	$25,000.00	$25,000				$25,000															$25,000				**$50,000**
E1030	Kitchen	7368513	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7368507	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100		**$10,200**
E1030	Kitchen	7368501	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	8	7	1	EA	$4,500.00	$4,500							$4,500																**$4,500**
E1030	Kitchen	7368506	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600							$3,600																**$3,600**
E1030	Kitchen	7368526	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	$9,500.00	$9,500							$9,500												$9,500				**$19,000**
E1030	Kitchen	7368500	Commercial Kitchen, Service Line, Replace	15	3	12	1	LS	$25,000.00	$25,000												$25,000											**$25,000**
E1040	Throughout building	7368495	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500							**$3,000**
E2010	Building Exterior	7337758	Artwork, Moderate Size/Value, Replace	30	22	8	1	EA	$10,000.00	$10,000									$10,000														**$10,000**
G2020	Site	7337718	Parking Lots, Pavement, Concrete, Replace	50	49	1	100	SF	$27.00	$2,700		$2,700																					**$2,700**
G2020	Site	7337709	Parking Lots, Pavement, Asphalt, Overlay	25	17	8	12300	SF	$2.00	$24,600									$24,600														**$24,600**

Replacement Reserves Report

Ida B Wells Elementary

3/6/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
G2050	Site	7337773	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	21	4	8250	SF	$6.50	$53,625					$53,625																	**$53,625**
G2060	Site	7337695	Fences & Gates, Fence, Chain Link 6', Replace	40	37	3	850	LF	$21.00	$17,850				$17,850																		**$17,850**
G2060	Site	7337708	Park Bench, Precast Concrete, Replace	25	12	13	3	EA	$1,000.00	$3,000														$3,000								**$3,000**
G2060	Site	7337755	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	140	LF	$25.00	$3,500																					$3,500	**$3,500**
G2060	Site	7337741	Flagpole, Metal, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	**$2,500**
G2060	Site	7337776	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	46	EA	$150.00	$6,900									$6,900													**$6,900**
G2060	Site	7337744	Signage, Property, Pylon Standard, Replace/Install	20	12	8	1	EA	$9,500.00	$9,500									$9,500													**$9,500**
G2060	Site	7337777	Retaining Wall, Brick/Stone, Replace	40	30	10	750	SF	$140.00	$105,000											$105,000											**$105,000**
G2080	Site	7337779	Landscaping, Ground Cover, Repair	10	8	2	250	SF	$3.20	$800			$800										$800									**$1,600**
G2080	Site	7337733	Planter Boxes, Pre-Manufactured, High-End, Replace	25	6	19	48	LF	$300.00	$14,400																				$14,400		**$14,400**
G4050	Site	7337701	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	3	EA	$4,000.00	$12,000									$12,000													**$12,000**
G4050	Building exterior	7337771	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	33	EA	$600.00	$19,800				$19,800																		**$19,800**
Y1090	Throughout building	7385603	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											**$403,250**	**$5,700**	**$1,201,993**	**$347,700**	**$527,690**	**$1,860,588**	**$206,500**	**$20,808**	**$208,250**	**$914,950**	**$282,900**	**$14,400**	**$73,080**	**$16,650**	**$486,435**	**$18,000**	**$9,000**	**$38,608**	**$163,000**	**$1,370,900**	**$36,780**	**$8,207,182**
Totals, Escalated (3.0% inflation, compounded annually)											**$403,250**	**$5,871**	**$1,275,194**	**$379,941**	**$593,920**	**$2,156,931**	**$246,572**	**$25,591**	**$263,805**	**$1,193,802**	**$380,194**	**$19,933**	**$104,195**	**$24,451**	**$735,777**	**$28,043**	**$14,442**	**$63,813**	**$277,497**	**$2,403,881**	**$66,429**	**$10,663,532**

