FACILITY CONDITION ASSESSMENT

prepared for

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

John P Freeman
5250 Tulane Road
Memphis, Tennessee 38109

PREPARED BY:
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BV PROJECT #:
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DATE OF REPORT:
September 30, 2024

ON SITE DATE:
August 13, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	5250 Tulane Road, Memphis, Tennessee 38109
Site Developed	1972
Site Area	16.0 acres (estimated)
Parking Spaces	182 total spaces all in open lots; 13 of which are accessible
Building Area	101.026 SF
Number of Stories	One above grade
Outside Occupants/Leased Spaces	Y-Care Cafeteria and Gymnasium
Date(s) of Visit	August 13, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Toledo Campbell
Assessment and Report Prepared By	Randall Patzke
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school opened in 1972. The John P. Freeman school was new in the school year 1988-89 and was the first Optional school for grades 1 to 9.

Architectural

The building is a brick veneer with metal siding trim. The windows are aluminum storefront. The roof is a TPO membrane installed about 9 years ago in two phases. The windows do not appear to have been replaced. Most of the exterior doors have been replaced. The two remaining wood doors should be replaced. All the doors should be re-caulked. The mortar joints looked good and areas requiring repointing were not observed. The ceiling of the canopy required painting.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The boiler has not been replaced and is likely original to the building. The boiler should be replaced with higher efficient equipment. The Rooftop package units and air handlers have been replaced and are middle of life. The exhaust fans appear original but have likely had repairs made. The electrical system has been expanded at least once. The lighting has not been upgraded to LED. The distribution is older and should be upgraded to reflect the changes in how electricity is used in education. The distribution panels and switchboards are at the end of life or approaching the end of life. The plumbing appears to have had a partial refresh in the past. The restrooms have “Bradley” units’ vestibule off the hallway. These units have issues with the foot switches. The emergency showers have had the pull handles removed. Based on the age of the building replacement of the supply and waste piping should be planned for in the future. The hot water boiler appears original and replacement to more energy efficient equipment should be considered. The building is equipped with a wet sprinkler system and portable fire extinguishers. There is a complete fire alarm system, burglar alarm system and camera system interior and exterior. There is a portable AED.

Site

The site has two old storage garages with a secure parking lot. The asphalt pavement is failing. The parking lots and drives have had minimal maintenance since installation. They have been patched and restriped in the past. The lots need to be milled and overlayed. The striping layouts should be redesigned to reflect current usage. The stairs and railing are starting to fail. The railings are rusted out, the stairs broken and spalling. The sidewalks are spalling and breaking up. The tennis courts appear not to be maintained. The Playground needs to have the rubber patched. The asphalt area was just redone this last year. The site lighting has been upgraded to LED.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended 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 | John P Freeman(1972)

Replacement Value	*Total SF*	*Cost/SF*
$ 40,410,400	*101,026*	*$ 400*

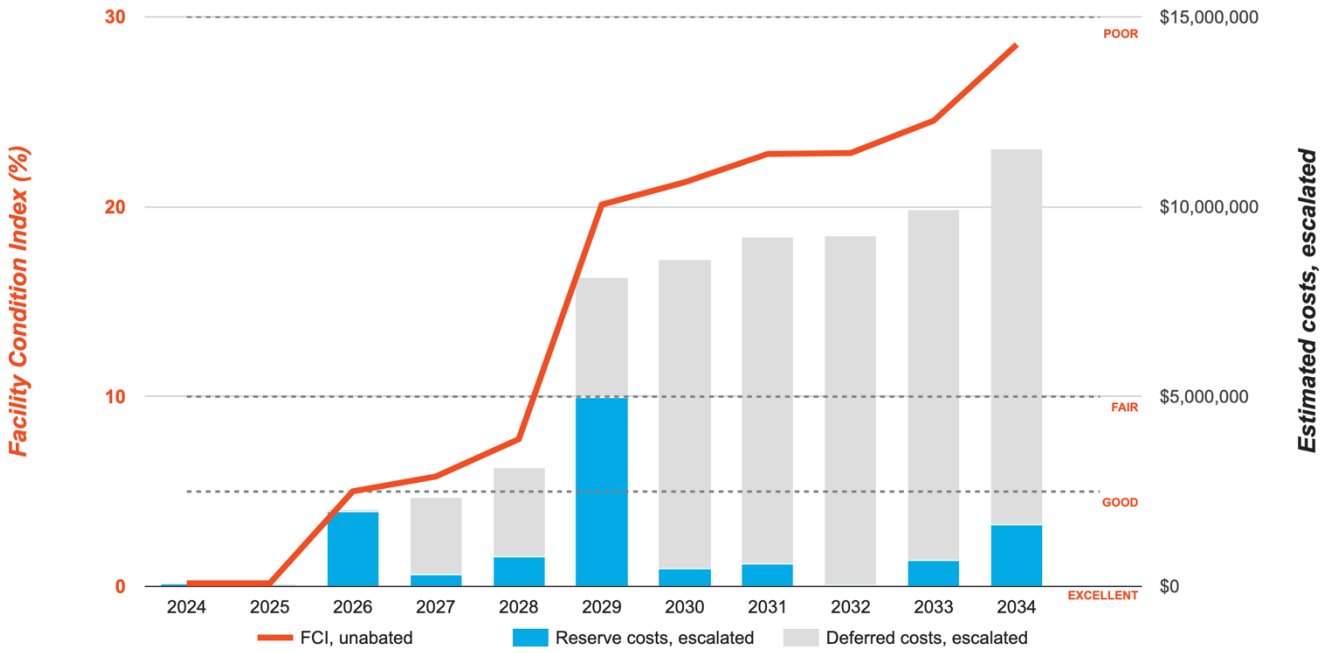
	Est Reserve Cost	FCI
Current	$ 68,400	**0.2 %**
3-Year	$ 2,341,800	**5.8 %**
5-Year	$ 8,128,400	**20.1 %**
10-Year	$ 11,534,200	**28.5 %**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: John P Freeman

Replacement Value: $40,410,400 Inflation Rate: 3.0% Average Needs per Year: $1,048,600



Immediate Needs

Facility/Building	Total Items	Total Cost
John P Freeman	3	$68,400
Total	**3**	**$68,400**

John P Freeman

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8080034	John P Freeman	Classrooms Science	D2010	Emergency Plumbing Fixtures, Shower Station, Replace	Failed	Performance/Integrity	$6,000
8068130	John P Freeman	Kitchen	E1030	Commercial Kitchen Line, Dishwashing Equipment, Replace	NA	Performance/Integrity	$60,000
8079952	John P Freeman	Site	G2060	Picnic Table, Wood/Composite/Fiberglass, Replace	Failed	Performance/Integrity	$2,400
Total (3 items)							**$68,400**

Key Findings

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
John P Freeman Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: $224,000

$$$$

Cracked, spalling, settling - AssetCALC ID: 8079980

Parking Lots in Poor condition.

Pavement, Asphalt
John P Freeman Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $657,000

$$$$

The asphalt pavement is failing. - AssetCALC ID: 8080023

Parking Lots in Poor condition.

Pavement, Concrete
John P Freeman Site

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $160,000

$$$$

Spalling and cracking - AssetCALC ID: 8079986

Emergency Plumbing Fixtures in Failed condition.

Shower Station
John P Freeman Classrooms Science

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $6,000

$$$$

No pull - AssetCALC ID: 8080034

Sink/Lavatory in Poor condition.

Trough Style, Solid Surface
John P Freeman Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:
Performance/Integrity

Cost Estimate: $10,000

**$$$**$

Foot peddles limited areas function - AssetCALC ID: 8079988

Commercial Kitchen Line

Dishwashing Equipment
John P Freeman Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $60,000

$$$$

Item does not work and no longer in use. - AssetCALC ID: 8068130

Picnic Table in Failed condition.

Wood/Composite/Fiberglass
John P Freeman Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

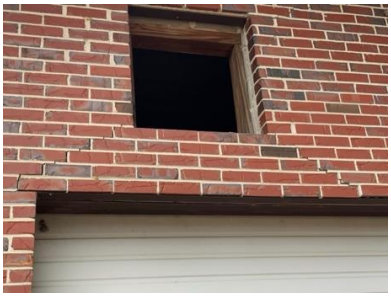
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Damaged - AssetCALC ID: 8079952



Ancillary Building in Poor condition.

