

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Kate Bond Middle School
2737 Kate Bond Road
Memphis, Tennessee 38133

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle School
Main Address	2737 Kate Bond Road, Memphis, Tennessee 38133
Site Developed	2011
Site Area	16.9 acres (estimated)
Parking Spaces	223 total spaces all in open lots; 6 of which are accessible
Building Area	165,749 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 23-24, 2024
Management Point of Contact	Memphis-Shelby County Schools/Facility Planning/Property Management, Michelle Stuart, Director 901.830.8412 stuartml@scsk12.org
On-site Point of Contact (POC)	Cheryl Hurd / Mr Ollie
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Kate Bond Middle School was built in 2011. It is a two-story school on a large piece of property that allows for expansion. The school was built after the adjacent Kate Bond Elementary School

Architectural

The school is two-story with masonry block construction and open web steel trusses supporting the roof. The exterior is a brick façade with stone veneer accents. The interior hallways and classrooms are painted concrete block, and all the floor surfaces are vinyl tile. The gymnasium floor is comprised of maple wood strip that were being refurbished at the day of the inspection. The ceilings in the schools are suspended ceilings. The bathrooms are ceramic tile floors with some ceramic tile walls. The school has a large auditorium that is equipped with a elevated stage with a sound and lighting control booth. The roof has the original modified bituminous asphalt material and should be considered for replacement with an EDPM membrane. The school has a large, covered walkway comprised of brick columns and steel structure and a metal roofing system. The gazebo has an identical structure and is finished with a steel roof

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling of the school is accomplished by rooftop units(RTU) that directly distribute conditioned air into the classrooms below the RTUs. The school also has a series of make-up air units(MUA) to provide additional conditioned air changes into the building. Select rooms are equipped with split system ductless units. The electrical system consists of a main switchboard and a series of main panels located throughout the building. Most of the lighting system has been changed over to LED fixtures. There is an emergency generator with an automatic transfer switch. The plumbing systems are newer, and fixtures are modern and not in need of replacement. There are two hot water heaters serving the bathrooms and the gymnasium has a separate boiler and storage tank system for the locker rooms. The building is served by a fire alarm system of smoke detectors and strobes in the main building. The annex has a full sprinkler system accompanied by smoke detectors and strobes. The main fire alarm panel in the main building services both buildings

Site

The entrance driveway and parking lots are in poor condition with severe alligator cracking and potholes. The grounds have a variety of open spaces, with park benches and picnic tables. There is a baseball field equipped with dugouts and bleachers and the adjacent football field has bleachers and a scoreboard.

Recommended Additional Studies

Suspected fungal growth was observed in the ceilings in the locker rooms and utility closets due to leaking water pipes. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

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

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

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

FCI Analysis Kate Bond Middle School(2011)			
Replacement Value	Total SF	Cost/SF	
\$ 66,299,600	165,749	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 22,900		0.0 %
3-Year	\$ 1,310,600		2.0 %
5-Year	\$ 2,855,500		4.3 %
10-Year	\$ 10,345,000		15.6 %

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.

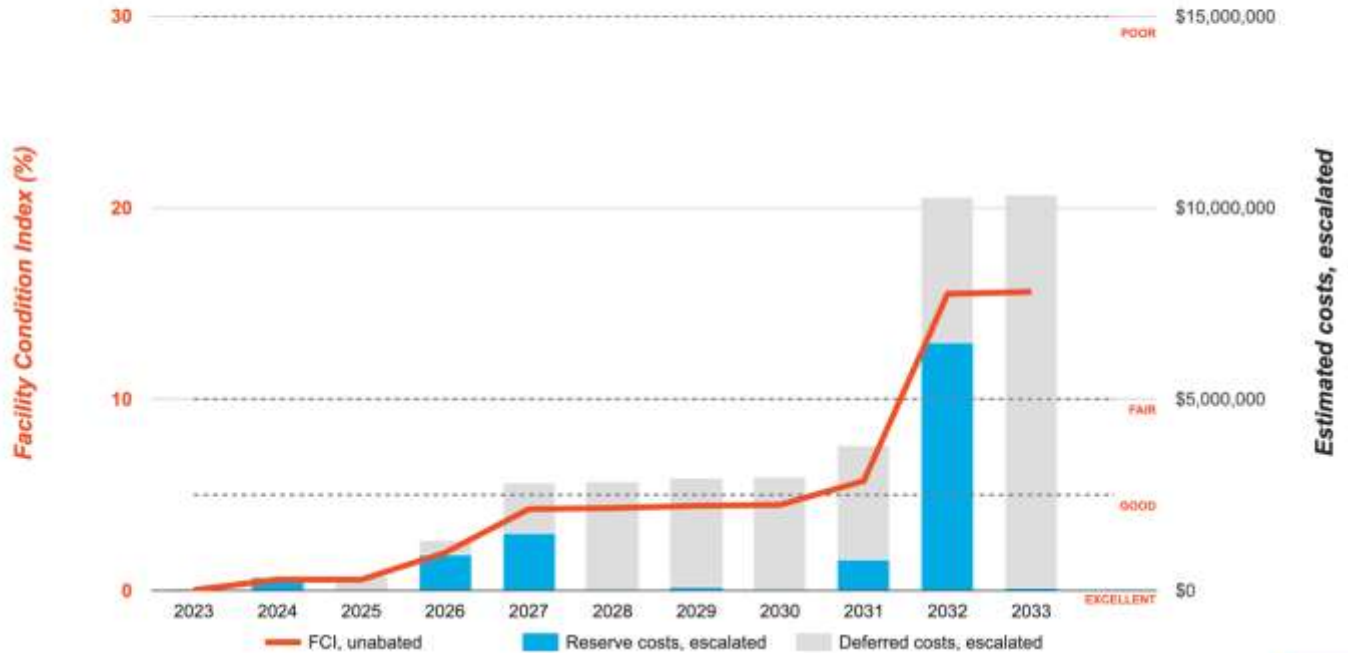
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Kate Bond Middle School

Replacement Value: \$66,299,600

Inflation Rate: 3.0%

Average Needs per Year: \$940,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Kate Bond Middle School	3	\$22,900
Total	3	\$22,900

Kate Bond Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7333348	Kate Bond Middle School	Band room	C1010	Interior Construction, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	\$4,400
7333392	Kate Bond Middle School	Auditorium	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$15,000
7333376	Kate Bond Middle School	Locker Room / Utility closets	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Environmental	\$3,500
Total (3 items)							\$22,900

Key Findings

**Interior Construction in Failed condition.**

any type, Repairs per Man-Day
Kate Bond Middle School Band room

Uniformat Code: C1010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Repair doors to sound rooms - AssetCALC ID: 7333348

**Parking Lots in Poor condition.**

Pavement, Asphalt
Kate Bond Middle School Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$332,500

\$\$\$\$

The entrance driveway and parking lots are severely alligator cracked and potholes. In some locations the underlying base has come through the pavement. - AssetCALC ID: 7325020

**Flooring in Poor condition.**

Carpet, Commercial Standard
Kate Bond Middle School Auditorium

Uniformat Code: C2030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Poor carpet conditions. Many stains, slight tears - AssetCALC ID: 7333392

**Flooring in Poor condition.**

Carpet, Commercial Standard
Kate Bond Middle School Auditorium

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

In poor condition. - AssetCALC ID: 7333367



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

Environmental, Analysis of Suspect Fungal
Growth
Kate Bond Middle School Locker Room / Utility
closets

Priority Score: **72.9**
Plan Type: Environmental
Cost Estimate: \$3,500

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Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Ceiling Leaks in several locations 100- 300 square feet overall - AssetCALC ID: 7333376