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	7337732	D2010	**Water Heater**	Electric, Residential	80 GAL	Ida B Wells Elementary	Boiler room	A. O. Smith	DRE 80A 917	LH01-1078605-917	2001		
2	7337724	D2010	**Water Heater**	Gas, Commercial (200 MBH)	80 GAL	Ida B Wells Elementary	Boiler room	Bradford White	D80T1993N	NA37188104	2016		
3	7337740	D2010	**Water Heater**	Gas, Commercial (400 MBH)	75 GAL	Ida B Wells Elementary	Boiler room	Ruud	675 - 360 - 1	0664 - 85576	1983		
4	7337711	D2010	**Backflow Preventer**	Domestic Water	1 IN	Ida B Wells Elementary	Boiler room	Watts	909	306359	1983		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7337726	D3020	**Boiler**	Gas, HVAC	2500 MBH	Ida B Wells Elementary	Boiler room	Camus	AVNH-2500MSI	041826363	2018		
2	7337768	D3020	**Boiler Supplemental Components**	Chemical Feed System		Ida B Wells Elementary	Mechanical room	Illegible	Miniwave	No dataplate	2018		
3	7337742	D3020	**Boiler Supplemental Components**	Expansion Tank	30 GAL	Ida B Wells Elementary	Boiler room	No dataplate	No dataplate	No dataplate	2018		
4	7337725	D3030	**Chiller**	Water-Cooled	250 TON	Ida B Wells Elementary	Boiler room	Trane	CVHE250	L18E02632	2018		
5	7337712	D3030	**Cooling Tower**	(Typical) Open Circuit	250 TON	Ida B Wells Elementary	Site	Evapco	Illegible	Illegible	2018		
6	7368499	D3030	**Computer Room AC Unit**	Air-Cooled, Condenser, 1 to 1.5 TON	1.5 TON	Ida B Wells Elementary	Roof	Carrier	No dataplate	No dataplate	2012		
7	7337703	D3030	**Split System Ductless**	Single Zone	1.5 TON	Ida B Wells Elementary	Office	Johnson Controls	Illegible	4807Y50987	2012		
8	7337767	D3030	**Unit Ventilator**	approx/nominal 4 Ton	1500 CFM	Ida B Wells Elementary	Throughout building	Johnson Controls	MAUVF3G1ECB221R0J2AAA8HJB1M	W180505234	2018		16
9	7337714	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Ida B Wells Elementary	Mechanical room	Patterson	No dataplate	No dataplate	2018		
10	7337780	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Ida B Wells Elementary	Mechanical room	Patterson	No dataplate	No dataplate	2018		2
11	7337720	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Ida B Wells Elementary	Mechanical room	Patterson	No dataplate	No dataplate	2018		

12	7337722	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Ida B Wells Elementary	Boiler room	Patterson	No dataplate	No dataplate	2018		2
13	7368492	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2400 CFM	Ida B Wells Elementary		Trane	Inaccessible	Inaccessible	2018		
14	7337705	D3050	**Fan Coil Unit**	Hydronic Terminal	1200 CFM	Ida B Wells Elementary	Hallway	Inaccessible	Inaccessible	Inaccessible	2018		
15	7368514	D3050	**Fan Coil Unit**	Hydronic Terminal	1800 CFM	Ida B Wells Elementary	Throughout building	Trane	FCBB1001DAVA0H10AC4M0000D2000H8000000000000	T18D17247	2018		30
16	7337702	D3050	**Fan Coil Unit**	Hydronic Terminal	800 CFM	Ida B Wells Elementary	Restrooms	Inaccessible	Inaccessible	Inaccessible	2018		2
17	7368493	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3000 CFM	Ida B Wells Elementary	Roof	Air Enterprises	Illegible	Illegible			3

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368503	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Ida B Wells Elementary	Kitchen						4
2	7337756	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Ida B Wells Elementary	Throughout building				2019		8
3	7368509	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Ida B Wells Elementary	Throughout building						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7337770	D5020	**Switchboard**	120/208 V	2000 AMP	Ida B Wells Elementary	Boiler room	ITE Electric	No dataplate	No dataplate	1983		
2	7368511	D5020	**Distribution Panel**	120/208 V	200 AMP	Ida B Wells Elementary	Throughout building	ITE Electric	MLA30-4L	No dataplate	1983		5
3	7337738	D5020	**Distribution Panel**	120/208 V	2000 AMP	Ida B Wells Elementary	Boiler room	ITE Electric	192691	No dataplate	1983		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368526	E1030	**Foodservice Equipment**	Convection Oven, Double		Ida B Wells Elementary	Kitchen	Duke	E101GV	03173037			
2	7368506	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Ida B Wells Elementary	Kitchen	Masterbuilt	D0MC-164-A	16110819	2016		
3	7368524	E1030	**Foodservice Equipment**	Dishwasher Commercial		Ida B Wells Elementary	Kitchen	Stero	SC-20-1	27869-11-78			

4	7368534	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Ida B Wells Elementary	Kitchen						2
5	7368530	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Ida B Wells Elementary	Kitchen	FWE	UHS-12	123232704	2012		
6	7368513	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In	Ida B Wells Elementary	Kitchen	Saturn	FBTM49F	FBTM49F141018J2012	2014		
7	7368507	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In	Ida B Wells Elementary	Kitchen		C-2F	C-2F14091892010	2014		
8	7368504	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In	Ida B Wells Elementary	Kitchen	True Manufacturing Co	T-72F-HC	10795830	2012		
9	7368512	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Ida B Wells Elementary	Kitchen	Scotsman	B322S	08101320015915	2008		
10	7368501	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner	Ida B Wells Elementary	Kitchen						
11	7368496	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Ida B Wells Elementary	Kitchen		R72-S	R72S-12040002	2012		2
12	7368510	E1030	**Foodservice Equipment**	Steamer, Freestanding	Ida B Wells Elementary	Kitchen	AccACCUTEMPording to	N61201E06000200	51351	2016		2
13	7368495	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	Ida B Wells Elementary	Throughout building						