

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Idlewild Elementary School
1950 Linden Avenue
Memphis, Tennessee 38104

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ON SITE DATE:

January 22, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Two
Main Address	1950 Linden Avenue, Memphis, Tennessee 38104
Site Developed	1874 Renovated 1986
Site Area	3.26 acres (estimated)
Parking Spaces	62 total spaces all in open lots; 1 of which are accessible
Outside Occupants/Leased Spaces	Cafeteria leased by YMCA
Date(s) of Visit	January 22, 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)	Monte Wilson
Assessment and Report Prepared By	Randall Patzke
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school is the oldest in the district, original building is from 1874 in use for 150 years. The school is still used as an elementary school and has had additions of the Gymnasium and at least two classroom wings. The most recent is the west wing in 1986.

Architectural

The windows have a frosted appearance and generally can not be seen through. The new windows are scheduled for replacement on January 29, a sample had been completed. The soffit and fascia of the original building appears to have areas of dry rot and require painting or replacement. The exterior brick should be sealed to off waterproofing. There are areas in the brick work that require repointing of the mortar joints. Water does leak into the northeast stairwell. There are steel doors and frames that have rusted out and require replacement. The door hardware is not ADA compliant. The VCT flooring on the second and third floor have areas with subflooring issues that cause the tile to crack and break. The main level hallway is uneven, it is wavy. The ramp is too steep. The building requires an occupant to travel up and down to get to different areas of the building, even if on the same level. The quarry tile in the kitchen has tiles that are cracked and broken. The toilet partitions are shorter wood ones that are not holding paint. Generally, the painted areas and the old woodwork all appear in at least a fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems have recently been updated. During assessment, the school was experiencing an issue with heating water and domestic hot water for the kitchen. Generally, the building was cool, but during assessment some rooms were too warm. The start-up time for heating the building is too late per the principal. Replacement of the hydronic piping should be planned for the near future. The interior lighting has not been upgraded to LED. The electrical distribution is all older and replacement should be considered for the future. Classroom distribution should reflect needs of current teaching technology. The sanitary piping and fixtures are older, replacement should be planned for. The domestic hot water system is primarily boilers with storage tanks. The drinking fountains have been upgraded with bottle fillers, yet many are off-limits for use. The school has been retrofitted with a wet sprinkler system; the attic of the original school appears to have a dry sprinkler system. There is a complete fire alarm system with pull stations, horns, and strobes. There are portable fire extinguishers and an automatic commercial kitchen hood system.

Site

The asphalt paving in the parking area has potholes and extensive cracking and requires replacement. The sidewalk is starting to crack, and replacement will be required. The timber retaining wall has dry rot, requiring replacement. Some of the playground equipment is barricaded off. The exterior access courtyard has a tall step to exit the area.

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 Idlewild Elementary School(1874)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 26,254,000	65,635	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 391,600		1.5 %
3-Year	\$ 2,598,500		9.9 %
5-Year	\$ 6,287,700		23.9 %
10-Year	\$ 7,978,000		30.4 %



Campus Level FCI:

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

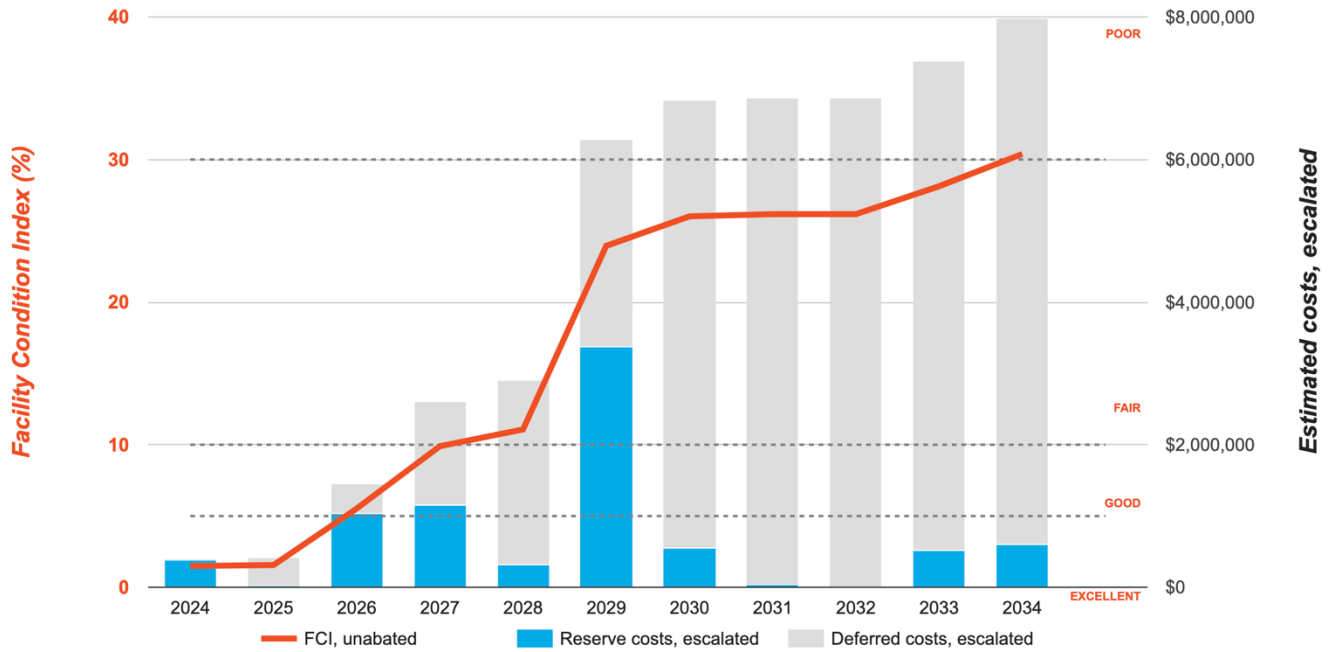
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Idlewild Elementary School

