

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Keystone Elementary
4301 Old Allen Road
Memphis, TN 38128

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BV PROJECT #:

163745.23R000-126.354

DATE OF REPORT:

March 25, 2024

ON SITE DATE:

February 2, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	4301 Old Allen Road Memphis, TN 38128
Site Developed	1991
Site Area	15.6 acres (estimated)
Parking Spaces	68 total spaces all in open lots; 4 of which are accessible
Building Area	84,641 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 2, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org
On-site Point of Contact (POC)	Doughlas Marlon
Assessment and Report Prepared By	Francis Hebron
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Keystone Optional Elementary School is a magnet school which opened in 1991 and has continuously served as such. Keystone elementary enrolls 430 students & has a focus on science, engineering, & technology. No major additions have been made to the school since its opening.

Architectural

Windows are original to the school and approaching the end of their estimated useful lifecycle. Consider replacing building fenestration in whole by 2030 or as needed. The roof appears to have been coated with an elastomeric coating although roof/ceiling leaks remain present in some areas of the school. The roof may also be retaining water as leaks occur at the gymnasium walls regardless of weather. A significant amount of cracking throughout the CMU interior walls can be observed throughout the library indicating the existence of structural settlement. Architectural finishes are in good condition and are generally well maintained.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Keystone Elementary School utilizes a centralized HVAC system. Both boilers were replaced less than 6 months prior to this assessment. The chiller was replaced in 2015. Eight air-handlers which date back to the opening of the school are due to be replaced with modern units of greater efficiency. The cooling tower possess a considerable amount of rust which has done damage to its body & corrugated casing panel. No issues were reported in regard to the electrical system whose major components are due for replacement in 2030. No issues were reported in regard to the plumbing system. It is recommended that bathroom fixtures (trough style sinks, toilets, urinals) be replaced by 2030. The fire suppression and alarm system appear to be annually tested per local code.

Site

The Keystone Elementary School's site primarily consists of asphalt parking lots and grass fields. Landscaping is in fair condition. Asphalt parking should be cut & patched in multiple locations. It is recommended that parking lots should be milled and overlayed by 2030.

Recommended Additional Studies

The interior masonry walls at the library display significant cracks throughout indicating possible foundation issues. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs.

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 Keystone Elementary(1991)			
Replacement Value	Total SF	Cost/SF	
\$ 33,856,400	84,641	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 10,000		0.0 %
3-Year	\$ 580,900		1.7 %
5-Year	\$ 747,900		2.2 %
10-Year	\$ 9,388,000		27.7 %

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

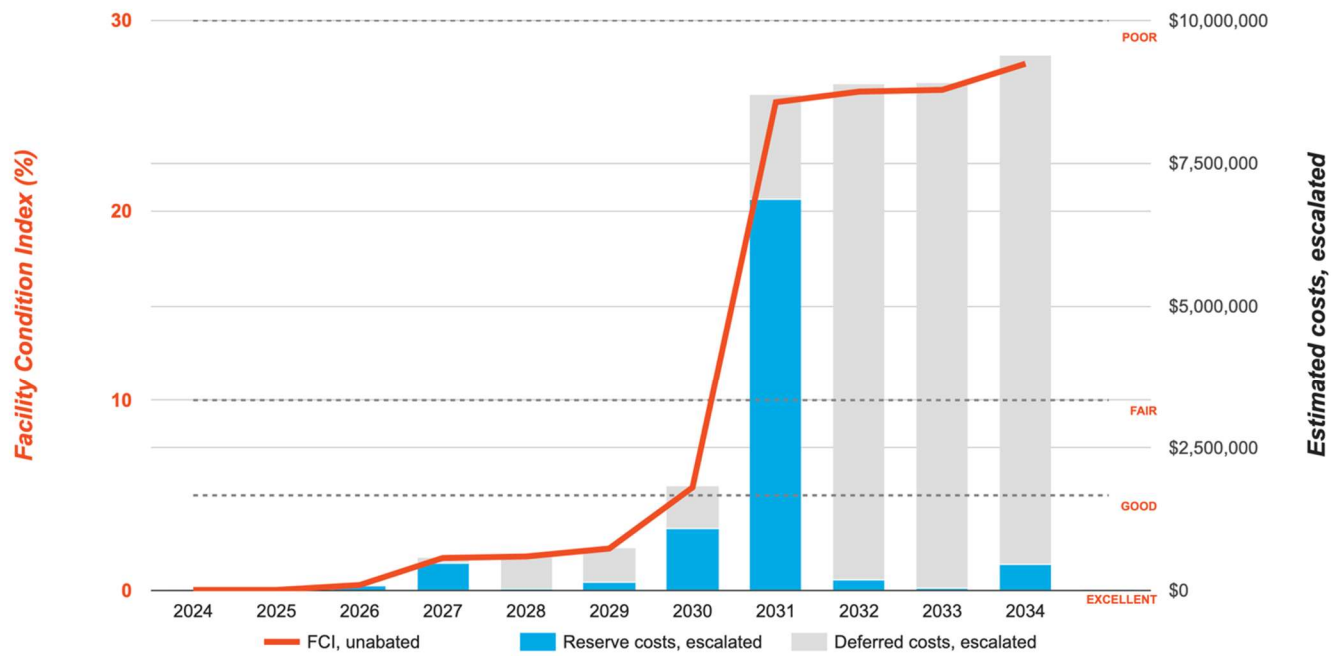
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Keystone Elementary