Garage
John P Freeman Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $45,000

**$$$**$

Excessive settling, cracked walls, not accessible trees - AssetCALC ID: 8079987

Retaining Wall in Failed condition.

Treated Timber
John P Freeman Site

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $10,000

**$$$**$

Rotted out in areas - AssetCALC ID: 8079972

Exterior Door in Failed condition.

Wood, Solid-Core
John P Freeman Building Exterior

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Peeling, not latching - AssetCALC ID: 8080011

Stairs in Poor condition.

Concrete, Exterior
John P Freeman Site

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $16,500

**$$$**$

Spalling, chicks missing, cracked - AssetCALC ID: 8079998

Stair/Ramp Rails in Poor condition.

Metal
John P Freeman Site

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Posts rusted out, held with tabs - AssetCALC ID: 8080037

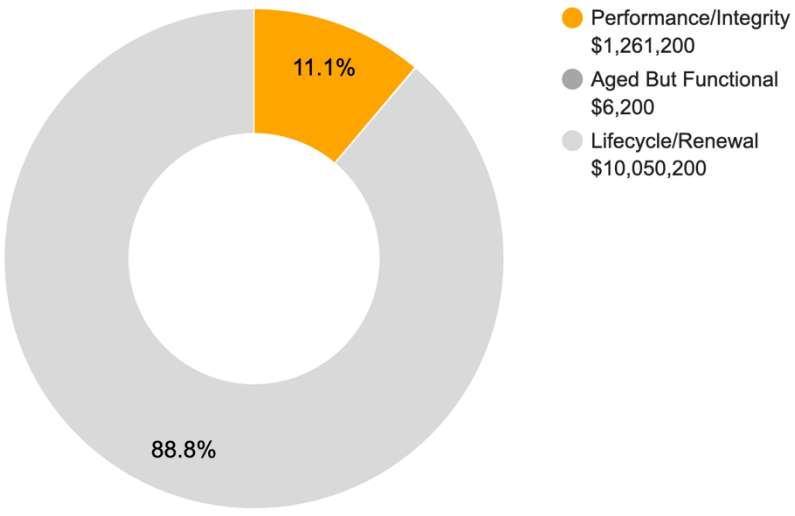
Plan Types

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

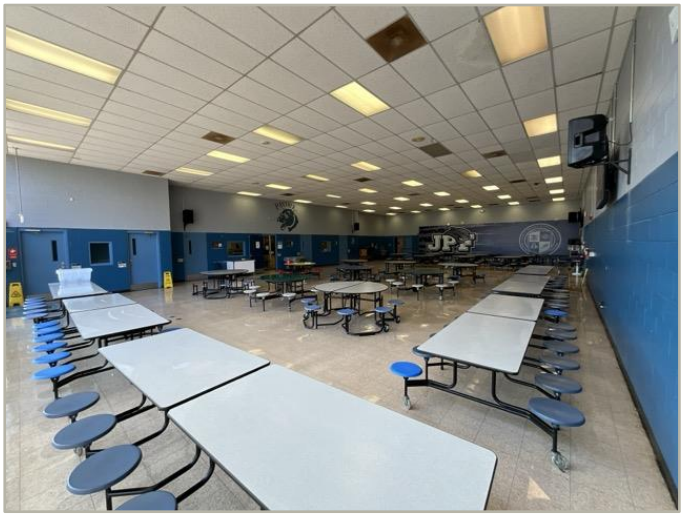
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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: $11,317,600

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, wallpaper, wainscot, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding VAV. Non-Central System: Rooftop Packaged units, P-tac. Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

Systems Summary

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 limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and stairs.	Poor
Site Development	Property entrance signage; chain link fencing; open dumpster enclosures Playgrounds, fencing, tennis courts and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Timber 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: LED, HPS Building-mounted: LED, HPS	Good
Ancillary Structures	Garages	Poor
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Asphalt Paving breaking up, concrete (stairs and flat areas) spalling and breaking up. tennis courts not maintained, storage garages settling and not accessible, railing rusted out, retaining wall timbers deteriorated, exterior wood doors delaminated, picnic tables broken, emergency showers no pull handles, “Bradley” units foot valves not fully functional	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$20,700	-	-	$4,300	$25,000
Facade	-	$1,500	$372,200	$1,019,600	$19,300	$1,412,500
Roofing	-	-	-	-	$2,381,100	$2,381,100
Interiors	-	$4,200	$1,503,400	$905,300	$649,200	$3,062,200
Conveying	-	-	-	-	$23,500	$23,500
Plumbing	$6,000	$10,600	$1,388,000	$158,400	$32,400	$1,595,500
HVAC	-	-	$430,800	$750,800	$172,100	$1,353,700
Fire Protection	-	-	$131,200	-	$6,300	$137,500
Electrical	-	$482,200	$343,100	$223,900	$53,000	$1,102,200
Fire Alarm & Electronic Systems	-	-	$1,243,200	-	$1,554,400	$2,797,600
Equipment & Furnishings	$60,000	-	$465,400	$276,000	$351,800	$1,153,100
Special Construction & Demo	$45,000	-	-	-	-	$45,000
Site Pavement	-	$1,104,300	-	-	-	$1,104,300
Site Development	$2,400	$72,200	$220,900	$71,900	$168,500	$535,900
Site Utilities	-	-	$4,300	-	$68,100	$72,400
TOTALS (3% inflation)	**$113,400**	**$1,695,700**	**$6,102,500**	**$3,405,800**	**$5,484,000**	**$16,801,400**

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 1972. 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 was reported.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of John P. Freeman Optional School, 5250 Tulane Road, Memphis, Tennessee 38109, 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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Reviewed by:

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - FACADE AND COURTYARD

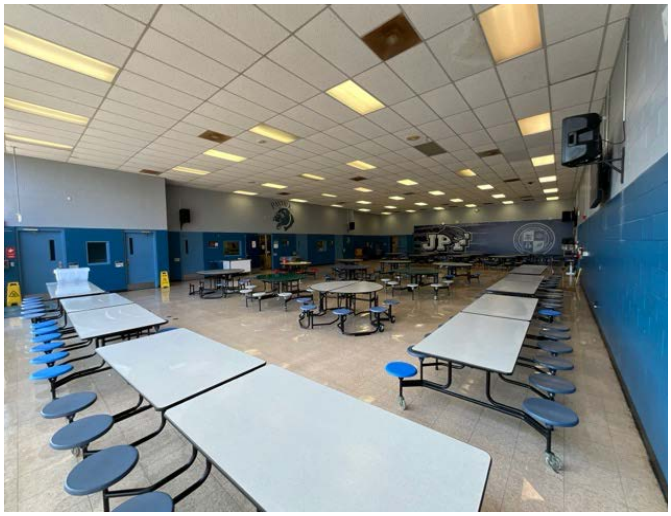
6 - ROOF OVERVIEW

Photographic Overview

7 - ROOF HVAC EQUIPMENT

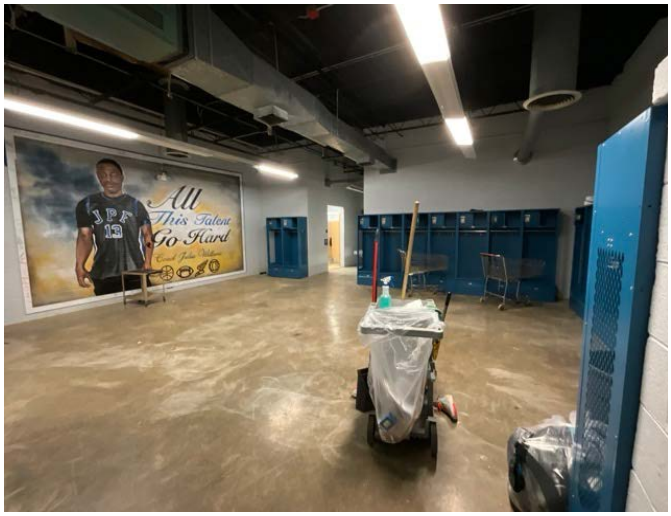
8 - GYMNASIUM

9 - BAND STORAGE



10 - CAFETERIA

11 - ENTRY SECURITY



12 - LOCKER ROOM

Photographic Overview

13 - EXHAUST FAN

14 - BOILER

15 - DISTRIBUTION PANEL

16 - VARIABLE FREQUENCY DRIVE

17 - ROOFTOP PACKAGED UNIT

18 - SECONDARY TRANSFORMER

Photographic Overview

19 - SIGNAGE

20 - RETAINING WALL

21 - FIRE DEPARTMENT CONNECTION

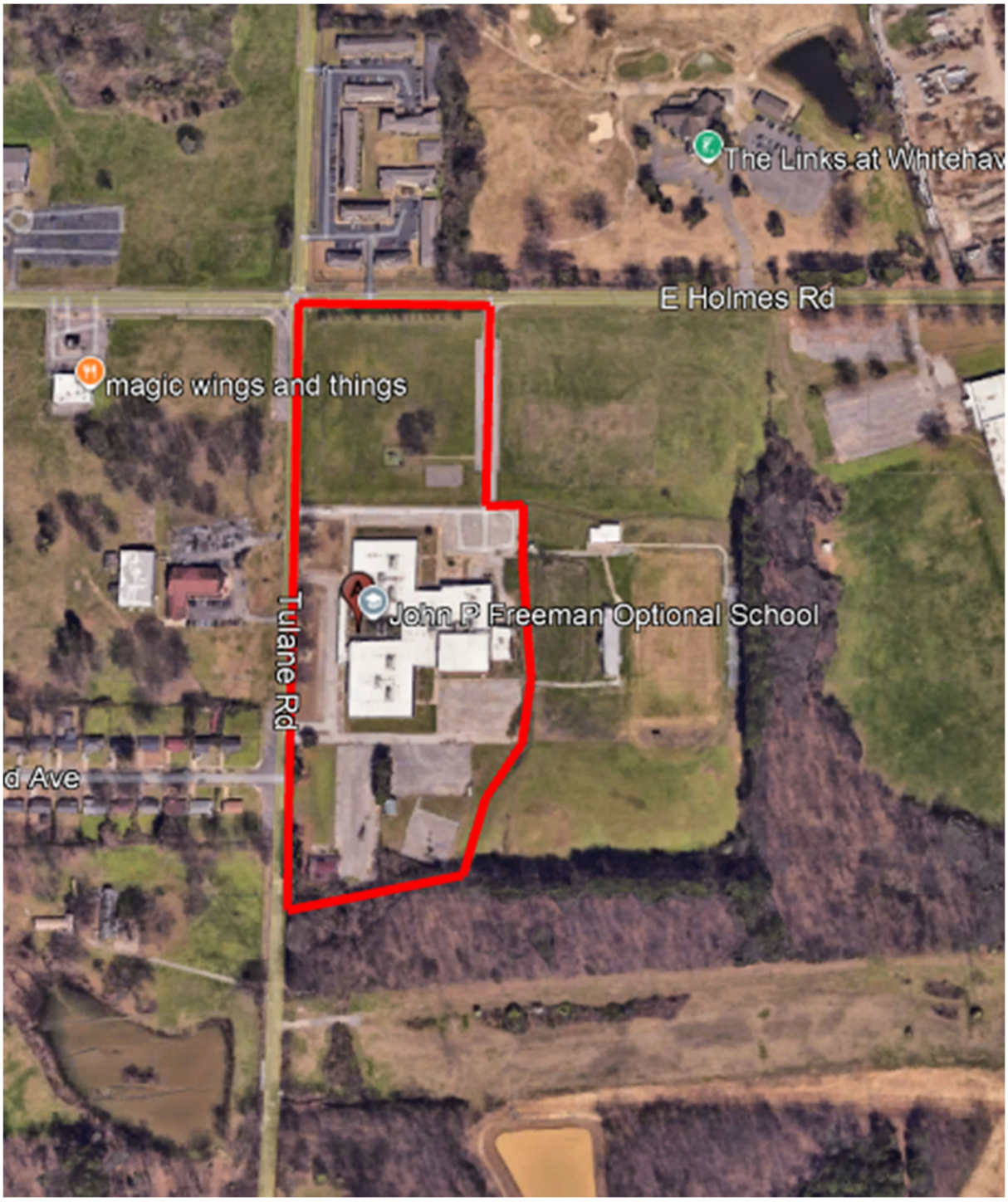
22 - STORAGE GARAGE

23 - STAIR/RAMP RAILS

24 - PARK BENCH

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-122.354	John P Freeman
Source	**On-Site Date**
Google	August 13, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	John P Freeman
Name of person completing form:	Toledo Campbell
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	4 yrs
Date Completed:	August 7, 2024
Phone Number:	901.848.8511
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: 1972	Renovated:	
2	Building size in SF	101,026 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Building STEM lab.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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			
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				PE classroom
14	Is the electrical service outdated, undersized, or problematic?		X			Lighting not LED
15	Are there any problems or inadequacies with exterior lighting?	X				Lot lighting, new ones need sensors
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Potholes and elementary ponding
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				Y care

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: John P Freeman

BV Project Number: 163745.23R000-122.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	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

ACCESSIBLE PATH

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 ?			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

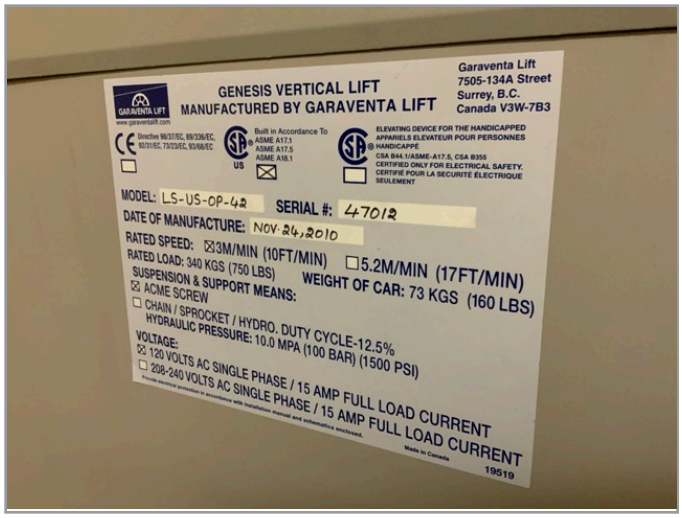
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible 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

Elevators

WHEELCHAIR LIFT



WHEELCHAIR LIFT

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	Wheelchair lift for stage
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?			X	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?			X	
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height ?			X	

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			✕	
8	Are audible and visual floor position indicators provided in the elevator car?			✕	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			✕	

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

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		Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	2,000 LF	2	8080037
B1080	Site	Poor	Stairs, Concrete, Exterior	300 SF	2	8079998
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	27,500 SF	10	8080017
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	6,000 SF	5	8079993
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	5	8079949
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	3,600 SF	3	8079989
B2050	Building Exterior	Failed	Exterior Door, Wood, Solid-Core	2	2	8080011
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	6	8080020
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	16	8079991
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	101,026 SF	11	8080009
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	11	8079956
Interiors						
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	11	10	8080022
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	147	10	8080006
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	62	16	8068076
C1030	Throughout Building	Fair	Door Hardware, School, per Door	28	6	8068154
C1030	Throughout Building	Fair	Door Hardware, School, per Door	25	6	8068129
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	95,000 SF	5	8068094
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	36	5	8079997
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	628 LF	5	8079957
C2010	Classrooms General	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,000 SF	5	8080004

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	212,000	SF	4	8080030
C2010	Gymnasium	Fair	Wall Finishes, Ceramic Tile	10,000	SF	5	8068131
C2010	Classrooms General	Fair	Wall Finishes, Wallpaper	3,000	SF	5	8079951
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	11,000	SF	7	8068069
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	80,000	SF	7	8068090
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	1,000	SF	2	8068120
C2030	Cafeteria	Fair	Flooring, Quarry Tile	5,000	SF	10	8068107
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000	SF	5	8068097
Conveying							
D1010	Gymnasium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		11	8079967
Plumbing							
D2010	Restrooms	Poor	Sink/Lavatory, Trough Style, Solid Surface	4		2	8079988
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	4		5	8080032
D2010	Boiler Room	Fair	Boiler, Gas, Domestic, 801 to 1400 MBH	1		5	8068128
D2010	Restrooms	Fair	Urinal, Standard	22		6	8079971
D2010	Classrooms Science	Failed	Emergency Plumbing Fixtures, Shower Station	4		0	8080034
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	13		11	8080012
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1		5	8080027
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4		6	8079966
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	101,000	SF	5	8079953
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1		5	8079954
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8		5	8079990
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	42		6	8080005
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4		5	8079992
D2010	Restrooms	Fair	Toilet, Child-Sized	1		6	8079984