Replacement Value: \$26,254,000

Inflation Rate: 3.0%

Average Needs per Year: \$725,300



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

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$8,800	\$2,500	-	\$3,400	\$14,700
Facade	\$371,300	\$83,500	\$9,300	\$218,800	\$1,400	\$684,200
Roofing	-	\$46,900	\$680,200	-	-	\$727,100
Interiors	-	\$410,500	\$1,007,600	\$333,800	\$1,052,800	\$2,804,800
Plumbing	\$2,800	-	\$1,129,400	\$28,800	\$101,600	\$1,262,500
HVAC	-	-	\$766,900	\$124,400	\$224,400	\$1,115,700
Fire Protection	-	-	\$91,100	\$4,300	\$700	\$96,100
Electrical	-	\$313,300	\$604,800	-	\$8,000	\$926,200
Fire Alarm & Electronic Systems	-	-	\$2,600	\$665,300	\$185,700	\$853,600
Equipment & Furnishings	-	\$3,900	\$105,500	\$273,500	\$259,500	\$642,400
Special Construction & Demo	-	-	-	\$1,700	-	\$1,700
Site Development	\$10,000	\$74,100	\$436,500	\$27,000	\$132,400	\$679,900
Site Utilities	-	\$9,500	-	-	-	\$9,500
Site Pavement	-	\$109,300	-	\$12,800	\$96,300	\$218,400
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$391,600	\$1,059,800	\$4,836,300	\$1,690,300	\$2,066,200	\$10,044,200

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

Immediate Needs

Facility/Building	Total Items	Total Cost
Idlewild Elementary School / Idlewild Elementary School	5	\$390,400
Idlewild Elementary School / Idlewild ES Gymnasium	1	\$1,200
Total	6	\$391,600

Idlewild Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7391907	Idlewild Elementary School / Idlewild Elementary School	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$33,000
7391870	Idlewild Elementary School / Idlewild Elementary School	Building Exterior	B2020	Glazing, any type, by SF, Replace	Poor	Retrofit/Adaptation	\$338,300
7391889	Idlewild Elementary School / Idlewild Elementary School	Kitchen	D2010	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	Poor	Performance/Integrity	\$1,600
7391893	Idlewild Elementary School / Idlewild Elementary School	Site	G2050	Play Structure, Multipurpose, Small, Replace	Failed	Performance/Integrity	\$10,000
7391948	Idlewild Elementary School / Idlewild Elementary School		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (5 items)							\$390,400

Idlewild ES Gymnasium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7389736	Idlewild Elementary School / Idlewild ES Gymnasium	Gymnasium	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$1,200
Total (1 items)							\$1,200

Key Findings



Sidewalk in Failed condition.

Concrete, Large Areas
Idlewild Elementary School Gymnasium Site

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

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$11,700

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Broken up, steep slope - AssetCALC ID: 7389758



Exterior Walls in Poor condition.

Brick
Idlewild Elementary School Building Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$33,000

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Mortar failed on upper walls - AssetCALC ID: 7391907



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Idlewild Elementary School Gymnasium
Building Exterior

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

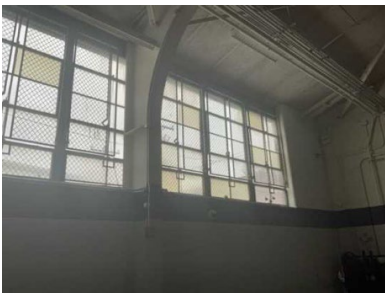
Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Old windows - AssetCALC ID: 7389761



Window in Poor condition.

Steel, 16-25 SF
Idlewild Elementary School Gymnasium
Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$47,600

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Rusting frame, single pane - AssetCALC ID: 7389769



Window in Poor condition.

Steel, 28-40 SF
Idlewild Elementary School Gymnasium
Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,900

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Rusting frames, not clear - AssetCALC ID: 7389776



Parking Lots in Poor condition.

Pavement, Asphalt
Idlewild Elementary School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$81,200

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Potholes, breaking up - AssetCALC ID: 7391914



Sink/Lavatory in Poor condition.