Replacement Value: \$33,856,400

Inflation Rate: 3.0%

Average Needs per Year: \$853,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Keystone Elementary	1	\$10,000
Total	1	\$10,000

Keystone Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7439549	Keystone Elementary	Library	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$10,000
Total (1 items)							\$10,000

Key Findings

**Generator in Poor condition.**Priority Score: **88.7**Gas or Gasoline
Keystone Elementary Outside near boiler roomPlan Type:
Performance/IntegrityUniformat Code: D5010
Recommendation: **Replace in 2026**

Cost Estimate: \$30,000

\$\$\$\$

Significant rust on enclosure. - AssetCALC ID: 7401586

**Cooling Tower in Poor condition.**Priority Score: **85.7**(Typical) Open Circuit
Keystone Elementary SitePlan Type:
Performance/IntegrityUniformat Code: D3030
Recommendation: **Replace in 2026**

Cost Estimate: \$53,600

\$\$\$\$

Rusted body - AssetCALC ID: 7388434

**Recommended Follow-up Study: Structural, Superstructure**Priority Score: **81.9**Structural, Superstructure
Keystone Elementary LibraryPlan Type:
Performance/IntegrityUniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Cost Estimate: \$10,000

\$\$\$\$

The interior masonry walls at the library display significant cracks throughout indicating possible foundation issues. - AssetCALC ID: 7439549

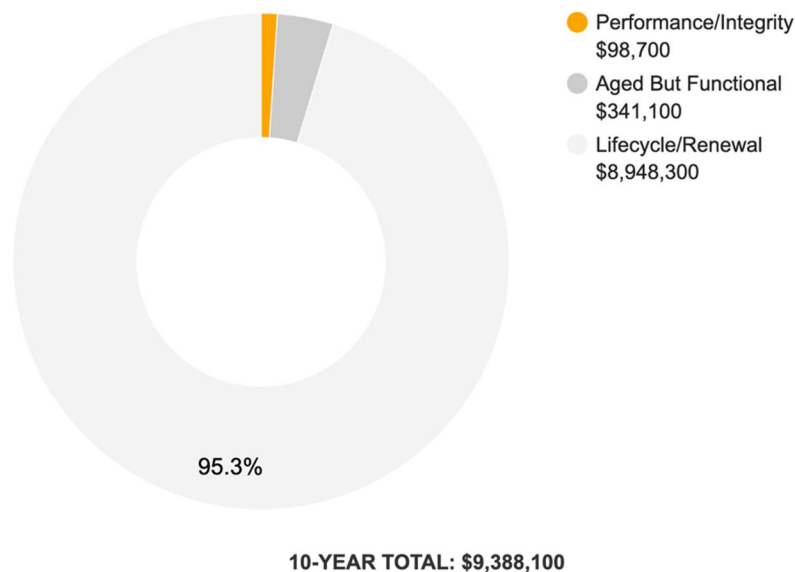
Plan Types

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

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete slab and footing foundation	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU, Painted gypsum board Floors: Carpet, VCT, ceramic tile, quarry tile, Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding unit ventilators	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Poor
Site Development	Property entrance signage; Brick dumpster enclosures Playgrounds and play fields with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Severe to moderate site slopes along east, west, and north boundaries	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Poor
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Possible structural settlement, rusting generator and cooling tower	