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	30	6	8080035
D2020	Site	Fair	Supplemental Components, Drains, Trench	30 LF	5	8079994
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	6	8068147
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	5	8068135
D3020	Boiler Room	Fair	Boiler, Electric, HVAC	1	11	8068095
D3030	Kitchen	Good	Evaporative Cooler, up to 0.33 HP	1	10	8068142
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	4	8068086
D3030	Kitchen	Good	Evaporative Cooler, up to 0.33 HP	1	10	8068117
D3030	Office Areas	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	8079968
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	8068078
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [rtu 2]	1	9	8068125
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [rtu 5]	1	9	8068145
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	14	8068077
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [rtu 7]	1	9	8068141
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	9	8068116
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 51 to 60 TON [rtu b]	1	9	8068087
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	19	8080003
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [rtu 1]	1	9	8068162
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [rtu 3]	1	9	8068071
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [rtu 4]	1	6	8068112
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	101,000 SF	5	8079996
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [rtu D]	1	9	8068159
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	9	8068108
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	9	8068082

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	10	8068149
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	6	8068138
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	4	8068163
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	9	8068114
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	14	11	8068137
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	11	8068079
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	2	5	8068101
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	11	8068127
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	101,000 SF	5	8079982
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	3	8080036
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	25	5	8079976
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8081711
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8068119
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	10	8068134
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	6	8068100
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	6	8068158
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	9	8068093
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	10	8068070
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8068098
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 800 AMP	1	6	8068115
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	6	8068133
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	6	8068099
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8068089

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8068075
D5020	Cafeteria	Fair	Distribution Panel, 120/208 V	1	6	8068124
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	5	8079965
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	6	8068091
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	6	8068136
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	6	8068080
D5020	Cafeteria	Fair	Switchboard, 120/208 V	1	4	8068084
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	11	8068111
D5020	Classrooms Science	Fair	Distribution Panel, 120/208 V	2	5	8079974
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	10	8068144
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	11	8068152
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	101,000 SF	4	8079973
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	18	8079978
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	101,000 SF	2	8080008
Fire Alarm & Electronic Systems						
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	5	8068102
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	101,000 SF	5	8080016
D7010	Hallways & Common Areas	Fair	Access Control Devices, Screening X-Ray Machine	1	4	8068126
D7010	Kitchen	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	5	8068148
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	4	8080014
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	101,000 SF	5	8079955
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8080000
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	101,000 SF	5	8080002
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	5	8079999
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	101,000 SF	5	8080038

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	8068083
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	8068072
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	12	8068140
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	8068121
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	13	8068110
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	20	8068165
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	8068161
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	8068105
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	12	8068156
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	8068103
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	11	8068081
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	8068150
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	8068122
E1030	Hallways & Common Areas	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	8068068
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8068113
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	7	8068139
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 1 to 2 LF	1	10	8068160
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	8068106
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	8068088
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	20	8068123
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	7	8068109
E1030	Kitchen	NA	Commercial Kitchen Line, Dishwashing Equipment	20 LF	0	8068130
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8079961
E1040	Gymnasium	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	8068166

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	2		4	8079950
E1040	Classrooms Science	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	41		10	8080010
E1060	Multi-Purpose Room	Fair	Residential Appliances, Clothes Dryer	1		6	8068118
E1060	Multi-Purpose Room	Fair	Residential Appliances, Washer	1		6	8068096
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1		16	8068143
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6		6	8068155
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000	SF	6	8068104
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	2		7	8068153
E2010	Classrooms Science	Fair	Casework, Countertop, Solid Surface	500	LF	5	8080018
E2010	Hallways & Common Areas	Fair	Casework, Countertop, Plastic Laminate	270	LF	5	8068146
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	220	LF	5	8080021
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	200	LF	5	8080013
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	500	LF	5	8079963
Special Construction & Demo							
F1020	Site	Poor	Ancillary Building, Garage	450	SF	0	8079987
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	360	SF	29	8080029
F1020	Site	Good	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	100	SF	29	8079977
F1020	Site	Good	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	100	SF	29	8080028
Pedestrian Plazas & Walkways							
G2020	Site	Good	Parking Lots, Curb & Gutter, Concrete	155	LF	36	8079995
G2020	Site	Poor	Parking Lots, Pavement, Concrete	17,775	SF	2	8079986
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	187,700	SF	2	8080023
G2020	Site	Good	Parking Lots, Pavement, Concrete	1,965	SF	44	8079981
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	11,200	SF	2	8079980
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,100	SF	36	8079975

Component Condition Report | John P Freeman

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,325 SF	6	8080026
G2050	Site	Excellent	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	25	8080007
G2050	Site	Excellent	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,500 SF	5	8080015
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	6	8080025
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	6	8079969
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	12,900 SF	2	8080001
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	450 LF	4	8079948
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	200 LF	26	8079970
G2060	Site	Failed	Retaining Wall, Treated Timber	500 SF	2	8079972
G2060	Site	Fair	Park Bench, Metal Powder-Coated	10	5	8080031
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	4,100 LF	3	8080033
G2060	Site	Failed	Picnic Table, Wood/Composite/Fiberglass	4	0	8079952
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	11	8079958
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	6	8079983
G2060	Site	Good	Picnic Table, Wood/Composite/Fiberglass	9	18	8079962
G2060	Site	Fair	Retaining Wall, Brick/Stone	550 SF	5	8079964
G2060	Site	Fair	Flagpole, Metal	1	5	8079985
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	5	8079959
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	4	16	8079979
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	50 LF	19	8080019
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	18	8080024
Utilities						
G3010	Site General	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	3	8079960