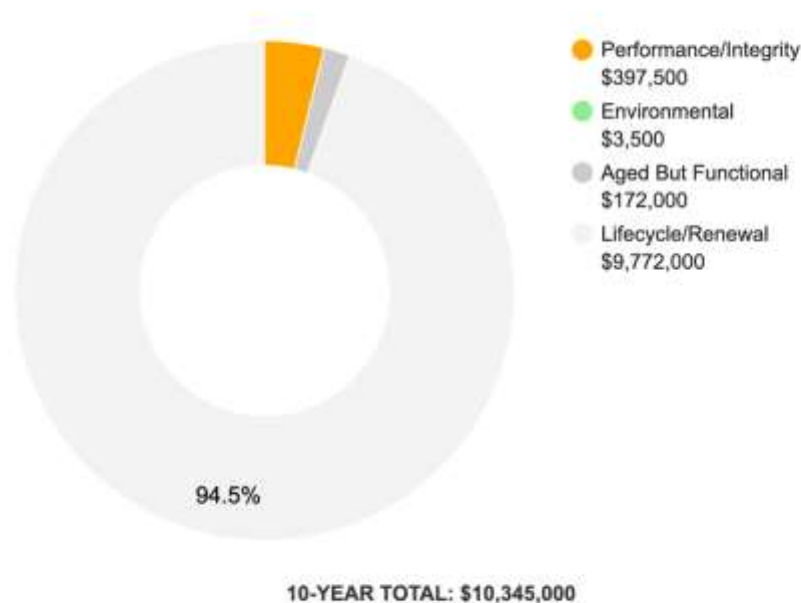
Plan Types

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)



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Good
Roof	Flat modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Split-system heat pumps with split-system condensing units, ductless split-systems	Fair

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment, Commercial laundry equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted sign, property entrance signage; chain link fencing; Playgrounds and sports fields and courts with bleachers, dugouts, fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Gazebos	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Suspect interior mold issues, worn carpeting, heavy asphalt wear, severe alligator cracking and potholes.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$27,200	-	\$27,200
Facade	-	-	-	-	\$5,344,500	\$5,344,500
Roofing	-	-	-	\$1,589,600	\$6,600	\$1,596,300
Interiors	\$19,400	\$15,500	\$915,600	\$606,000	\$2,425,900	\$3,982,400
Conveying	-	-	\$10,100	\$6,300	\$121,000	\$137,500
Plumbing	-	-	-	\$59,500	\$466,000	\$525,500
HVAC	-	-	\$32,700	\$1,815,000	\$1,213,600	\$3,061,400
Fire Protection	-	-	-	-	\$18,200	\$18,200
Electrical	-	-	-	\$983,000	\$546,900	\$1,529,800
Fire Alarm & Electronic Systems	-	-	\$1,119,300	\$1,297,600	\$1,765,900	\$4,182,800
Equipment & Furnishings	-	-	\$390,200	\$1,013,500	\$1,089,800	\$2,493,600
Special Construction & Demo	-	-	-	-	\$8,900	\$8,900
Site Development	-	-	\$6,600	\$29,000	\$59,800	\$95,400
Site Pavement	-	\$342,500	-	-	-	\$342,500
Site Utilities	-	-	-	\$62,600	-	\$62,600
Follow-up Studies	\$3,500	-	-	-	-	\$3,500
TOTALS (3% inflation)	\$22,900	\$357,900	\$2,474,600	\$7,489,500	\$13,067,100	\$23,412,000

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- The gymnasium was inaccessible due to the floor being refinished.

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 2011. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kate Bond Middle School, 2737 Kate Bond Road, Memphis, Tennessee 38133, 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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Project Manager

Reviewed by:



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Technical Report Reviewer for
Andy Hupp,
Program Manager
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800.733.0660 x7296632

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 - OVERVIEW



2 - FRONT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - REAR ELEVATION



6 - LEFT ELEVATION

Photographic Overview



7 - MAIN ENTRANCE



8 - FRONT ENTRANCE



9 - BUILDING FACADE



10 - STRUCTURAL OVERVIEW



11 - PRIMARY ROOF OVERVIEW



12 - SECONDARY ROOF OVERVIEW

Photographic Overview



13 - LOBBY OVERVIEW



14 - TYPICAL CLASSROOM



15 - CHORAL ROOM



16 - TYPICAL CLASSROOM



17 - AUDITORIUM



18 - GYMNASIUM

Photographic Overview



19 - TYPICAL HALLWAY



20 - LIBRARY



21 - INTERIOR PHOTO



22 - SCIENCE CLASSROOM



23 - CAFETERIA



24 - ELEVATOR

Photographic Overview



25 - ELEVATOR CONTROLS



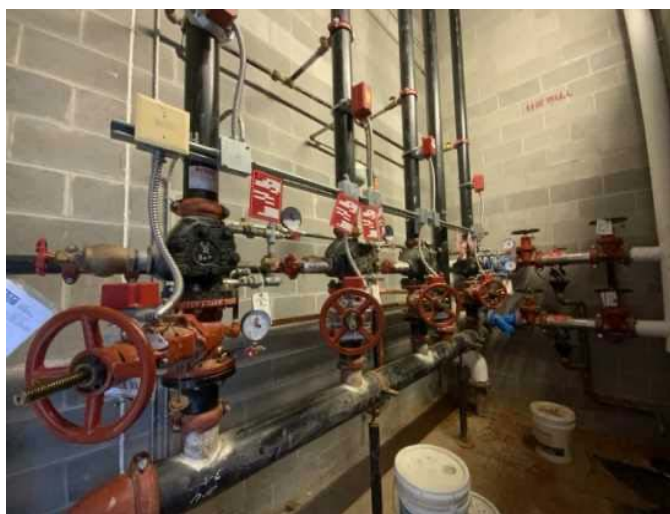
26 - DOMESTIC PLUMBING SYSTEM



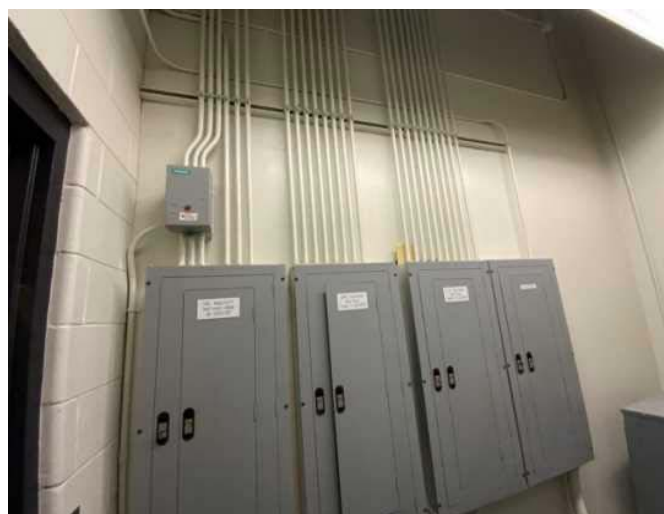
27 - DOMESTIC HOT WATER



28 - ROOFTOP MECHANICAL EQUIPMENT



29 - FIRE SPRINKLER RISERS



30 - ELECTRICAL SYSTEM

Photographic Overview



31 - ELECTRICAL SYSTEM



32 - EMERGENCY GENERATOR



33 - INTERIOR LIGHTING



34 - FIRE ALARM PANEL



35 - MAIN PARKING AREA



36 - MAIN DRIVEWAY ENTRANCE

Photographic Overview



37 - SECONDARY PARKING AREA



38 - SECONDARY PARKING AREA



39 - SECONDARY PARKING AREA



40 - SPORTS FIELDS



41 - SPORTS FIELD



42 - ACCESSIBLE ROUTE TO SPORTS FIELDS

Appendix B:

Site Plan

Site Plan



BUREAU
VERITAS

Project Number

163745.23R000-125.354

Source

Google

Project Name

Kate Bond Middle School

On-Site Date

January 24, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Kate Bond Middle School

Name of person completing form: Darryl Ollie

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/24/2024

Phone Number: 901-315-1387

Method of Completion:

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 2011	Renovated	
2	Building size in SF	165,749	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design**Property Name:** Kate Bond Middle School**BV Project Number:** 163745.23R000-125.354**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.			✗	
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

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 ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

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

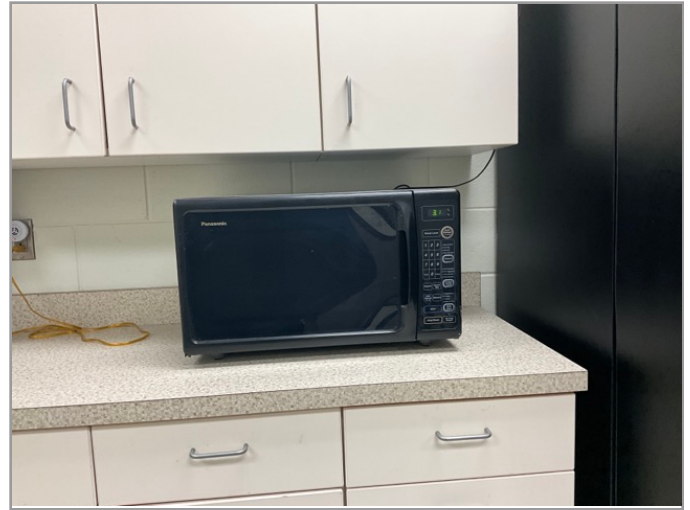
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



KITCHEN ACCESSORIES

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?		✗		
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			×	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



BASEBALL FIELD

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

Appendix E:

Component Condition Report

Component Condition Report | Kate Bond Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Site	Good	Roof Structure, Pitched, Wood Trusses	760 SF	64	7333332
B1020	Site	Good	Roof Structure, Pitched, Steel Medium/Heavy Gauge Steel Beams	4,000 SF	64	7333425
B1080	Throughout building	Good	Stairs, Metal or Pan-Filled, Interior	950 SF	37	7333330
B1080	Site	Good	Stairs, Concrete, Exterior	550 SF	37	7333349
B1080		Fair	Stair Treads, Raised Rubber Tile	2,215 SF	6	7342920
B1080	Throughout building	Good	Stairs, Metal or Pan-Filled, Interior	1,265 SF	37	7333377
Facade						
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	3,000 SF	17	7333373
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	46,464 SF	17	7333359
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	5,600 SF	17	7333360
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	72	17	7333400
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16	17	7333398
Roofing						
B3010	Roof	Good	Roofing, Metal	4,500 SF	27	7325163
B3010	Roof	Fair	Roofing, Modified Bitumen	118,456 SF	8	7325055
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	3,750 LF	8	7333420
B3060	Roof	Fair	Roof Hatch, Metal	3	17	7325105
Interiors						
C1010	Band room	Failed	Interior Construction, any type, Repairs per Man-Day, Repair	4	0	7333348
C1020	Office	Good	Interior Window, Fixed, 24 SF	272	28	7333364
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	16	27	7333411
C1030	Throughout building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	152	27	7333361
C1030	Cafeteria	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	10	27	7325143

Component Condition Report | Kate Bond Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Cafeteria	Fair	Door Hardware, School, per Door	183	17	7325108
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	148,000 SF	12	7333369
C1090	Throughout building	Fair	Toilet Partitions, Plastic/Laminate	38	7	7333407
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	144	7	7333357
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	630	7	7333416
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	60	7	7333393
C2010	Locker Room	Good	Wall Finishes, Ceramic Tile	500 SF	27	7333371
C2010	Restroom	Good	Wall Finishes, Ceramic Tile	8,000 SF	27	7333342
C2030	Auditorium	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	6,500 SF	2	7333429
C2030	Kitchen	Good	Flooring, Quarry Tile	1,800 SF	37	7325154
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	0	7333367
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	148,000 SF	2	7333414
C2030	Locker Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	500 SF	4	7333390
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	3,200 SF	4	7333379
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	0	7333392
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	8,700 SF	10	7333344
C2030	Gymnasium	Good	Flooring, Ceramic Tile	12,000 SF	27	7333406
C2050	Auditorium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,000 SF	5	7342927
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7325158
D1010	Utility closet	Fair	Elevator Controls, Automatic, 1 Car	1	7	7325014
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	18	7325047
Plumbing						
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	3	18	7325149
D2010	Gymnasium	Fair	Toilet, Commercial Water Closet	57	18	7333372

Component Condition Report | Kate Bond Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7325003
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7325065
D3030	Auditorium	Fair	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	1	3	7325169
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	3	7325171
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7325123
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7325084
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7325102
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7325061
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325006
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	8	7325100
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333341
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325026
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333431
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333356
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325145
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333434
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333397
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333382
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325024
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325005
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	8	7325018
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325152
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325112
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325109

Component Condition Report | Kate Bond Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325147
D3050	Roof	Fair	Packaged Unit, ERU	1	7	7325057
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325140
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325181
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	165,749 SF	18	7325013
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325030
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325085
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333351
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325116
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333331
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333396
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325082
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325072
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325138
D3050	Roof	Fair	Packaged Unit, ERU	1	8	7325103
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333412
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333354
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325124
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325111
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333346
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325042
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325120
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333366
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	8	7325090
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325126

Component Condition Report | Kate Bond Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333358
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325175
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333383
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333401
D3050	Roof	Fair	Packaged Unit, ERU	1	8	7325129
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325028
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333428
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333334
D3050	Roof	Fair	Packaged Unit, ERU	1	8	7325037
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325133
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	7	7325157
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325032
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325022
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325182
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325153
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325079
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325004
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333385
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325114
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333345
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333388
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325046
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325077
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325130
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325078

Component Condition Report | Kate Bond Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325098
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333387
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7325007
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON	1	8	7325115
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325069
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325179
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333375
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325161
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325144
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325122
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333423
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333386
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	8	7325088
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325052
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325015
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325031
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325008
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325170
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325099
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325062
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333415
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325106
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325151
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325125
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333363

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333426
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325183
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	8	7325166
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325165
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333421
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333368
D3050	Roof	Fair	Packaged Unit, ERU	1	8	7325033
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333333
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7333404
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325070
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325137
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325136
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325159
D3050	Roof	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM	1	8	7325110
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7333384
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7325117
D3050	Roof	Fair	Packaged Unit, ERU	1	8	7325053
D3060	Roof	Fair	Exhaust Fan, Propeller, 2 HP Motor, 20000 CFM	1	7	7325164
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	8	7325040
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	8	7325096
Fire Protection						
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	18	7325172
D4010	Throughout	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	165,749 SF	28	7344134
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	18	7325081
Electrical						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	13	7325131
D5010	Gymnasium	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	13	7333418
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	13	7325043
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325074
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325162
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325180
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325146
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325035
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325093
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325135
D5020	Electrical room	Good	Switchboard, 277/480 V	1	28	7325139
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	18	7325025
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	17	7325038
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325010
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	17	7325011
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325097
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325148
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325127
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	18	7325045
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	18	7325076
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	165,749 SF	28	7325118
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	165,749 SF	8	7344136
D5040	Auditorium	Fair	Special Fixture w/ Lamp, Metal Halide	34	8	7325019
Fire Alarm & Electronic Systems						
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	12	7325134