Commercial Kitchen, 1-Bowl
Idlewild Elementary School Kitchen

Uniformat Code: D2010
Recommendation: **Replace in 2024**

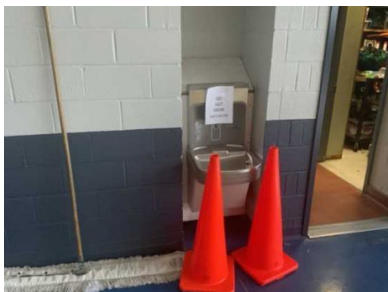
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

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Out of service - AssetCALC ID: 7391889



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Idlewild Elementary School Gymnasium

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Out of service - AssetCALC ID: 7389736



Play Structure in Failed condition.

Multipurpose, Small
Idlewild Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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Fenced off - AssetCALC ID: 7391893



Foodservice Equipment in Poor condition.

Garbage Disposal, 1 to 3 HP
Idlewild Elementary School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

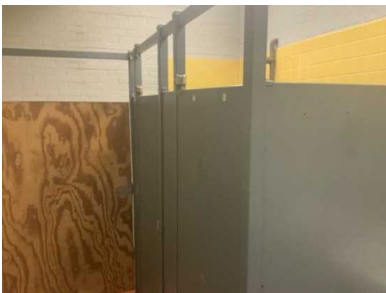
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

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Out of service - AssetCALC ID: 7391933



Toilet Partitions in Poor condition.

Metal
Idlewild Elementary School Gymnasium
Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Rusting out - AssetCALC ID: 7389750



Flooring in Poor condition.

Quarry Tile
Idlewild Elementary School Kitchen

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$78,000

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Cracked and broken tiles, areas seem to move vertically - AssetCALC ID: 7391857



Exterior Door in Poor condition.

Steel, Standard
Idlewild Elementary School Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,800

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Head clearance and rusted out frames and door skins - AssetCALC ID: 7391918



Retaining Wall in Poor condition.

Treated Timber
Idlewild Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,000

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Rotted out missing - AssetCALC ID: 7391871



Soffit in Poor condition.

Wood
Idlewild Elementary School Building Exterior

Uniformat Code: B3080
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$40,600

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Possibly rotting - AssetCALC ID: 7391941



Stairs in Poor condition.

Concrete, Exterior
Idlewild Elementary School Gymnasium Site

Uniformat Code: B1080
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

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Breaking up rails loose - AssetCALC ID: 7389745



Flooring in Poor condition.

Vinyl Tile (VCT)
Idlewild Elementary School Throughout Building

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

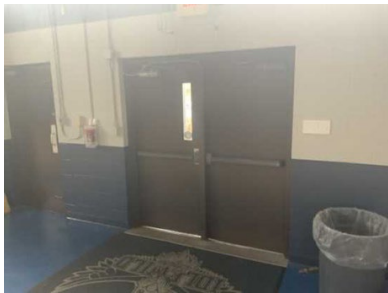
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$286,000

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Broken tiles, cracking on raised areas of subflooring - AssetCALC ID: 7391939



Exterior Door in Poor condition.

Steel, Standard
Idlewild Elementary School Gymnasium Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

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Frames and doors rusting out - AssetCALC ID: 7389744



Toilet Partitions in Poor condition.

Wood
Idlewild Elementary School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,500

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Worn, failed paint - AssetCALC ID: 7391953



Roof Appurtenances in Poor condition.

Gutters and Downspouts, Aluminum with Fittings
Idlewild Elementary School Gymnasium Roof

Uniformat Code: B3020
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

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End of life - AssetCALC ID: 7389738



Glazing in Poor condition.

Any Type, by SF
Idlewild Elementary School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **60.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$338,300

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Being replaced. Test window completed. Schedule for Jan 29th - AssetCALC ID: 7391870

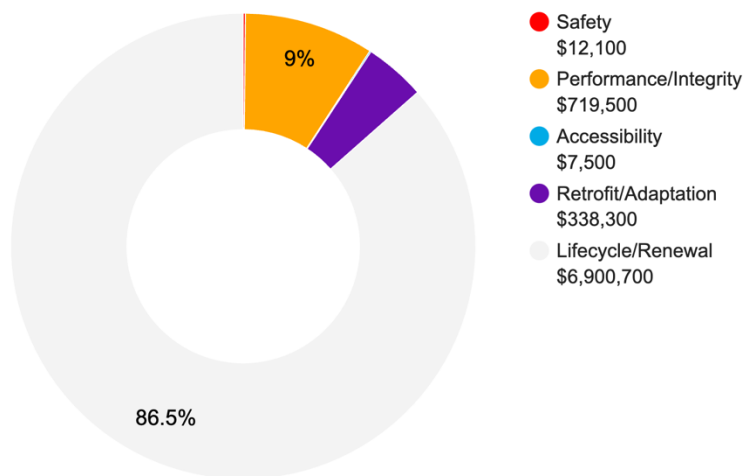
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,978,100

2. Elementary School Building



Elementary School Building: Systems Summary

Constructed/Renovated	1874	
Building/Group Size	65,635 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel beams and columns with cast-in-place floors, concrete pad column footing foundation system and grade beam foundation system Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, lath and plaster, wainscot Floors: Carpet, VCT, ceramic tile, quarry tile, sealed concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks and Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, and cooling tower feeding fan coil, hydronic baseboard radiators and cabinet terminal units Non-Central System: None Supplemental components: Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion, fire extinguishers, and kitchen hood system	Fair
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	Good
Equipment/Special	Commercial kitchen equipment	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Window replacement scheduled January 29th (sample completed), brick veneer repointing, quarry tile cracked and broken steel doors and frames rusted out soffit/facia dry rotting toilet partitions	