Appendix F:
Replacement Reserves

Replacement Reserves Report

John P Freeman

9/30/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
John P Freeman	$113,400	$0	$1,695,716	$315,962	$795,650	$4,990,913	$475,352	$602,761	$19,888	$688,398	$1,619,480	$2,554,523	$160,042	$36,713	$587,112	$30,341	$107,034	$125,616	$104,359	$136,423	$1,641,854	**$16,801,539**
Grand Total	**$113,400**	**$0**	**$1,695,716**	**$315,962**	**$795,650**	**$4,990,913**	**$475,352**	**$602,761**	**$19,888**	**$688,398**	**$1,619,480**	**$2,554,523**	**$160,042**	**$36,713**	**$587,112**	**$30,341**	**$107,034**	**$125,616**	**$104,359**	**$136,423**	**$1,641,854**	**$16,801,539**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	8079998	Stairs, Concrete, Exterior, Replace	50	48	2	300	SF	$55.00	$16,500			$16,500																			**$16,500**
B1080	Site	8080037	Stair/Ramp Rails, Metal, Refinish	10	8	2	2000	LF	$1.50	$3,000			$3,000										$3,000									**$6,000**
B2010	Building Exterior	8079993	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	40	5	6000	SF	$22.00	$132,000						$132,000																**$132,000**
B2010	Building Exterior	8080017	Exterior Walls, Brick Veneer, Replace	50	40	10	27500	SF	$27.00	$742,500											$742,500											**$742,500**
B2020	Building Exterior	8079989	Storefront, Glazing & Framing, Replace	30	27	3	3600	SF	$55.00	$198,000				$198,000																		**$198,000**
B2020	Hallways & Common Areas	8079949	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	2	EA	$1,200.00	$2,400						$2,400																**$2,400**
B2050	Building Exterior	8080011	Exterior Door, Wood, Solid-Core, Replace	25	23	2	2	EA	$700.00	$1,400			$1,400																			**$1,400**
B2050	Building Exterior	8080020	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	14	EA	$1,300.00	$18,200							$18,200															**$18,200**
B2050	Building Exterior	8079991	Exterior Door, Steel, Standard, Replace	30	14	16	20	EA	$600.00	$12,000																	$12,000					**$12,000**
B3010	Roof	8080009	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	9	11	101026	SF	$17.00	$1,717,442												$1,717,442										**$1,717,442**
B3020	Roof	8079956	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	300	LF	$9.00	$2,700												$2,700										**$2,700**
C1020	Throughout Building	8080022	Interior Window, Fixed, 12 SF, Replace	40	30	10	11	EA	$500.00	$5,500											$5,500											**$5,500**
C1030	Throughout Building	8080006	Interior Door, Wood, Solid-Core, Replace	40	30	10	147	EA	$700.00	$102,900											$102,900											**$102,900**
C1030	Throughout Building	8068076	Interior Door, Steel, Standard, Replace	40	24	16	62	EA	$600.00	$37,200																	$37,200					**$37,200**
C1030	Throughout Building	8068154	Door Hardware, School, per Door, Replace	30	24	6	28	EA	$400.00	$11,200							$11,200															**$11,200**
C1030	Throughout Building	8068129	Door Hardware, School, per Door, Replace	30	24	6	25	EA	$400.00	$10,000							$10,000															**$10,000**
C1070	Throughout Building	8068094	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	95000	SF	$3.50	$332,500						$332,500																**$332,500**
C1090	Restrooms	8079997	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	36	EA	$750.00	$27,000						$27,000																**$27,000**
C1090	Hallways & Common Areas	8079957	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	628	LF	$500.00	$314,000						$314,000																**$314,000**
C2010	Gymnasium	8068131	Wall Finishes, Ceramic Tile, Replace	40	35	5	10000	SF	$18.00	$180,000						$180,000																**$180,000**
C2010	Classrooms General	8080004	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	25	5	2000	SF	$28.00	$56,000						$56,000																**$56,000**
C2010	Classrooms General	8079951	Wall Finishes, Wallpaper, Replace	15	10	5	3000	SF	$2.20	$6,600						$6,600															$6,600	**$13,200**
C2010	Throughout Building	8080030	Wall Finishes, any surface, Prep & Paint	10	6	4	212000	SF	$1.50	$318,000					$318,000										$318,000							**$636,000**
C2030	Restrooms	8068097	Flooring, Ceramic Tile, Replace	40	35	5	4000	SF	$18.00	$72,000						$72,000																**$72,000**
C2030	Cafeteria	8068107	Flooring, Quarry Tile, Replace	50	40	10	5000	SF	$26.00	$130,000											$130,000											**$130,000**
C2030	Gymnasium	8068120	Flooring, Wood, Strip, Refinish	10	8	2	1000	SF	$4.00	$4,000			$4,000										$4,000									**$8,000**
C2030	Throughout Building	8068090	Flooring, Vinyl Tile (VCT), Replace	15	8	7	80000	SF	$5.00	$400,000							$400,000															**$400,000**
C2030	Gymnasium	8068069	Flooring, Maple Sports Floor, Refinish	10	3	7	11000	SF	$5.00	$55,000							$55,000											$55,000				**$110,000**
D1010	Gymnasium	8079967	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	14	11	1	EA	$17,000.00	$17,000												$17,000										**$17,000**
D2010	Boiler Room	8068128	Boiler, Gas, Domestic, 801 to 1400 MBH, Replace	25	20	5	1	EA	$47,500.00	$47,500						$47,500																**$47,500**
D2010	Mechanical Room	8080027	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$5,200.00	$5,200						$5,200																**$5,200**
D2010	Throughout Building	8079953	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	101000	SF	$11.00	$1,111,000						$1,111,000																**$1,111,000**
D2010	Mechanical Room	8079954	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$5,200.00	$5,200						$5,200																**$5,200**
D2010	Classrooms Science	8080034	Emergency Plumbing Fixtures, Shower Station, Replace	20	20	0	4	EA	$1,500.00	$6,000	$6,000																				$6,000	**$12,000**
D2010	Restrooms	8079988	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	4	EA	$2,500.00	$10,000			$10,000																			**$10,000**
D2010	Classrooms General	8079990	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	8	EA	$1,200.00	$9,600						$9,600																**$9,600**
D2010	Utility Rooms/Areas	8079992	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	4	EA	$1,400.00	$5,600						$5,600																**$5,600**
D2010	Classrooms Science	8080032	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	4	EA	$1,500.00	$6,000						$6,000																**$6,000**
D2010	Restrooms	8079971	Urinal, Standard, Replace	30	24	6	22	EA	$1,100.00	$24,200							$24,200															**$24,200**
D2010	Restrooms	8079966	Toilet, Residential Water Closet, Replace	30	24	6	4	EA	$700.00	$2,800							$2,800															**$2,800**
D2010	Restrooms	8080005	Toilet, Commercial Water Closet, Replace	30	24	6	42	EA	$1,300.00	$54,600							$54,600															**$54,600**
D2010	Restrooms	8079984	Toilet, Child-Sized, Replace	30	24	6	1	EA	$900.00	$900							$900															**$900**
D2010	Restrooms	8080035	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	30	EA	$1,500.00	$45,000							$45,000															**$45,000**
D2010	Hallways & Common Areas	8080012	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	13	EA	$1,200.00	$15,600												$15,600										**$15,600**
D2020	Site	8079994	Supplemental Components, Drains, Trench, Replace	40	35	5	30	LF	$241.00	$7,230						$7,230																**$7,230**
D2060	Mechanical Room	8068147	Air Compressor, Tank-Style, Replace	20	14	6	1	EA	$5,150.00	$5,150							$5,150															**$5,150**
D3020	Boiler Room	8068135	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	25	5	1	EA	$135,000.00	$135,000						$135,000																**$135,000**

Replacement Reserves Report

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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
D3020	Boiler Room	8068095	Boiler, Electric, HVAC, Replace	25	14	11	1	EA	$17,400.00	$17,400												$17,400										**$17,400**
D3030	Kitchen	8068142	Evaporative Cooler, up to 0.33 HP, Replace	15	5	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
D3030	Kitchen	8068117	Evaporative Cooler, up to 0.33 HP, Replace	15	5	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
D3030	Roof	8068086	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	11	4	1	EA	$4,800.00	$4,800					$4,800															$4,800		**$9,600**
D3030	Office Areas	8079968	Packaged Terminal Air Conditioner, PTAC, Replace	15	11	4	1	EA	$3,400.00	$3,400					$3,400															$3,400		**$6,800**
D3050	Throughout Building	8079996	HVAC System, Ductwork, Low Density, Replace	30	25	5	101000	SF	$2.00	$202,000						$202,000																**$202,000**
D3050	Roof	8068112	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	14	6	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D3050	Roof	8068078	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$7,500.00	$7,500									$7,500													**$7,500**
D3050	Roof	8068125	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	$40,000.00	$40,000										$40,000												**$40,000**
D3050	Roof	8068087	Packaged Unit, RTU, Pad or Roof-Mounted, 51 to 60 TON, Replace	20	11	9	1	EA	$90,000.00	$90,000										$90,000												**$90,000**
D3050	Roof	8068162	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	11	9	1	EA	$75,000.00	$75,000										$75,000												**$75,000**
D3050	Roof	8068159	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	$40,000.00	$40,000										$40,000												**$40,000**
D3050	Roof	8068108	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	11	9	1	EA	$75,000.00	$75,000										$75,000												**$75,000**
D3050	Roof	8068141	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	11	9	1	EA	$30,000.00	$30,000										$30,000												**$30,000**
D3050	Roof	8068071	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	11	9	1	EA	$75,000.00	$75,000										$75,000												**$75,000**
D3050	Roof	8068145	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	11	9	1	EA	$40,000.00	$40,000										$40,000												**$40,000**
D3050	Roof	8068116	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	11	9	1	EA	$9,000.00	$9,000										$9,000												**$9,000**
D3050	Roof	8068082	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	11	9	1	EA	$45,000.00	$45,000										$45,000												**$45,000**
D3050	Mechanical Room	8068077	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	11	14	1	EA	$9,200.00	$9,200															$9,200							**$9,200**
D3050	Mechanical Room	8080003	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	11	19	1	EA	$49,000.00	$49,000																				$49,000		**$49,000**
D3060	Roof	8068163	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	2	EA	$2,400.00	$4,800					$4,800																	**$4,800**
D3060	Roof	8068101	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	20	5	2	EA	$11,000.00	$22,000						$22,000																**$22,000**
D3060	Roof	8068138	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	8068114	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
D3060	Roof	8068149	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	8068137	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	14	11	14	EA	$1,400.00	$19,600												$19,600										**$19,600**
D3060	Roof	8068079	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	14	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D3060	Roof	8068127	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	14	11	1	EA	$2,400.00	$2,400												$2,400										**$2,400**
D4010	Building Exterior	8080036	Supplemental Components, Fire Department Connection, Double, Replace	30	27	3	1	EA	$1,140.00	$1,140				$1,140																		**$1,140**
D4010	Throughout Building	8079982	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	101000	SF	$1.07	$108,070						$108,070																**$108,070**
D4030	Kitchen	8081711	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300						**$600**
D4030	Throughout Building	8079976	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	25	EA	$150.00	$3,750						$3,750										$3,750						**$7,500**
D5020	Cafeteria	8068084	Switchboard, 120/208 V, Replace	40	36	4	1	EA	$40,000.00	$40,000					$40,000																	**$40,000**
D5020	Mechanical Room	8068089	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**
D5020	Mechanical Room	8068075	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$6,700.00	$6,700							$6,700															**$6,700**
D5020	Boiler Room	8068098	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$16,000.00	$16,000							$16,000															**$16,000**
D5020	Mechanical Room	8068119	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$6,700.00	$6,700									$6,700													**$6,700**
D5020	Boiler Room	8068144	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$90,000.00	$90,000											$90,000											**$90,000**
D5020	Mechanical Room	8079965	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$8,000.00	$8,000						$8,000																**$8,000**
D5020	Classrooms Science	8079974	Distribution Panel, 120/208 V, Replace	30	25	5	2	EA	$2,000.00	$4,000						$4,000																**$4,000**
D5020	Boiler Room	8068100	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$7,000.00	$7,000							$7,000															**$7,000**
D5020	Boiler Room	8068158	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Boiler Room	8068133	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$6,000.00	$6,000							$6,000															**$6,000**
D5020	Boiler Room	8068099	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$2,000.00	$2,000							$2,000															**$2,000**
D5020	Mechanical Room	8068136	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D5020	Boiler Room	8068080	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D5020	Boiler Room	8068091	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D5020	Cafeteria	8068124	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	$2,000.00	$2,000							$2,000															**$2,000**
D5020	Boiler Room	8068115	Distribution Panel, 277/480 V, 800 AMP, Replace	30	24	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
D5020	Mechanical Room	8068093	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	$2,000.00	$2,000										$2,000												**$2,000**
D5020	Mechanical Room	8068134	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,100.00	$1,100											$1,100											**$1,100**
D5020	Mechanical Room	8068070	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**