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	165,749 SF	8	7344135
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	165,749 SF	3	7344133
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	7325067
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	7325101
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7325089
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7325029
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7325048
E1030	Locker Room	Fair	Laundry Equipment, Dryer, Commercial	1	2	7333338
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	7325056
E1030	Concession room	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7325178
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	7325150
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7325002
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	7325121
E1030	Classrooms	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	3	7325113
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	13	7325034
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7325091
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325167
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7325155
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7325177
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	7325086
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	7325059
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7325168
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325107
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7325050

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Locker Room	Fair	Laundry Equipment, Washer, Commercial	1	2	7333355
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325036
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7325017
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7325044
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7325095
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7325066
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325119
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	3	7325054
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325141
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7325174
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	2	7325156
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7325092
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	28	18	7325049
E1060	Classrooms	Fair	Residential Appliances, Dishwasher	1	2	7325128
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	1	3	7325051
E1060	Classroom	Fair	Residential Appliances, Washer	1	3	7325160
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7325083
E1060	Classrooms	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7325075
E1060	Classrooms	Fair	Residential Appliances, Clothes Dryer	1	3	7325173
E1060	Teachers Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7325027
E1060	Library	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7325041
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	3,375 SF	3	7333409
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	3,640 LF	3	7333374
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	1,000	13	7333399
E2010	Locker Room	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	160 LF	18	7333419

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	1,248	8	7333422
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	150	8	7333417
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	210 SF	17	7333343
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	95,000 SF	0	7325020
Athletic, Recreational & Playfield Areas						
G2050	Football Field	Fair	Sports Apparatus, Football, Goal Post	2	13	7344437
G2050	Football Field	Fair	Sports Apparatus, Soccer, Regulation Goal	4	8	7344438
G2050	Site	Good	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	1	2	7333370
G2050	Football Field	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	13	7344436
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	3,350 LF	28	7333352
G2060	Site	Fair	Flagpole, Metal	1	18	7325071
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	3	8	7333394
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	6	8	7333337
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	8	7333402
Follow-up Studies						
P2030	Locker Room / Utility closets	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7333376

Appendix F: Replacement Reserves



Replacement Reserves Report

Kate Bond Middle School

2/15/2024

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
Kate Bond Middle School	\$370,400	\$0	\$902,614	\$1,468,121	\$31,852	\$78,251	\$33,613	\$801,632	\$6,290,089	\$48,277	\$106,841	\$0	\$885,968	\$557,309	\$56,420	\$105,163	\$0	\$6,721,090	\$4,247,630	\$0	\$132,749	\$22,838,018
Grand Total	\$370,400	\$0	\$902,614	\$1,468,121	\$31,852	\$78,251	\$33,613	\$801,632	\$6,290,089	\$48,277	\$106,841	\$0	\$885,968	\$557,309	\$56,420	\$105,163	\$0	\$6,721,090	\$4,247,630	\$0	\$132,749	\$22,838,018

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	Kate Bond Middle School	7342920	Stair Treads, Raised Rubber Tile, Replace		18	12	6	2215	SF	\$10.00	\$22,150													\$22,150								\$22,150		
B2020	Building Exterior	7333400	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	13	17	72	EA	\$1,250.00	\$90,000																	\$90,000				\$90,000		
B2020	Building Exterior	7333373	Storefront, Glazing & Framing, Replace		30	13	17	3000	SF	\$55.00	\$165,000																		\$165,000				\$165,000	
B2020	Building Exterior	7333360	Storefront, Glazing & Framing, Replace		30	13	17	5600	SF	\$55.00	\$308,000																		\$308,000				\$308,000	
B2020	Building Exterior	7333359	Storefront, Glazing & Framing, Replace		30	13	17	46464	SF	\$55.00	\$2,555,520																		\$2,555,520				\$2,555,520	
B2050	Building Exterior	7333398	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	13	17	16	EA	\$1,300.00	\$20,800																		\$20,800				\$20,800	
B3010	Roof	7325055	Roofing, Modified Bitumen, Replace		20	12	8	118456	SF	\$10.00	\$1,184,560								\$1,184,560														\$1,184,560	
B3020	Roof	7333420	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	12	8	3750	LF	\$9.00	\$33,750									\$33,750													\$33,750	
B3060	Roof	7325105	Roof Hatch, Metal, Replace		30	13	17	3	EA	\$1,300.00	\$3,900																		\$3,900				\$3,900	
C1010	Band room	7333348	Interior Construction, any type, Repairs per Man-Day, Repair		0	12	0	4	EA	\$1,100.00	\$4,400	\$4,400																					\$4,400	
C1030	Cafeteria	7325108	Door Hardware, School, per Door, Replace		30	13	17	183	EA	\$400.00	\$73,200																		\$73,200				\$73,200	
C1070	Throughout building	7333369	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	148000	SF	\$3.50	\$518,000														\$518,000								\$518,000	
C1090	Throughout building	7333407	Toilet Partitions, Plastic/Laminate, Replace		20	13	7	38	EA	\$750.00	\$28,500									\$28,500													\$28,500	
C1090	Gymnasium	7333393	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	13	7	60	EA	\$500.00	\$30,000									\$30,000													\$30,000	
C1090	Gymnasium	7333357	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	13	7	144	EA	\$500.00	\$72,000									\$72,000													\$72,000	
C1090	Throughout building	7333416	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	13	7	630	EA	\$500.00	\$315,000									\$315,000													\$315,000	
C2030	Auditorium	7333429	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	8	2	6500	SF	\$12.00	\$78,000			\$78,000											\$78,000								\$156,000	
C2030	Locker Room	7333390	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	6	4	500	SF	\$12.00	\$6,000					\$6,000										\$6,000							\$12,000	
C2030	Auditorium	7333379	Flooring, Wood, Strip, Refinish		10	6	4	3200	SF	\$4.00	\$12,800					\$12,800											\$12,800							\$25,600
C2030	Throughout building	7333414	Flooring, Vinyl Tile (VCT), Replace		15	13	2	148000	SF	\$5.00	\$740,000			\$740,000															\$740,000					\$1,480,000
C2030	Auditorium	7333367	Flooring, Carpet, Commercial Standard, Replace		10	10	0	2000	SF	\$7.50	\$15,000	\$15,000								\$15,000											\$15,000		\$45,000	
C2030	Auditorium	7333392	Flooring, Carpet, Commercial Standard, Replace		10	12	0	2000	SF	\$7.50	\$15,000	\$15,000								\$15,000											\$15,000		\$45,000	
C2030	Gymnasium	7333344	Flooring, Maple Sports Floor, Refinish		10	0	10	8700	SF	\$5.00	\$43,500									\$43,500											\$43,500		\$87,000	
C2050	Auditorium	7342927	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	9000	SF	\$2.00	\$18,000					\$18,000											\$18,000						\$36,000	
D1010	Elevator	7325158	Elevator Cab Finishes, Standard, Replace		15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000															\$9,000			\$18,000	
D1010	Utility closet	7325014	Elevator Controls, Automatic, 1 Car, Replace		20	13	7	1	EA	\$5,000.00	\$5,000									\$5,000													\$5,000	
D1010	Elevator	7325047	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	12	18	1	EA	\$60,000.00	\$60,000																			\$60,000			\$60,000	
D2010	Utility closet	7325176	Water Heater, Electric, Commercial (36 kW), Replace		20	11	9	1	EA	\$18,500.00	\$18,500									\$18,500													\$18,500	
D2010	Utility closet	7325184	Water Heater, Electric, Commercial (36 kW), Replace		20	11	9	1	EA	\$18,500.00	\$18,500									\$18,500													\$18,500	
D2010	Gymnasium	7333430	Boiler, Gas, Domestic, 260 to 500 MBH, Replace		25	12	13	1	EA	\$22,500.00	\$22,500														\$22,500								\$22,500	
D2010	Classrooms	7325142	Emergency Plumbing Fixtures, Eye Wash, Replace		20	12	8	5	EA	\$1,500.00	\$7,500									\$7,500													\$7,500	
D2010	Cafeteria	7325021	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	1	14	2	EA	\$1,500.00	\$3,000															\$3,000							\$3,000	
D2010	Throughout building	7333365	Urinal, Standard, Replace		30	13	17	20	EA	\$1,100.00	\$22,000																		\$22,000				\$22,000	
D2010	Gymnasium	7333427	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	13	17	34	EA	\$1,500.00	\$51,000																		\$51,000					