3. Gymnasium Building



Gymnasium Building: Systems Summary

Constructed/Renovated	1960
Building Size	9,136 SF
Number of Stories	1 above grade
<i>System</i>	<i>Description</i> <i>Condition</i>
Structure	Steel frame with over concrete pad column footings and grade beam foundation Fair
Façade	Wall Finish: Brick Windows: Steel Fair
Roof	Primary: Gable construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, brick Floors: Sheet vinyl, VCT, quarry tile, wood strip, sealed concrete Ceilings: Sound board and ACT Fair
Elevators	None --
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms Fair

Gymnasium Building: Systems Summary		
HVAC	Non-Central System: Packaged units, furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Steel and Aluminum windows single pane, toilet partitions rusting, exterior steel doors and frames rusting	

4. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with concrete aprons adjacent concrete sidewalks, curbs, and stairs	Poor
Site Development	Property entrance signage: chain link, wrought iron fencing; chain-link fence dumpster enclosures Playgrounds Limited Park benches, picnic tables, trash receptacles Outdoor fountain	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation present Timber 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: None Building-mounted: HPS, CFL	Fair
Ancillary Structures	Storage sheds	Good
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Retaining wall is rotten, paving is breaking up with potholes broken up stairs and sidewalk at gymnasium	

5. 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.

Key Spaces Not Observed

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

- Roofs; lack of ladder or other means of access and safety concerns

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1874 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1924	No	Yes
Elementary School Building	1874/2018	No	Yes
Gymnasium Building	1960	No	Yes



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

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



7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Idlewild Elementary School, 1950 Linden Avenue, Memphis, Tennessee 38104, 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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10. Appendices

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



Appendix A: Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - LEFT ELEVATION - GYMNASIUM



6 - RIGHT ELEVATION - GYMNASIUM



Photographic Overview



7 - STRUCTURE



8 - GYMNASIUM STRUCTURE



9 - FACADE



10 - ROOFING OVERVIEW



11 - ROOFING OVERVIEW - GYMNASIUM



12 - LIBRARY



Photographic Overview



13 - CLIMBING WALL - GYMNASIUM



14 - GYMNASIUM STAGE



15 - DOMESTIC WATER BOILER



16 - HVAC BOILER



17 - COOLING TOWER



18 - DISTRIBUTION PANEL



Photographic Overview



19 - FURNACE - GYMNASIUM



20 - PLAY STRUCTURE



21 - AWNING



22 - RETAINING WALL



23 - PARKING LOTS



24 - SIDEWALK - GYMNASIUM





Appendix B:

Site Plan



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	163745.23R000-020.354	Idlewild Elementary School	
	Source	On-Site Date	
Google	January 22, 2024		

Appendix C:

Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Idlewild Elementary School

Name of person completing form: Monte Wilson

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 7 months

Date Completed: January 22, 2024

Phone Number: 901.896.9270


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 1874	Renovated 1986	
2	Building size in SF	65,635 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2024	Window replacement, starting Jan 29th
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Window replacement		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Elevator not approved		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Floor hosts on second floor of Add'l Restrooms		

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			
8	Are there any wall, window, basement or roof leaks?	X				Stairwell by cafeteria
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				Just old
15	Are there any problems or inadequacies with exterior lighting?	X				Need to complete work orders for repairs
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				Facets changed, stalls deeper
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			No ADA compliant
21	Are any areas of the property leased to outside occupants?	X				Rent cafeteria



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Idlewild Elementary School

BV Project Number: 163745.23R000-020.354

Abbreviated Accessibility Checklist

Facility History and 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			Faucets changed, stalls deeper
3	Has building management reported any accessibility-based complaints or litigation?		X		No ADA compliant

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 ?		✗		Steps or steep driveway to accessible door
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 ?		✗		Steps at most doors
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 ?		✗		Steeper
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?		✗		Narrower

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		Open for storage

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

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



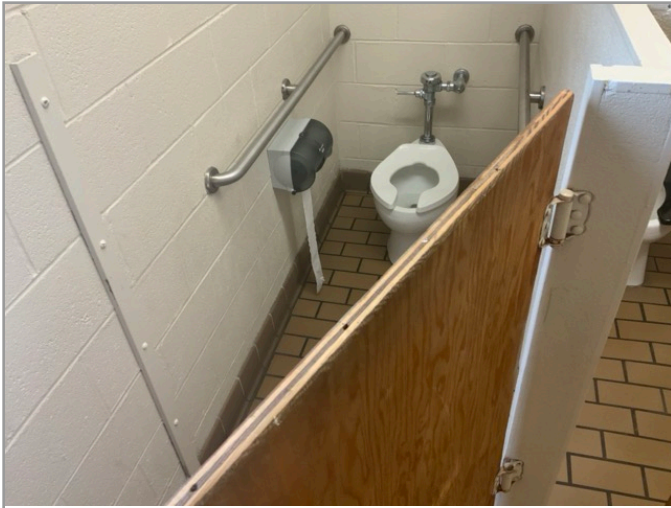
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		✗		Most areas have stairs to access
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?		✗		Hallway ramp steep
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			Other than front hall
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 ?	✗			