Replacement Reserves Report

John P Freeman

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	Mechanical Room	8068111	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
D5030	Throughout Building	8079973	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	101000	SF	$2.50	$252,500					$252,500																		**$252,500**
D5030	Mechanical Room	8068152	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	2	EA	$5,300.00	$10,600												$10,600											**$10,600**
D5040	Throughout Building	8080008	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	101000	SF	$4.50	$454,500			$454,500																				**$454,500**
D5040	Building Exterior	8079978	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	24	EA	$600.00	$14,400																				$14,400			**$14,400**
D7010	Hallways & Common Areas	8080014	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	6	4	1	EA	$5,950.00	$5,950					$5,950										$5,950								**$11,900**
D7010	Hallways & Common Areas	8068126	Access Control Devices, Screening X-Ray Machine, Replace	10	6	4	1	EA	$55,000.00	$55,000					$55,000										$55,000								**$110,000**
D7010	Hallways & Common Areas	8068102	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	5	5	1	EA	$5,950.00	$5,950						$5,950										$5,950							**$11,900**
D7010	Kitchen	8068148	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	5	5	1	EA	$5,950.00	$5,950						$5,950										$5,950							**$11,900**
D7010	Throughout Building	8080016	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	101000	SF	$3.25	$328,250						$328,250															$328,250		**$656,500**
D7030	Throughout Building	8079955	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	101000	SF	$2.00	$202,000						$202,000															$202,000		**$404,000**
D7050	Throughout Building	8080002	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	101000	SF	$2.00	$202,000						$202,000																	**$202,000**
D7050	Office Areas	8080000	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000		**$30,000**
D7050	Lobby	8079999	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	$1,580.00	$1,580						$1,580															$1,580		**$3,160**
D8010	Throughout Building	8080038	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	101000	SF	$2.50	$252,500						$252,500															$252,500		**$505,000**
E1030	Kitchen	8068130	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	20	0	20	LF	$3,000.00	$60,000	$60,000																				$60,000		**$120,000**
E1030	Kitchen	8068161	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500						**$21,000**
E1030	Roof	8068072	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300															**$6,300**
E1030	Roof	8068109	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300															**$6,300**
E1030	Kitchen	8068105	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA	$10,500.00	$10,500								$10,500											$10,500				**$21,000**
E1030	Kitchen	8068139	Foodservice Equipment, Steamer, Freestanding, Replace	10	3	7	1	EA	$10,500.00	$10,500								$10,500											$10,500				**$21,000**
E1030	Kitchen	8068122	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	$3,600.00	$3,600										$3,600													**$3,600**
E1030	Kitchen	8068083	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700												**$4,700**
E1030	Kitchen	8068121	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	$4,500.00	$4,500											$4,500												**$4,500**
E1030	Kitchen	8068160	Foodservice Equipment, Exhaust Hood, 1 to 2 LF, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700												**$2,700**
E1030	Kitchen	8068113	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700												**$1,700**
E1030	Kitchen	8068150	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1.1	EA	$6,700.00	$7,370											$7,370												**$7,370**
E1030	Kitchen	8068088	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700											**$1,700**
E1030	Kitchen	8068081	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600												$3,600											**$3,600**
E1030	Kitchen	8068140	Foodservice Equipment, Mixer, Freestanding, Replace	25	13	12	1	EA	$14,000.00	$14,000													$14,000										**$14,000**
E1030	Kitchen	8068106	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	$25,000.00	$25,000													$25,000										**$25,000**
E1030	Kitchen	8068156	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	3	12	1	EA	$3,600.00	$3,600													$3,600										**$3,600**
E1030	Kitchen	8068103	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600										**$4,600**
E1030	Kitchen	8068110	Foodservice Equipment, Walk-In, Freezer, Replace	20	7	13	1	EA	$25,000.00	$25,000														$25,000									**$25,000**
E1030	Hallways & Common Areas	8068068	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500						**$2,500**
E1030	Kitchen	8068123	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	2	EA	$2,100.00	$4,200																					$4,200		**$4,200**
E1030	Kitchen	8068165	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	2	EA	$2,500.00	$5,000																					$5,000		**$5,000**
E1040	Classrooms Science	8079950	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	11	4	2	EA	$2,800.00	$5,600					$5,600																$5,600		**$11,200**
E1040	Classrooms Science	8080010	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	41	EA	$2,450.00	$100,450											$100,450												**$100,450**
E1040	Hallways & Common Areas	8079961	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500							**$3,000**
E1040	Gymnasium	8068166	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	$1,500.00	$1,500									$1,500										$1,500				**$3,000**
E1060	Multi-Purpose Room	8068118	Residential Appliances, Clothes Dryer, Replace	15	9	6	1	EA	$650.00	$650							$650																**$650**
E1060	Multi-Purpose Room	8068096	Residential Appliances, Washer, Replace	15	9	6	1	EA	$850.00	$850							$850																**$850**
E1070	Gymnasium	8068104	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	1000	SF	$15.00	$15,000							$15,000																**$15,000**
E1070	Gymnasium	8068155	Basketball Backboard, Wall-Mounted, Operable	30	24	6	6	EA	$4,300.00	$25,800							$25,800																**$25,800**
E1070	Gymnasium	8068143	Gym Scoreboard, Electronic Basic, Replace	30	14	16	1	EA	$1,700.00	$1,700																	$1,700						**$1,700**
E2010	Classrooms Science	8080018	Casework, Countertop, Solid Surface, Replace	40	35	5	500	LF	$110.00	$55,000						$55,000																	**$55,000**
E2010	Hallways & Common Areas	8068146	Casework, Countertop, Plastic Laminate, Replace	15	10	5	270	LF	$50.00	$13,500						$13,500															$13,500		**$27,000**
E2010	Throughout Building	8080021	Casework, Cabinetry, Standard, Replace	20	15	5	220	LF	$300.00	$66,000						$66,000																	**$66,000**
E2010	Throughout Building	8080013	Casework, Countertop, Plastic Laminate, Replace	15	10	5	200	LF	$50.00	$10,000						$10,000															$10,000		**$20,000**
E2010	Classrooms Science	8079963	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	500	LF	$500.00	$250,000						$250,000																	**$250,000**
E2010	Gymnasium	8068153	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	13	7	2	EA	$750.00	$1,500								$1,500															**$1,500**