Replacement Reserves Report

Kate Bond Middle School

2/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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
D3030	Roof	7325084	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	Roof	7325061	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	Auditorium	7325169	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	12	3	1	EA	\$4,000.00	\$4,000				\$4,000															\$4,000			\$8,000
D3030	Roof	7325171	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800			\$9,600
D3030	Roof	7325102	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3050	Roof	7333396	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333346	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333358	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,000.00	\$9,000								\$9,000														\$9,000
D3050	Roof	7333431	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,000.00	\$9,000								\$9,000														\$9,000
D3050	Roof	7333434	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,000.00	\$9,000								\$9,000														\$9,000
D3050	Roof	7333356	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333397	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325109	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325147	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000
D3050	Roof	7333331	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325082	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333412	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325111	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333387	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,000.00	\$9,000								\$9,000														\$9,000
D3050	Roof	7325007	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325079	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325114	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333345	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333388	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$9,000.00	\$9,000								\$9,000														\$9,000
D3050	Roof	7333421	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7333404	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Roof	7325157	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace	20	13	7	1	EA	\$11,000.00	\$11,000								\$11,000														\$11,000
D3050	Roof	7325057	Packaged Unit, ERU, Replace	20	13	7	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000
D3050	Roof	7333341	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,000.00	\$9,000									\$9,000													\$9,000
D3050	Roof	7325026	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325145	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333382	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325024	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000													\$11,000
D3050	Roof	7325005	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325152	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325112	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325006	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333378	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325140	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$40,000.00	\$40,000									\$40,000													\$40,000
D3050	Roof	7325181	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$30,000.00	\$30,000									\$30,000													\$30,000
D3050	Roof	7325030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$45,000.00	\$45,000									\$45,000													\$45,000
D3050	Roof	7325085	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333351	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325116	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$5,500.00	\$5,500									\$5,500													\$5,500
D3050	Roof	7325138	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$45,000.00	\$45,000									\$45,000													\$45,000
D3050	Roof	7333354	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000													\$11,000
D3050	Roof	7325124	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325028	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$40,000.00	\$40,000									\$40,000													\$40,000
D3050	Roof	7333428	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333334	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333401	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7333366	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,000.00	\$9,000									\$9,000													\$9,000
D3050	Roof	7325126	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000
D3050	Roof	7325175	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000
D3050	Roof	7333383	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500													\$7,500
D3050	Roof	7325133	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$9,000.00	\$9,000									\$9,000													\$9,000
D3050	Roof																															

Kate Bond Middle School

2/15/2024

Form	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	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	
D3060		Kitchen		7325096	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	12	8	2	EA		\$1,500.00	\$3,000									\$3,000												\$3,000		
D4010		Mechanical room		7325172	Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA		\$5,200.00	\$5,200																			\$5,200			\$5,200	
D4010		Mechanical room		7325081	Backflow Preventer, Fire Suppression, Replace	30	12	18	1	EA		\$5,200.00	\$5,200																			\$5,200			\$5,200	
D5010		Building exterior		7325043	Generator, Gas or Gasoline, Replace	25	12	13	1	EA		\$165,000.00	\$165,000													\$165,000									\$165,000	
D5010		Electrical room		7325131	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA		\$20,000.00	\$20,000													\$20,000									\$20,000	
D5010		Gymnasium		7333418	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	12	13	1	EA		\$20,000.00	\$20,000													\$20,000									\$20,000	
D5020		Electrical room		7325097	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325076	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$6,700.00	\$6,700																			\$6,700			\$6,700	
D5020		Electrical room		7325127	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325148	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$7,600.00	\$7,600																			\$7,600			\$7,600	
D5020		Electrical room		7325180	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325035	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325010	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325038	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA		\$5,300.00	\$5,300																			\$5,300			\$5,300	
D5020		Electrical room		7325011	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325045	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325025	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$5,300.00	\$5,300																			\$5,300			\$5,300	
D5020		Electrical room		7325093	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$5,300.00	\$5,300																			\$5,300			\$5,300	
D5020		Electrical room		7325074	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$5,300.00	\$5,300																			\$5,300			\$5,300	
D5020		Electrical room		7325162	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325146	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5020		Electrical room		7325135	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA		\$10,000.00	\$10,000																			\$10,000			\$10,000	
D5040		Auditorium		7325019	Special Fixture w/ Lamp, Metal Halide, Replace	20	12	8	34	EA		\$220.00	\$7,480									\$7,480													\$7,480	
D5040		Throughout		7344136	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	165749	SF		\$4.50	\$745,871									\$745,871													\$745,871	
D7050		Throughout		7344135	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	20	12	8	165749	SF		\$6.00	\$994,494									\$994,494													\$994,494	
D7050		Office		7325134	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA		\$15,000.00	\$15,000													\$15,000									\$15,000	
D8010		Throughout		7344133	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	12	3	165749	SF		\$6.00	\$994,494																			\$994,494			\$1,988,988	
E1030		Locker Room		7333338	Laundry Equipment, Dryer, Commercial, Replace	15	13	2	1	EA		\$4,900.00	\$4,900					\$4,900													\$4,900				\$9,800	
E1030		Locker Room		7333355	Laundry Equipment, Washer, Commercial, Replace	10	8	2	1	EA		\$9,700.00	\$9,700													\$9,700									\$19,400	
E1030		Kitchen		7325048	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA		\$3,600.00	\$3,600																			\$3,600			\$7,200	
E1030		Kitchen		7325156	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA		\$4,500.00	\$4,500					\$4,500													\$4,500				\$9,000	
E1030		Classrooms		7325113	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA		\$3,800.00	\$3,800																				\$3,800			\$7,600
E1030		Concession room		7325178	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA		\$2,700.00	\$2,700																				\$2,700			\$5,400
E1030		Kitchen		7325089	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA		\$4,600.00	\$4,600																				\$4,600			\$9,200
E1030		Kitchen		7325029	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA		\$4,600.00	\$4,600																				\$4,600			\$9,200
E1030		Kitchen		7325067	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA		\$4,700.00	\$4,700																				\$4,700			\$9,400
E1030		Kitchen		7325150	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA		\$4,500.00	\$4,500																				\$4,500			\$9,000
E1030		Kitchen		7325121	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA		\$4,500.00	\$4,500																				\$4,500			\$9,000
E1030		Kitchen		7325155	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA		\$3,600.00	\$3,600																				\$3,600			\$7,200
E1030		Kitchen		7325177	Foodservice Equipment, Ice maker, Freestanding, Replace	15	12	3	1	EA		\$6,700.00	\$6,700																				\$6,700			\$13,400
E1030		Kitchen		7325086	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA		\$4,700.00	\$4,700																				\$4,700			\$9,400
E1030		Kitchen		7325059	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA		\$4,700.00	\$4,700																				\$4,700			\$9,400
E1030		Kitchen		7325168	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA		\$4,600.00	\$4,600																				\$4,600			\$9,200
E1030		Kitchen		7325107	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325095	Foodservice Equipment, Ice maker, Freestanding, Replace	15	12	3	1	EA		\$6,700.00	\$6,700																				\$6,700			\$13,400
E1030		Kitchen		7325174	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325119	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325054	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA		\$3,800.00	\$3,800																				\$3,800			\$7,600
E1030		Kitchen		7325141	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325092	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA		\$2,700.00	\$2,700																				\$2,700			\$5,400
E1030		Kitchen		7325167	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325036	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA		\$1,700.00	\$1,700																				\$1,700			\$3,400
E1030		Kitchen		7325017	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA		\$9,500.00	\$9,500						\$9,500										\$9,500						\$19,000	
E1030		Kitchen		7325002	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA		\$9,500.00	\$9,500							\$9,500													\$9,500			\$19,000
E1030		Kitchen		7325091	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA		\$9,500.00	\$9,500														</									