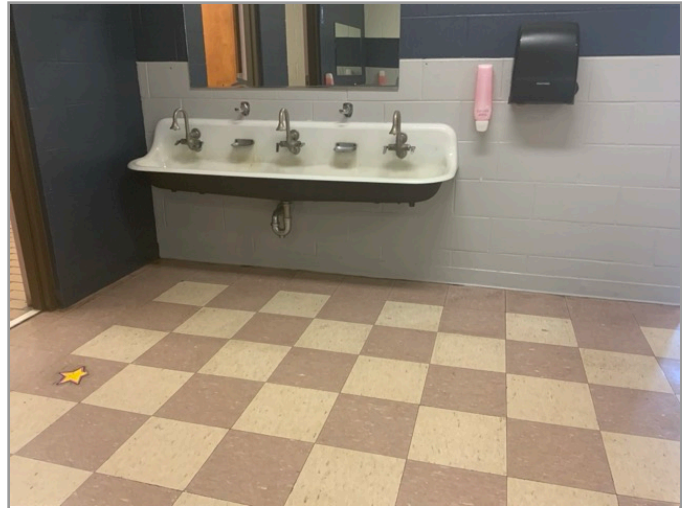
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?	X			
10	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		Knob hardware
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		Not protected
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		Stall door swings into chair area

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		Stall door swings in chair 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 ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		Slightly high

Abbreviated Accessibility Checklist

Playgrounds and 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?	X			
2	Has the play area been reviewed for accessibility ?			X	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E: Component Condition Report



Component Condition Report | Idlewild Elementary School / Idlewild ES Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Good	Roof Structure, Flat, Metal Deck Over Steel Beams	650 SF	59	7389766
B1080	Site	Poor	Stairs, Concrete, Exterior	150 SF	2	7389745
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	6,000 SF	10	7389771
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	3	2	7389776
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	28	2	7389769
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	4	2	7389761
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	8	2	7389744
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	10,250 SF	3	7389755
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	2	7389738
Interiors						
C1010	Vestibule	Fair	Interior Wall, Brick	260 SF	10	7389751
C1030	Throughout building	Fair	Door Hardware, School, per Door	19	5	7389741
C1030	Restrooms	Fair	Interior Door, Steel, Standard	5	5	7389773
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	5	7389777
C1070	vestibule	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,900 SF	4	7389765
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	9	6	7389753
C1090	Restrooms	Poor	Toilet Partitions, Metal	3	1	7389750
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	5	7389767
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	18,000 SF	4	7389735
C2010	Gymnasium	Good	Any Wall including Ceiling, Dampening Panels for Soundproofing	7,250 SF	19	7389739
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	150 SF	5	7389770

Component Condition Report | Idlewild Elementary School / Idlewild ES Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Vinyl Sheeting	7,000 SF	5	7389756
C2030	Vestibule	Fair	Flooring, Quarry Tile	1,500 SF	10	7389740
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	500 SF	4	7389749
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	6	7389759
D2010	Restrooms	Fair	Urinal, Standard	1	5	7389754
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,136 SF	5	7389764
D2010	Gymnasium	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	7389736
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	3	7389743
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	7389748
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	6	7389772
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	2	6	7389760
D3030	Building exterior	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	6	7389737
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7389768
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	9,136 SF	6	7389762
Electrical						
D5020	Gymnasium	Fair	Distribution Panel, 120/208 V	1	3	7389775
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,136 SF	3	7389734
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,136 SF	3	7389742
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,136 SF	6	7389757
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	916 SF	4	7389733
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Concrete, Large Areas	375 SF	46	7389752

Component Condition Report | Idlewild Elementary School / Idlewild ES Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	1,300 SF	1	7389758
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Climbing Wall, by vertical surface area	224 SF	6	7389747
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	5	7389774
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	2	7389763

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Wood, Refinish	1,000 LF	4	7391912
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	4	7391927
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	1,000 SF	0	7391907
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	48,000 SF	25	7391911
B2020	Building Exterior	Poor	Glazing, any type, by SF	6,150 SF	0	7391870
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	4	5	7391836
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	28	2	7391918
B2080	Roof	Fair	Awning, Fabric, per SF of awning	110 SF	6	7391962
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	24,100 SF	3	7391815
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,000 SF	3	7391890
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,325 LF	3	7391928
B3080	Building Exterior	Poor	Soffit, Wood	1,400 SF	2	7391941
Interiors						