Replacement Reserves Report

John P Freeman

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
F1020	Site	8079987	Ancillary Building, Garage, Replace	25	28	0	450	SF	$100.00	$45,000	$45,000																					**$45,000**
G2020	Site	8079986	Parking Lots, Pavement, Concrete, Replace	50	48	2	17775	SF	$9.00	$159,975			$159,975																			**$159,975**
G2020	Site	8080023	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	187700	SF	$3.50	$656,950			$656,950																			**$656,950**
G2030	Site	8079980	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	11200	SF	$20.00	$224,000			$224,000																			**$224,000**
G2050	Site	8080001	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	8	2	12900	SF	$4.50	$58,050			$58,050										$58,050									**$116,100**
G2050	Site	8080015	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	0	5	4500	SF	$0.45	$2,025						$2,025					$2,025				$2,025					$2,025	**$8,100**
G2050	Site	8079969	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	14	6	2	EA	$1,400.00	$2,800							$2,800															**$2,800**
G2050	Site	8080026	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	14	6	1325	SF	$26.00	$34,450							$34,450															**$34,450**
G2050	Site	8080025	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
G2060	Site	8079952	Picnic Table, Wood/Composite/Fiberglass, Replace	20	20	0	4	EA	$600.00	$2,400	$2,400																				$2,400	**$4,800**
G2060	Site	8080033	Fences & Gates, Fence, Chain Link 6', Replace	40	37	3	4100	LF	$21.00	$86,100				$86,100																		**$86,100**
G2060	Site	8079948	Fences & Gates, Fence, Chain Link 8', Replace	40	36	4	450	LF	$37.50	$16,875					$16,875																	**$16,875**
G2060	Site	8080031	Park Bench, Metal Powder-Coated, Replace	20	15	5	10	EA	$700.00	$7,000						$7,000																**$7,000**
G2060	Site	8079983	Park Bench, Metal Powder-Coated, Replace	20	14	6	1	EA	$700.00	$700							$700															**$700**
G2060	Site	8079979	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	4	16	4	EA	$700.00	$2,800																	$2,800					**$2,800**
G2060	Site	8079962	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	9	EA	$600.00	$5,400																			$5,400			**$5,400**
G2060	Site	8079985	Flagpole, Metal, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
G2060	Site	8079958	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
G2060	Site	8079972	Retaining Wall, Treated Timber, Replace	25	23	2	500	SF	$20.00	$10,000			$10,000																			**$10,000**
G2060	Site	8079964	Retaining Wall, Brick/Stone, Replace	40	35	5	550	SF	$140.00	$77,000						$77,000																**$77,000**
G2060	Site	8079959	Dumpster Pad, Concrete, Replace/Install	50	45	5	300	SF	$15.00	$4,500						$4,500																**$4,500**
G2080	Site	8080019	Planter Boxes, Pre-Manufactured, High-End, Replace	25	6	19	50	LF	$300.00	$15,000																				$15,000		**$15,000**
G3010	Site General	8079960	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	27	3	1	EA	$3,910.00	$3,910				$3,910																		**$3,910**
G4050	Site	8080024	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	2	18	10	EA	$4,000.00	$40,000																			$40,000			**$40,000**
Totals, Unescalated											**$113,400**	**$0**	**$1,598,375**	**$289,150**	**$706,925**	**$4,305,205**	**$398,100**	**$490,100**	**$15,700**	**$527,600**	**$1,205,045**	**$1,845,442**	**$112,250**	**$25,000**	**$388,150**	**$19,475**	**$66,700**	**$76,000**	**$61,300**	**$77,800**	**$909,055**	**$13,230,772**
Totals, Escalated (3.0% inflation, compounded annually)											**$113,400**	**$0**	**$1,695,716**	**$315,962**	**$795,650**	**$4,990,913**	**$475,352**	**$602,761**	**$19,888**	**$688,398**	**$1,619,480**	**$2,554,523**	**$160,042**	**$36,713**	**$587,112**	**$30,341**	**$107,034**	**$125,616**	**$104,359**	**$136,423**	**$1,641,854**	**$16,801,539**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8079967	D1010	**Vertical Lift**	Wheelchair, 5' Rise	750 LBS	John P Freeman	Gymnasium	Garaventa	LS-US-0P-42	47012	2010		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8068128	D2010	**Boiler**	Gas, Domestic, 801 to 1400 MBH	1158 mbh	John P Freeman	Boiler Room	Kewaunee	M-95-X9	P-1755	1972		
2	8080027	D2010	**Backflow Preventer**	Domestic Water	3 IN	John P Freeman	Mechanical Room	Watts Regulator	909	155143			
3	8079954	D2010	**Backflow Preventer**	Domestic Water	3 IN	John P Freeman	Mechanical Room	Watts Regulator	909	155145			
4	8068147	D2060	**Air Compressor**	Tank-Style	.75 HP	John P Freeman	Mechanical Room	Honeywell	230D2E5C0A	210-5-888935-L	1975		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8068095	D3020	**Boiler**	Electric, HVAC	51 - 100 KW	John P Freeman	Boiler Room	Sellers	BT-20-850	10/9	2010		
2	8068135	D3020	**Boiler**	Gas, HVAC, 2501 to 5000 MBH	2932 mbh	John P Freeman	Boiler Room	Kewaunee	M 235 FG	P-014	1972		
3	8068142	D3030	**Evaporative Cooler**	up to 0.33 HP	3000 CFM	John P Freeman	Kitchen	Illegible	E1LD0124B-TE	20080725	2008		
4	8068117	D3030	**Evaporative Cooler**	up to 0.33 HP	3000 CFM	John P Freeman	Kitchen	Nor-Lake	E1MD0136A-TA	20070897	2007		
5	8079968	D3030	**Packaged Terminal Air Conditioner**	PTAC	1.5 TON	John P Freeman	Office Areas	Amana	Inaccessible	Inaccessible	2013		
6	8068086	D3030	**Split System Ductless**	Single Zone, 1.5 to 2 TON	2 TON	John P Freeman	Roof	Daikin Industries	RZQ24PVJU9	Illegible	2013		
7	8068077	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8400 CFM	John P Freeman	Mechanical Room	McQuay	CAH013GHAM	FB0U130401641	2013		
8	8080003	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8400 CFM	John P Freeman	Mechanical Room	McQuay	Inaccessible	FB0U130401751	2013		
9	8068078	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	John P Freeman	Roof	Ruud	RKNL-A036CK08E	2G7500ADAAP101202692	2012		
10	8068082	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	John P Freeman	Roof	Daikin Industries	PPS025DLY	FB0U130500247	2013		