Replacement Reserves Report

Kate Bond Middle School

2/15/2024

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	
E1030	Kitchen		7325101	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	\$25,000.00	\$25,000									\$25,000													\$25,000	
E1030	Kitchen		7325056	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000	
E1030	Kitchen		7325034	Foodservice Equipment, Mixer, Freestanding, Replace	25	12	13	1	EA	\$14,000.00	\$14,000													\$14,000									\$14,000	
E1040	Classrooms		7325049	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	12	18	28	EA	\$2,450.00	\$68,600																		\$68,600				\$68,600	
E1060	Classrooms		7325128	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$700.00	\$700			\$700										\$700									\$1,400	
E1060	Classrooms		7325173	Residential Appliances, Clothes Dryer, Replace	15	12	3	1	EA	\$650.00	\$650				\$650															\$650			\$1,300	
E1060	Classroom		7325160	Residential Appliances, Washer, Replace	15	12	3	1	EA	\$850.00	\$850				\$850															\$850			\$1,700	
E1060	Kitchen		7325083	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200	
E1060	Teachers Lounge		7325027	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200	
E1060	Classrooms		7325075	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200	
E1060	Library		7325041	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200	
E1060	Kitchen		7325051	Residential Appliances, Range, Electric, Replace	15	12	3	1	EA	\$620.00	\$620				\$620															\$620			\$1,240	
E1070	Auditorium		7333409	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	3375	SF	\$15.00	\$50,625				\$50,625															\$50,625			\$101,250	
E2010	Classrooms		7333374	Casework, Countertop, Plastic Laminate, Replace	15	12	3	3640	LF	\$50.00	\$182,000				\$182,000															\$182,000			\$364,000	
E2010	Auditorium		7333422	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace	20	12	8	1248	EA	\$500.00	\$624,000									\$624,000													\$624,000	
E2010	Gymnasium		7333417	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	12	8	150	EA	\$450.00	\$67,500									\$67,500													\$67,500	
E2010	Site		7333399	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	12	13	1000	EA	\$120.00	\$120,000													\$120,000									\$120,000	
E2010	Locker Room		7333419	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	12	18	160	LF	\$300.00	\$48,000																			\$48,000			\$48,000	
F1020	Site		7333343	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	13	17	210	SF	\$25.00	\$5,250																		\$5,250				\$5,250	
G2020	Site		7325020	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	95000	SF	\$3.50	\$332,500	\$332,500																						\$332,500
G2050	Football Field		7344438	Sports Apparatus, Soccer, Regulation Goal, Replace	20	12	8	4	EA	\$2,500.00	\$10,000									\$10,000													\$10,000	
G2050	Football Field		7344436	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	12	13	1	EA	\$8,000.00	\$8,000													\$8,000									\$8,000	
G2050	Football Field		7344437	Sports Apparatus, Football, Goal Post, Replace	25	12	13	2	EA	\$5,000.00	\$10,000													\$10,000									\$10,000	
G2050	Site		7333370	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	4	2	2	1	EA	\$6,000.00	\$6,000			\$6,000				\$6,000							\$6,000				\$6,000				\$30,000	
G2060	Site		7333394	Bike Rack, Fixed 6-10 Bikes, Replace	20	12	8	3	EA	\$800.00	\$2,400									\$2,400													\$2,400	
G2060	Site		7333337	Picnic Table, Metal Powder-Coated, Replace	20	12	8	6	EA	\$700.00	\$4,200									\$4,200													\$4,200	
G2060	Site		7325071	Flagpole, Metal, Replace	30	12	18	1	EA	\$2,500.00	\$2,500																			\$2,500			\$2,500	
G4050	Site		7333402	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	12	EA	\$4,000.00	\$48,000									\$48,000													\$48,000	
P2030	Locker Room / Utility closets		7333376	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	12	0	1	EA	\$3,500.00	\$3,500	\$3,500																						\$3,500
Totals, Unescalated												\$370,400	\$0	\$850,800	\$1,343,539	\$28,300	\$67,500	\$28,150	\$651,800	\$4,965,455	\$37,000	\$79,500	\$0	\$621,400	\$379,500	\$37,300	\$67,500	\$0	\$4,066,370	\$2,495,035	\$0	\$73,500	\$16,163,049	
Totals, Escalated (3.0% inflation, compounded annually)												\$370,400	\$0	\$902,614	\$1,468,121	\$31,852	\$78,251	\$33,613	\$801,632	\$6,290,089	\$48,277	\$106,841	\$0	\$885,968	\$557,309	\$56,420	\$105,163	\$0	\$6,721,090	\$4,247,630	\$0	\$132,749	\$22,838,018	

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	7325014	D1010	Elevator Controls	Automatic, 1 Car	2500 LB	Kate Bond Middle School	Utility closet	ThyssenKrupp	TAC20	No dataplate	2011		
2	7325047	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Kate Bond Middle School	Elevator	ThyssenKrupp	EP06020	No dataplate	2011		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7333430	D2010	Boiler	Gas, Domestic, 260 to 500 MBH	323.2 MBH	Kate Bond Middle School	Gymnasium	RBI Water Heaters	SW400	061056167	2011		
2	7325176	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Kate Bond Middle School	Utility closet	State Industries, Inc.	CSB1209SFEB 100	1024M002828	2012		
3	7325184	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Kate Bond Middle School	Utility closet	State Industries, Inc.	CSB1209SFEB 100	1024M0002829	2012		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7325003	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Friedrich	MR24G3G	AKMC00266	2011		
2	7325065	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Friedrich	MR24G3G	AKMC00264	2011		
3	7325123	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Illegible	Illegible	Illegible	2011		
4	7325084	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Friedrich	MR24G3G	akmc00218	2011		
5	7325102	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Friedrich	MR24G3G	AKMC00284	2011		
6	7325061	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Kate Bond Middle School	Roof	Friedrich	MR24G3G	Illegible	2011		
7	7325169	D3030	Split System Ductless	Multi Zone, per 1 to 2 TON FCU	2 ton	Kate Bond Middle School	Auditorium	Inaccessible	Inaccessible	Inaccessible	2011		
8	7325171	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Kate Bond Middle School	Roof	FRIEDRICH	MR24C3G	AKMC00321	2011		
9	7325024	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800006	2011		
10	7325042	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	MicroMetl	EVMDFFD41X000BK	No dataplate	2011		
11	7325120	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	MicroMetl	EVHFEED41X000BK	No dataplate	2011		
12	7325157	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	MicroMetl	EVMDFFD41X000BK	No dataplate	2011		
13	7325069	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	MicroMetl	EVMDFFD41X000BK	No dataplate	2011		
14	7325015	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1200 CFM	Kate Bond Middle School	Roof	Micrometl	EVMDFFD41X000BK	No dataplate	2011		
15	7325110	D3050	Air Handler	Exterior AHU, 801 to 1200 CFM	1000 CFM	Kate Bond Middle School	Roof	MicroMetl	EVMDFFD41X000BK	No dataplate	2011		
16	7325057	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800004	2011		
17	7325103	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800002	2011		
18	7325129	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	Illegible	Illegible	2011		
19	7325037	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800007	2011		
20	7325033	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800001	2011		
21	7325053	D3050	Packaged Unit	ERU	6 TON	Kate Bond Middle School	Roof	York	VP011A06H4AL21	20104800005	2011		
22	7325006	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442033	2011		
23	7333378	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450392	2011		
24	7333341	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436604	2011		
25	7325026	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453460	2011		