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Hallway	Fair	Interior Window, Fixed, 12 SF	8	10	7391841
C1030		Fair	Interior Door, Wood, Solid-Core	150	5	7391958
C1030	Throughout building	Fair	Interior Door, Steel, Standard	56	5	7391895
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,635 SF	5	7391898
C1090	Restrooms	Poor	Toilet Partitions, Wood	41	2	7391953
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	420	5	7391816
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	151,000 SF	4	7391879
C2010	Classrooms	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	6,700 SF	10	7391827
C2030	Restrooms		Flooring, Quarry Tile	99,999 SF	50	7391863
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	57,200 SF	2	7391939
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	20	7391902
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	300 SF	3	7391913
C2030	Stairwells	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,000 SF	4	7391867
C2030	Kitchen	Poor	Flooring, Quarry Tile	3,000 SF	2	7391857
C2050	Classrooms storage	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	4	7391896
Plumbing						
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	5	7391963
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	5	7391916
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	7391917
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	7391929
D2010	Library	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	7391923
D2010	Restrooms	Fair	Toilet, Residential Water Closet	5	5	7391957
D2010	Hallway	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	5	7391848
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water [Front device]	1	5	7391830
D2010	Mechanical room	Good	Backflow Preventer, Domestic Water	1	25	7391925

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	5	7391825
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	9	11	7391835
D2010	Boiler room	Good	Boiler, Gas, Domestic	1	20	7391891
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	11	7391844
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7391858
D2010	Classrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	5	7391878
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	65,635 SF	5	7395416
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water [Back device]	1	5	7391931
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	42	5	7391960
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	5	7391897
D2010	Boiler room	Good	Boiler, Gas, Domestic	1	20	7391949
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	10	5	7391856
D2010	Boiler room	Good	Storage Tank, Domestic Water	1	25	7391894
D2010	Restrooms	Fair	Urinal, Standard	15	5	7391875
D2010	Boiler room	Good	Storage Tank, Domestic Water	1	25	7391865
D2010	Kitchen	Poor	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	0	7391889
D2060	Classrooms	Fair	Air Compressor, Tank-Style	2	6	7391946
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [BLR 2]	1	24	7391899
D3020	Office	Good	Radiator, Hydronic, Baseboard (per LF)	15 LF	24	7391832
D3020	Boiler room	Good	Boiler, Gas, HVAC [BLR 1]	1	24	7391938
D3020	Boiler room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	7391900
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	2	5	7391884
D3030	Building exterior	Fair	Cooling Tower, Closed Circuit (Fluid Cooler)	1	9	7391934
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7391908

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Hallway	Good	Fan Coil Unit, Hydronic Terminal	9	14	7391833
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7391872
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7391814
D3050	Boiler room	Good	Supplemental Components, Air Separator, HVAC	1	10	7391852
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	6	14	7391892
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	5	7391947
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	65,635 SF	5	7391874
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	7391942
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	5	7391866
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	1	14	7391846
D3050		Fair	HVAC System, Hydronic Piping, 2-Pipe	65,635 SF	5	7395417
D3050	Classrooms	Good	Fan Coil Unit, Hydronic Terminal	21	14	7391826
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	7391901
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	7391887
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	10	7391920
D4010	Site	Fair	Supplemental Components, Fire Department Connection, Double	1	5	7391829
D4010	Classrooms	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,350 SF	5	7391850
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	65,635 SF	5	7391951
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7391955
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	7391935
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	2	5	7391885
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	2	5	7391861
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	5	7391940

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	5	7391881
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	8	5	7391860
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	7391959
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	65,635 SF	5	7391956
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	65,635 SF	2	7391950
Fire Alarm & Electronic Systems						
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	65,635 SF	6	7391905
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	65,635 SF	6	7391880
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	65,635 SF	11	7391945
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	6	7391952
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	65,635 SF	9	7391922
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	2	7	7391926
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	4	7391838
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	7391876
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7391909
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	5	7391820
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	12	7391818
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	7391930
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	5	7391919
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	12	7391877
E1030	Kitchen	Poor	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	1	7391933
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	7391903
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	13	7391837
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7391954

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7391817
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	7391847
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7391842
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7391854
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	1	5	7391937
E2010	Restrooms	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	1	6	7391824
E2010	Library	Fair	Casework, Cabinetry Hardwood High-End	300 LF	9	7391944
E2010	Classrooms	Fair	Casework, Cabinetry Hardwood High-End	70 LF	9	7391859
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	22 LF	4	7391915
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	5	7391932
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	7391873
E2010	Classrooms	Fair	Casework, Countertop, Solid Surface	12 LF	4	7391851
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	10	7391868
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	160 SF	26	7391924
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,200 SF	2	7391840
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,200 SF	2	7391914
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	12	7391823
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Exercise Station Parks/Trails, Standard	6	11	7391828
G2050	Site	Good	Play Structure, Multipurpose, Small	1	16	7391839
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	11,750 SF	3	7391845
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	5	3	7391821
G2050	Site	Failed	Play Structure, Multipurpose, Small	1	0	7391893

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	7391910
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	1,200 SF	11	7391849
G2050	Site	Good	Play Structure, Multipurpose, Very Small	2	16	7391843
Sitework						
G2060	Site	Fair	Park Bench, Precast Concrete	10	10	7391961
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	8	16	7391855
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	7391888
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	10	7391864
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	20 LF	5	7391904
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	7391883
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	6	16	7391822
G2060	Site	Poor	Retaining Wall, Treated Timber	1,600 SF	2	7391871
G2060	Site	Fair	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	150 LF	5	7391869
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7391853
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	14	7391906
G2060	Site	Good	Picnic Table, Metal Powder-Coated	2	16	7391886
G2060	Site	Fair	Decorative Fountains, Aerator or Nozzle	1	4	7391936
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	5	7391813
G2060	Sitecourtyard	Good	Picnic Table, Wood/Composite/Fiberglass	17	16	7391831
G2060	Site	Fair	Flagpole, Metal	1	5	7391862
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,800 LF	2	7391819
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	48 LF	21	7391834
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	12,000 SF	3	7391921
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	2	7391943
Accessibility						