11	8068108	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 26 to 50 TON	50 TON	John P Freeman	Roof	Daikin Industries	Illegible	Illegible	2013		
12	8068116	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 4 TON	4 TON	John P Freeman	Roof	Daikin Industries	RDT045DSY	FBQUI350600295	2013		
13	8068162	D3050	**Packaged Unit** [rtu 1]	RTU, Pad or Roof-Mounted, 26 to 50 TON	50 TON	John P Freeman	Roof	Daikin Industries	RBT050DSY	FB0413042117	2013		
14	8068125	D3050	**Packaged Unit** [rtu 2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	John P Freeman	Roof	Daikin Industries	RPS020DSY	FB0U130402007	2013		
15	8068071	D3050	**Packaged Unit** [rtu 3]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 TON	John P Freeman	Roof	Daikin Industries	BP5030HLY	Illegible	2013		
16	8068112	D3050	**Packaged Unit** [rtu 4]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	John P Freeman	Roof	Daikin Industries	RPS020DSY	FB0U100402120	2010		
17	8068145	D3050	**Packaged Unit** [rtu 5]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20TON	John P Freeman	Roof	Daikin Industries	Illegible	Illegible	2013		
18	8068141	D3050	**Packaged Unit** [rtu 7]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	John P Freeman	Roof	Daikin Industries	PS0150SY	FB0U130500056	2013		
19	8068087	D3050	**Packaged Unit** [rtu b]	RTU, Pad or Roof-Mounted, 51 to 60 TON	60 TON	John P Freeman	Roof	Daikin Industries	Illegible	Illegible	2013		
20	8068159	D3050	**Packaged Unit** [rtu D]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	John P Freeman	Roof	Daikin Industries	RPS020DSY	FBQU130500264	2013		
21	8068137	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	1000 CFM	John P Freeman	Roof	Cook	90 ACEH 90C15DH	223SD30384-00/0003504	2010		14
22	8068149	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	John P Freeman	Roof	Illegible	Illegible	Illegible	2010		
23	8068163	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	John P Freeman	Roof	CentriMaster	200	KY89586	2000		2
24	8068079	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	John P Freeman	Roof	Loren Cook Company	Illegible	Illegible	2010		
25	8068127	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	John P Freeman	Roof	Illegible	Illegible	Illegible	2010		
26	8068114	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	5000 CFM	John P Freeman	Roof	Illegible	Illegible	Illegible	2010		
27	8068101	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15001 CFM	John P Freeman	Roof	Illegible	Illegible	Illegible	2010		2
28	8068138	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 CFM	John P Freeman	Roof	Illegible	Illegible	Illegible	2010		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8081711	D4030	**Fire Extinguisher**	Wet Chemical/CO2		John P Freeman	Kitchen						
2	8079976	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		John P Freeman	Throughout Building						25

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8068119	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	John P Freeman	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2000		
2	8068098	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	John P Freeman	Boiler Room	Sorgel	SO	No dataplate	2000		
3	8068089	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	John P Freeman	Mechanical Room	Sorgel	45T3H	S-21115-41	2000		
4	8068075	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	John P Freeman	Mechanical Room	Sorgel	30T3H	33349-17212-012	2000		
5	8068084	D5020	**Switchboard**	120/208 V	400 AMP	John P Freeman	Cafeteria	Siemens	No dataplate	No dataplate	1988		
6	8068144	D5020	**Switchboard**	277/480 V	2000 AMP	John P Freeman	Boiler Room	Square D	No dataplate	No dataplate	1972		
7	8068100	D5020	**Distribution Panel**	120/208 V	600 AMP	John P Freeman	Boiler Room	Square D	I-Line	No dataplate	2000		
8	8068158	D5020	**Distribution Panel**	120/208 V	400 AMP	John P Freeman	Boiler Room	Square D	I-Line	No dataplate	2000		
9	8068093	D5020	**Distribution Panel**	120/208 V	200 AMP	John P Freeman	Mechanical Room	Square D	NQOB	No dataplate	2000		
10	8068133	D5020	**Distribution Panel**	120/208 V	400 AMP	John P Freeman	Boiler Room	Bryant	No dataplate	No dataplate	2000		
11	8068099	D5020	**Distribution Panel**	120/208 V	200 AMP	John P Freeman	Boiler Room	Square D	NQOB	No dataplate	2000		
12	8068124	D5020	**Distribution Panel**	120/208 V	200 AMP	John P Freeman	Cafeteria	Siemens	CDP-7	No dataplate	2000		
13	8079965	D5020	**Distribution Panel**	120/208 V	800 AMP	John P Freeman	Mechanical Room	Square D	I-Line	No dataplate			
14	8079974	D5020	**Distribution Panel**	120/208 V	200 AMP	John P Freeman	Classrooms Science	Square D	Illegible	No dataplate			2
15	8068134	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	John P Freeman	Mechanical Room	Square D	NGOB	No dataplate	2000		
16	8068070	D5020	**Distribution Panel**	277/480 V	200 AMP	John P Freeman	Mechanical Room	Square D	NH1B	No dataplate	2000		
17	8068091	D5020	**Distribution Panel**	277/480 V	200 AMP	John P Freeman	Boiler Room	Square D	I-Line	No dataplate	2000		
18	8068136	D5020	**Distribution Panel**	277/480 V	200 AMP	John P Freeman	Mechanical Room	Square D	I-Line	No dataplate	2000		
19	8068080	D5020	**Distribution Panel**	277/480 V	200 AMP	John P Freeman	Boiler Room	Square D	NH1B	No dataplate	2000		
20	8068111	D5020	**Distribution Panel**	277/480 V	800 AMP	John P Freeman	Mechanical Room	Square D	I-Line	No dataplate	2000		

21	8068115	D5020	**Distribution Panel**	277/480 V, 800 AMP	800 AMP	John P Freeman	Boiler Room	Siemens	CDP-6	No dataplate	1988		
22	8068152	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	John P Freeman	Mechanical Room	No dataplate	No dataplate	No dataplate	2015		2

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8068126	D7010	**Access Control Devices**	Screening X-Ray Machine		John P Freeman	Hallways & Common Areas				2015		
2	8080000	D7050	**Fire Alarm Panel**	Fully Addressable		John P Freeman	Office Areas	GE	EST-2	Inaccessible			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8068156	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		John P Freeman	Kitchen	ARI	SMF58	NA	2000		
2	8068081	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		John P Freeman	Kitchen	Traulsen	RMC58D4	24G00557	2020		
3	8068122	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		John P Freeman	Kitchen	ARI	SMF58	29310.24203	2010		
4	8068160	E1030	**Foodservice Equipment**	Exhaust Hood, 1 to 2 LF		John P Freeman	Kitchen	CaptiveAire Systems	5430 100	NA	2011		
5	8068121	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		John P Freeman	Kitchen	CaptiveAire Systems	5430 S100	NA	2011		
6	8068113	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		John P Freeman	Kitchen	FwE	MTU-12	092544304	2012		
7	8068088	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		John P Freeman	Kitchen	Metro	C539-HLDC-U	NA	2011		
8	8068150	E1030	**Foodservice Equipment**	Icemaker, Freestanding		John P Freeman	Kitchen	Manitowoc	IYT0420A-161X	1120591539	2020		1.1
9	8068140	E1030	**Foodservice Equipment**	Mixer, Freestanding		John P Freeman	Kitchen	Hobart	0-300	11-413-251	2011		
10	8068083	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		John P Freeman	Kitchen	Inaccessible	NA	NA	2011		
11	8068103	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		John P Freeman	Kitchen	Traulsen	G20012P	21H03787	2021		
12	8068161	E1030	**Foodservice Equipment**	Steamer, Freestanding		John P Freeman	Kitchen	ACCUTEMP	SNH-20-01	17308	2001		
13	8068105	E1030	**Foodservice Equipment**	Steamer, Freestanding		John P Freeman	Kitchen	Blodgett	BD0-100-G-ES	092717C1027T	2009		
14	8068139	E1030	**Foodservice Equipment**	Steamer, Freestanding		John P Freeman	Kitchen	Blodgett	Inaccessible	Inaccessible	2011		

15	8068072	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	John P Freeman	Roof	MasterBuilt	MHMD012AC	20071171	2007	
16	8068109	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	John P Freeman	Roof	MasterBuilt	MSLD040AC	2008 317490	2008	
17	8068110	E1030	**Foodservice Equipment**	Walk-In, Freezer	John P Freeman	Kitchen	RSG	FWC2006411M/402082	20080396	2008	
18	8068106	E1030	**Foodservice Equipment**	Walk-In, Freezer	John P Freeman	Kitchen	RSG	FWC2006411M/402082	20080396	2008	
19	8068123	E1030	**Sink/Lavatory**	Commercial Kitchen, 2-Bowl	John P Freeman	Kitchen				2000	2
20	8068165	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	John P Freeman	Kitchen				2000	2
21	8068068	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	John P Freeman	Hallways & Common Areas				2010	
22	8079950	E1040	**Laboratory Equipment**	Exhaust Hood, Constant Volume 4 LF	John P Freeman	Classrooms Science	Taylor	No dataplate	No dataplate	1972	2
23	8079961	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	John P Freeman	Hallways & Common Areas					
24	8068166	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	John P Freeman	Gymnasium				2022	