26	7333431	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1M0460716	2011
27	7333356	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442039	2011
28	7325145	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446399	2011
29	7333434	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436608	2011
30	7333397	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450386	2011
31	7333382	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453458	2011
32	7325005	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446400	2011
33	7325152	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453463	2011
34	7325112	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0442044	2011
35	7325109	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A		2011
36	7325147	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Kate Bond Middle School	Roof	Johnson Controls	J06ZHN10A4LZZ50001A	N1M0436672	2011
37	7325140	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Kate Bond Middle School	Roof	Johnson Controls	J20ZRN24Q4LZZ100002B	N1M0453603	2011
38	7325181	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Kate Bond Middle School	Roof	Johnson Controls	J15ZRN24J4LZZ10001B	N1M0462880	2011
39	7325030	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN2474LZZ10001B	N1M0461862	2011
40	7325085	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446402	2011
41	7333351	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450389	2011
42	7325116	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446392	2011
43	7333331	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453456	2011
44	7333396	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450384	2011
45	7325082	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442043	2011
46	7325072	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Kate Bond Middle School	Roof	York	D3NZ024N03606A	1M0229222	2011
47	7325138	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN24S4LZZ10001B	N1M0461121	2011
48	7333412	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450385	2011
49	7333354	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Kate Bond Middle School	Roof	Johnson Controls	J05ZFD06N4LZZ1001A	N1M0460730	2011
50	7325124	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446395	2011
51	7325111	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0442036	2011
52	7333346	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450387	2011
53	7333366	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1M0460722	2011
54	7325126	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Kate Bond Middle School	Roof	Johnson Controls	J10ZHN15N4LZZ50001A	N1M0343801	2011
55	7333358	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436605	2011
56	7325175	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFC00N4BZZ10002A	N1M0453777	2011
57	7333383	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453453	2011
58	7333401	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450382	2011
59	7325028	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Kate Bond Middle School	Roof	Johnson Controls	J20ZRN24Q4LZZ10002B	N1M0453602	2011

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60	7333428	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436543	2011
61	7333334	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450388	2011
62	7325133	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1M0436607	2011
63	7325032	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN247LZZ10001B	N2M0461864	2011
64	7325022	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0436540	2011
65	7325182	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Kate Bond Middle School	Roof	Johnson Controls	J12ZRN15Q4LZZ40002B	N1M0455627	2011
66	7325153	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436606	2011
67	7325079	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453459	2011
68	7325004	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Kate Bond Middle School	Roof	Johnson Controls	J20ZRN24Q4LZZ10002B	N1M0453600	2011
69	7333385	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442041	2011
70	7325114	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442042	2011
71	7333345	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453455	2011
72	7333388	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436609	2011
73	7325046	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZRD06P4BZZ10004C	N1M0460718	2011
74	7325077	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0442038	2011
75	7325130	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZRD06P4BZZ10004C	N1M0460721	2011
76	7325078	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN24S4LZZ10001B	N1M0461120	2011
77	7325098	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1L0436603	2011
78	7333387	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZFN06N4BZZ10003A	N1M0460717	2011
79	7325007	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0442035	2011
80	7325179	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436545	2011
81	7333375	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450391	2011
82	7325161	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Kate Bond Middle School	Roof	Johnson Controls	J20ZRN24Q4LZZ10002B	N1M0453598	2011
83	7325144	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436539	2011
84	7325122	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Kate Bond Middle School	Roof	York	D2NZ02N03606A	1L0420295	2011
85	7333423	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442040	2011
86	7333386	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453454	2011
87	7325052	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZRD06P4BZZ10004C	N1M0460719	2011
88	7325031	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZRD06P4BZZ10004C	N1M0460720	2011
89	7325008	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446398	2011
90	7325170	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450381	2011
91	7325099	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436542	2011
92	7325062	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442034	2011
93	7333415	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450383	2011

94	7325106	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Kate Bond Middle School	Roof	York	D3NZ024N03606A	M1L051284	2011	
95	7325151	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453457	2011	
96	7325125	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446397	2011	
97	7333363	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436544	2011	
98	7333426	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0450390	2011	
99	7325183	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Kate Bond Middle School	Roof	Johnson Controls	J06ZRS10N4LZZ40001B	N1M0436664	2011	
100	7325165	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6 TON	Kate Bond Middle School	Roof	Johnson Controls	J06ZHN10A4LZZ50001A	N1M0436673	2011	
101	7333421	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446396	2011	
102	7333368	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436541	2011	
103	7333333	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0442037	2011	
104	7333404	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453461	2011	
105	7325070	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1L0436546	2011	
106	7325137	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446401	2011	
107	7325136	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Kate Bond Middle School	Roof	Johnson Controls	J04ZRD06P4BZZ10004C	N1M0460734	2011	
108	7325159	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0446394	2011	
109	7333384	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453462	2011	
110	7325117	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Kate Bond Middle School	Roof	Johnson Controls	J03ZFN04N4BZZ10002A	N1M0453465	2011	
111	7325115	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 2 TON	2 TON	Kate Bond Middle School	Roof	York	D3NZ024N03606A	1B0646692	2011	
112	7325100	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN24S4LZZ10001B	N2M0461119	2011	
113	7325090	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN24S4LZZ10001B	N1M0461863	2011	
114	7325088	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Kate Bond Middle School	Roof	Johnson Controls	J25ZRN2474LZZ10001B	N1M0461861	2011	
115	7325018	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kate Bond Middle School	Roof	Johnson Controls	Inaccessible	Inaccessible	2011	
116	7325166	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Kate Bond Middle School	Roof	Johnson Controls	J07HN10N4LZZ50001A	N1M0450633	2011	
117	7325164	D3060	Exhaust Fan	Propeller, 2 HP Motor, 20000 CFM	20000 CFM	Kate Bond Middle School	Roof	PennBarry	HI-EX-48-HS	No dataplate	2011	
118	7325040	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Kate Bond Middle School	Roof	PennBarry	DX16V	H101Z82467	2011	
119	7325096	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Kate Bond Middle School	Kitchen	Mars	std72-2ud-bg	234046	2011	2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7325172	D4010	Backflow Preventer	Fire Suppression	4 IN	Kate Bond Middle School	Mechanical room	Watts	No dataplate	No dataplate	2011		
2	7325081	D4010	Backflow Preventer	Fire Suppression	4 IN	Kate Bond Middle School	Mechanical room	Watts	No dataplate	No dataplate	2011		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7325043	D5010	Generator	Gas or Gasoline	300 KW	Kate Bond Middle School	Building exterior	Cummins	No dataplate	No dataplate	2011		
2	7325131	D5010	Automatic Transfer Switch	ATS	300 AMP	Kate Bond Middle School	Electrical room	Eaton Cutler-Hammer	No dataplate	No dataplate	2011		
3	7333418	D5010	Automatic Transfer Switch	ATS, 400 AMP	300 AMP	Kate Bond Middle School	Gymnasium	Eaton Cutler-Hammer	ATC-300	No dataplate	2011		
4	7325180	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kate Bond Middle School	Electrical room	Siemens	3F3Y075TP1	0006	2011		