Component Condition Report | Idlewild Elementary School / Idlewild Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7391948

Appendix F: Replacement Reserves



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	7391894	D2010	Storage Tank	Domestic Water	200 GAL	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Calentadores	ST-200 ASME	K18-5840	2019	
2	7391865	D2010	Storage Tank	Domestic Water	200 GAL	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Calentadores	ST-200 ASME	B19-0801	2019	
3	7391891	D2010	Boiler	Gas, Domestic	420 MBH	Idlewild Elementary School / Idlewild Elementary School	Boiler room	HESCo	B4G	74301	2019	
4	7391949	D2010	Boiler	Gas, Domestic	420 MBH	Idlewild Elementary School / Idlewild Elementary School	Boiler room	HESCo	B4G	74300	2019	
5	7391844	D2010	Water Heater	Electric, Residential	50 GAL	Idlewild Elementary School / Idlewild Elementary School	Utility closet	A. O. Smith	DEN-52 110	2017119077463	2020	
6	7389743	D2010	Water Heater	Gas, Residential	40 GAL	Idlewild Elementary School / Idlewild ES Gymnasium	Mechanical room	Rheem	P2-40F1	RULN 0905409073	2005	
7	7391963	D2010	Backflow Preventer	Domestic Water	1 IN	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Wilkins	975XL	45 20090		

8	7391916	D2010	Backflow Preventer	Domestic Water	2 IN	Idlewild Elementary School / Idlewild Elementary School	Mechanical room	Watts Regulator	909		168191			
9	7391925	D2010	Backflow Preventer	Domestic Water	2 IN	Idlewild Elementary School / Idlewild Elementary School	Mechanical room	Watts Regulator	909		131429			
10	7391825	D2010	Backflow Preventer	Domestic Water	1.5 IN	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Watts	909 mi		126750			
11	7391931	D2010	Backflow Preventer [Back device]	Domestic Water	2 IN	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Watts	909		131406			
12	7391830	D2010	Backflow Preventer [Front device]	Domestic Water	2 IN	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Watts	909		173754			
13	7391946	D2060	Air Compressor	Tank-Style	.75 HP	Idlewild Elementary School / Idlewild Elementary School	Classrooms	SpeedAire	No dataplate		No dataplate	2010	2	
D30 HVAC														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7391938	D3020	Boiler [BLR 1]	Gas, HVAC	2270 MBH	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Parker Boiler Co.	WH2270		AS-53355	2018		

2	7391899	D3020	Boiler [BLR 2]	Gas, HVAC	2650 MBH	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Parker Boiler Co.	WH2650		AS-53 354	2018	
3	7389760	D3020	Furnace	Gas	40 MBH	Idlewild Elementary School / Idlewild ES Gymnasium	Mechanical room	Lennox	Inaccessible		Inaccessible	2010	2
4	7391832	D3020	Radiator	Hydronic, Baseboard (per LF)		Idlewild Elementary School / Idlewild Elementary School	Office					2018	15
5	7391900	D3020	Boiler Supplemental Components	Chemical Feed System		Idlewild Elementary School / Idlewild Elementary School	Boiler room	LMI	No dataplate		No dataplate	2019	
6	7391884	D3020	Boiler Supplemental Components	Expansion Tank	75 GAL	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Inaccessible	Inaccessible		Inaccessible		2
7	7391934	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	68 TON	Idlewild Elementary School / Idlewild Elementary School	Building exterior	Baltimore Aircoil Company	FXV-L432		U 06:4666801	2008	
8	7389737	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	3.5 TON	Idlewild Elementary School / Idlewild ES Gymnasium	Building exterior	Illegible	Inaccessible		Inaccessible	2010	
9	7391908	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Aurora Pumps	08-03174324-1		No dataplate		

10	7391872	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Aurora Pumps	19-2563486		No dataplate		
11	7391814	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Aurora Pumps	Illegible		Illegible		
12	7391866	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Aurora Pumps	Inaccessible		Inaccessible		
13	7391942	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5800 CFM	Idlewild Elementary School / Idlewild Elementary School	Mechanical room	Daikin Industries	CAH038GDCM		FB0U180300809	2018	
14	7391833	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Idlewild Elementary School / Idlewild Elementary School	Hallway	Daikin Industries	Inaccessible		Inaccessible	2018	9
15	7391892	D3050	Fan Coil Unit	Hydronic Terminal	1950 CFM	Idlewild Elementary School / Idlewild Elementary School	Classrooms	Daikin Industries	W.GT.V.038.B.1.E.GL.L.T.4.Y.A.Y.C.S.YY.Y.B.2.A.Y.Y.Y.Y.YY	No dataplate		2018	6
16	7391846	D3050	Fan Coil Unit	Hydronic Terminal	1800 CFM	Idlewild Elementary School / Idlewild Elementary School	Classrooms	Daikin Industries	W.GT.V.038.8.1.E.GL.L.T.4.Y.A.Y.C.S.YY.Y.B.2.A.Y.Y.Y.Y.VY	No dataplate		2018	
17	7391826	D3050	Fan Coil Unit	Hydronic Terminal	1700 CFM	Idlewild Elementary School / Idlewild Elementary School	Classrooms	Daikin Industries	Inaccessible		Inaccessible	2018	21

18	7391947	D3050	Make-Up Air Unit	MUA or MAU	6000 CFM	Idlewild Elementary School / Idlewild Elementary School	Roof	Inaccessible	Inaccessible		Inaccessible	
19	7389768	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Idlewild Elementary School / Idlewild ES Gymnasium	Roof	Inaccessible	Inaccessible		Inaccessible	2010
20	7391901	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Idlewild Elementary School / Idlewild Elementary School	Roof	Inaccessible	Inaccessible		Inaccessible	
21	7391887	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Idlewild Elementary School / Idlewild Elementary School	Roof	Inaccessible	Inaccessible		Inaccessible	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
1	7391920	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Idlewild Elementary School / Idlewild Elementary School	Kitchen				2014	8
2	7391935	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Idlewild Elementary School / Idlewild Elementary School	Throughout building				2019	
3	7391955	D4030	Fire Extinguisher	Wet Chemical/CO2		Idlewild Elementary School / Idlewild Elementary School	Kitchen				2019	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr Barcode	Qty
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1	7391940	D5020	Switchboard	120/208 V	2000 AMP	Idlewild Elementary School / Idlewild Elementary School	Electrical room	Westinghouse	No dataplate		No dataplate	1986	
2	7391861	D5020	Distribution Panel	120/208 V	400 AMP	Idlewild Elementary School / Idlewild Elementary School	Throughout building	Westinghouse	No dataplate		No dataplate		2
3	7391881	D5020	Distribution Panel	120/208 V	600 AMP	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Westinghouse	CDP		No dataplate		
4	7391860	D5020	Distribution Panel	120/208 V	200 AMP	Idlewild Elementary School / Idlewild Elementary School	Throughout building	Westinghouse	No dataplate		No dataplate		8
5	7389775	D5020	Distribution Panel	120/208 V	200 AMP	Idlewild Elementary School / Idlewild ES Gymnasium	Gymnasium	Westinghouse	No dataplate		No dataplate	1960	
6	7391885	D5020	Distribution Panel	120/240 V	1600 AMP	Idlewild Elementary School / Idlewild Elementary School	Electrical room	Westinghouse	No dataplate		No dataplate	1986	2
7	7391959	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Idlewild Elementary School / Idlewild Elementary School	Boiler room	Danfoss	176Z1073		277700Y348	2018	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
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1	7391952	D7050	Fire Alarm Panel	Fully Addressable		Idlewild Elementary School / Idlewild Elementary School	Office	EST	No dataplate		No dataplate	2015	
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E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7391838	E1030	Foodservice Equipment	Convection Oven, Double		Idlewild Elementary School / Idlewild Elementary School	Kitchen	Blodgett	No dataplate		No dataplate			2
2	7391954	E1030	Foodservice Equipment	Dairy Cooler/Wells		Idlewild Elementary School / Idlewild Elementary School	Kitchen	Beverage-Air Corporation	SMF58		29308.31003	2008		
3	7391842	E1030	Foodservice Equipment	Dairy Cooler/Wells		Idlewild Elementary School / Idlewild Elementary School	Kitchen	True Manufacturing Co	TMC-58-DS-HC		10577000			
4	7391820	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Idlewild Elementary School / Idlewild Elementary School	Kitchen	Cambridge Engineering	NHI-I-4.0140		W10623			2
5	7391909	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Idlewild Elementary School / Idlewild Elementary School	Kitchen	Cozoc	No dataplate		No dataplate			
6	7391817	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Idlewild Elementary School / Idlewild Elementary School	Kitchen	FWE	UHS-12		123232904	2012		

7	7391933	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Salvajor	No dataplate	No dataplate	2012	
8	7391837	E1030	Foodservice Equipment	Icemaker, Freestanding	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Ice-O-Matic	CIM0520HA5	22081280011953	2022	
9	7391818	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Atlas Metal Industries	WF-3	21082789A	2021	
10	7391930	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Arctic Air	AR23E	H7113313		
11	7391926	E1030	Foodservice Equipment	Steamer, Freestanding	Idlewild Elementary School / Idlewild Elementary School	Kitchen	ACCUTEMP	N61201E06000200	65620	2021	2
12	7391847	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Inaccessible	Inaccessible	Inaccessible	2021	
13	7391877	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Bohn	Inaccessible	Inaccessible	2021	2
14	7391903	E1030	Foodservice Equipment	Walk-In, Freezer	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Amerikooler			2021	

15	7391876	E1030	Foodservice Equipment	Walk-In, Refrigerator	Idlewild Elementary School / Idlewild Elementary School	Kitchen	Amerikooler	No dataplate	No dataplate	2021
16	7391854	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Idlewild Elementary School / Idlewild Elementary School	Hallway				2019