5	7325035	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kate Bond Middle School	Electrical room	Siemens	3F3Y075TP1	0004	2011	
6	7325010	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kate Bond Middle School	Electrical room	Siemens	3F3Y075TP1	0007	2011	
7	7325097	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kate Bond Middle School	Electrical room	Siemens	Inaccessible	Inaccessible	2011	
8	7325148	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Kate Bond Middle School	Electrical room	Siemens	3FY045TP1	0005	2011	
9	7325127	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kate Bond Middle School	Electrical room	Siemens	423-Series	0005	2011	
10	7325076	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Kate Bond Middle School	Electrical room	Siemens	Inaccessible	Inaccessible	2011	
11	7325139	D5020	Switchboard	277/480 V	4000 AMP	Kate Bond Middle School	Electrical room	Siemens	SB3	No dataplate	2011	
12	7325045	D5020	Distribution Panel	120/240 V	800 AMP	Kate Bond Middle School	Electrical room	Siemens	P4	No dataplate	2011	
13	7325074	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P1	No dataplate	2011	
14	7325162	D5020	Distribution Panel	277/480 V	800 AMP	Kate Bond Middle School	Electrical room	Siemens	P4	No dataplate	2011	
15	7325146	D5020	Distribution Panel	277/480 V	800 AMP	Kate Bond Middle School	Electrical room	Siemens	P4	No dataplate	2011	
16	7325093	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P1	No dataplate	2011	
17	7325135	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P4	No dataplate	2011	
18	7325025	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P1	No dataplate	2011	
19	7325038	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P1	No dataplate	2011	
20	7325011	D5020	Distribution Panel	277/480 V	400 AMP	Kate Bond Middle School	Electrical room	Siemens	P4	No dataplate	2011	
21	7325019	D5040	Special Fixture w/ Lamp	Metal Halide	400 W	Kate Bond Middle School	Auditorium				2011	34

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7325134	D7050	Fire Alarm Panel	Fully Addressable		Kate Bond Middle School	Office	Honeywell	Gamewell	No dataplate	2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7333338	E1030	Laundry Equipment	Dryer, Commercial	75 LB	Kate Bond Middle School	Locker Room	Unimac	UT075NQTB1G2W01	1008028487	2011		
2	7333355	E1030	Laundry Equipment	Washer, Commercial	60 LB	Kate Bond Middle School	Locker Room	Alliance Laundry Systems	UCN060GN2OU1001	1104012833	2011		
3	7325002	E1030	Foodservice Equipment	Convection Oven, Double		Kate Bond Middle School	Kitchen	Blodgett	BDO-100-G-ES	072619C1021T	2018	782904	
4	7325091	E1030	Foodservice Equipment	Convection Oven, Double		Kate Bond Middle School	Kitchen	Blodgett	BDO-100-G-ES	072619CI037B	2018	782903	
5	7325050	E1030	Foodservice Equipment	Convection Oven, Double		Kate Bond Middle School	Kitchen	Cook Rite	4003935	ATCO-513NBAUS100322092000C40094	2018	1057106	
6	7325017	E1030	Foodservice Equipment	Convection Oven, Double		Kate Bond Middle School	Kitchen	Cook Rite	ATCO-513NB	ATCO-513NBAUS100322092000C40095	2018	1057107	
7	7325048	E1030	Foodservice Equipment	Dairy Cooler/Wells		Kate Bond Middle School	Kitchen	Nor-Lake	AR164WV/O-A	1811286177	2011		
8	7325155	E1030	Foodservice Equipment	Dairy Cooler/Wells		Kate Bond Middle School	Kitchen	Nor-Lake	AR164WVS/O-A	1811286179	2011		
9	7325121	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Kate Bond Middle School	Kitchen	CaptiveAire Systems	5424 ND-2	No dataplate	2011		
10	7325156	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Kate Bond Middle School	Kitchen	CaptiveAire Systems	5424 ND-2	No dataplate	2011		
11	7325167	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	FWE	MTU-12P	112984201	2011	430774	
12	7325107	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	Hatco	No dataplate	No dataplate	2011	462294	
13	7325036	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	FWE	MTU-12P	112984202	2011	430776	
14	7325119	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	Hatco	No dataplate	Inaccessible	2011	462292	

15	7325141	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	FWE	UHS-12P	165024801	2011	
16	7325174	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kate Bond Middle School	Kitchen	Hatco	No dataplate	No dataplate	2011	462295
17	7325113	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	3/4 hp	Kate Bond Middle School	Classrooms	InSinkErator	Cover Control	09121643362	2011	
18	7325054	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	2 HP	Kate Bond Middle School	Kitchen	Salvajor	200	65856	2011	
19	7325177	E1030	Foodservice Equipment	Icemaker, Freestanding		Kate Bond Middle School	Kitchen	Hoshizaki	KM-520MAJ	M03530B	2011	935995
20	7325095	E1030	Foodservice Equipment	Icemaker, Freestanding		Kate Bond Middle School	Kitchen	Manitowoc	B320	110963797	2011	
21	7325034	E1030	Foodservice Equipment	Mixer, Freestanding		Kate Bond Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2011	
22	7325067	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Kate Bond Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2011	462293
23	7325086	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Kate Bond Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2011	462291
24	7325059	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Kate Bond Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2011	462296
25	7325150	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Kate Bond Middle School	Kitchen	Garland	No dataplate	No dataplate	2011	430777
26	7325178	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Kate Bond Middle School	Concession room	Maxx Cold	MXM1-23RB	7068333	2011	
27	7325092	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Kate Bond Middle School	Kitchen	MasterBuilt	PT242SSS/0	11050815	2011	430775
28	7325168	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Kate Bond Middle School	Kitchen	Dukers	D5511R	1164000DUK200508200600170	2011	
29	7325044	E1030	Foodservice Equipment	Steamer, Freestanding		Kate Bond Middle School	Kitchen	Accutemp	E64803E14000200	57597	2018	768737
30	7325066	E1030	Foodservice Equipment	Steamer, Freestanding		Kate Bond Middle School	Kitchen	AccACCUTEMPording to	E64803E13000200	57696	2018	
31	7325089	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Kate Bond Middle School	Kitchen	No dataplate	No dataplate	No dataplate	2011	
32	7325029	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Kate Bond Middle School	Kitchen	Kool Star	No dataplate	No dataplate	2011	
33	7325101	E1030	Foodservice Equipment	Walk-In, Freezer		Kate Bond Middle School	Kitchen	Kool Star	No dataplate	No dataplate	2011	
34	7325056	E1030	Foodservice Equipment	Walk-In, Refrigerator		Kate Bond Middle School	Kitchen	Kool Star	No dataplate	125214C-10	2011	