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
Facade	-	-	\$47,800	\$22,100	-	\$70,000
Roofing	-	-	-	\$1,010,700	-	\$1,010,700
Interiors	-	-	\$137,900	\$554,800	\$704,100	\$1,396,800
Plumbing	-	-	\$9,700	\$1,632,400	\$31,700	\$1,673,800
HVAC	-	\$56,900	\$197,900	\$2,471,000	\$170,200	\$2,896,000
Fire Protection	-	-	\$3,500	\$120,000	\$4,700	\$128,100
Electrical	-	\$31,800	\$67,700	\$2,166,500	-	\$2,266,000
Fire Alarm & Electronic Systems	-	-	\$17,400	\$341,300	\$27,100	\$385,700
Equipment & Furnishings	-	-	\$104,300	\$102,300	\$86,100	\$292,700
Site Development	-	-	\$1,700	\$5,900	-	\$7,600
Site Pavement	-	-	\$61,200	\$181,800	-	\$243,000
Site Utilities	-	-	-	\$31,300	-	\$31,300
Follow-up Studies	\$10,000	-	-	-	-	\$10,000
TOTALS (3% inflation)	\$10,000	\$88,700	\$649,200	\$8,640,100	\$1,023,900	\$10,411,900

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are 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 1991. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Keystone Elementary School, 4301 Old Allen Rd. Memphis, TN 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF



6 - COURTYARD

Photographic Overview



7 - PLAYGROUND



8 - MECHANICAL ROOM



9 - BOILER ROOM



10 - ELECTRICAL ROOM

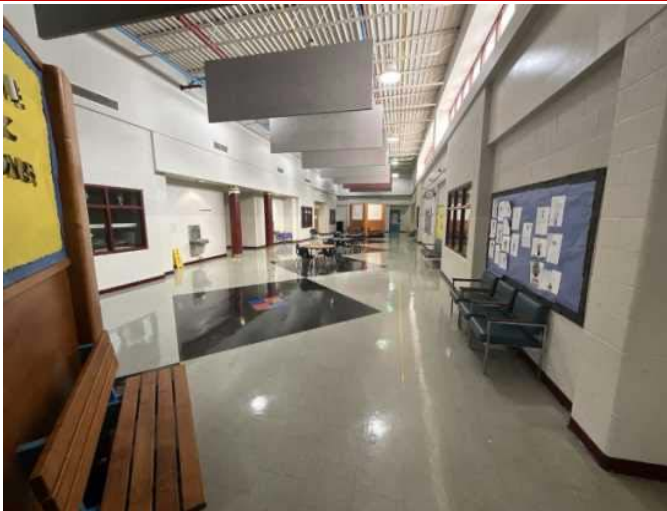


11 - KITCHEN



12 - GYMNASIUM / CAFETERIA

Photographic Overview



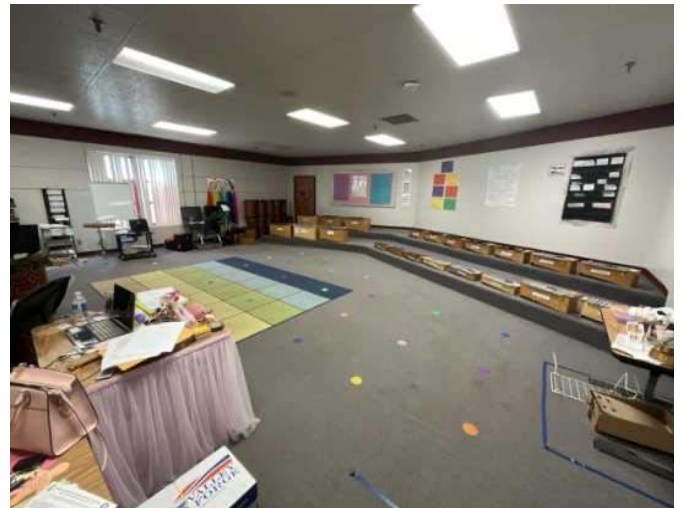
13 - CORRIDOR



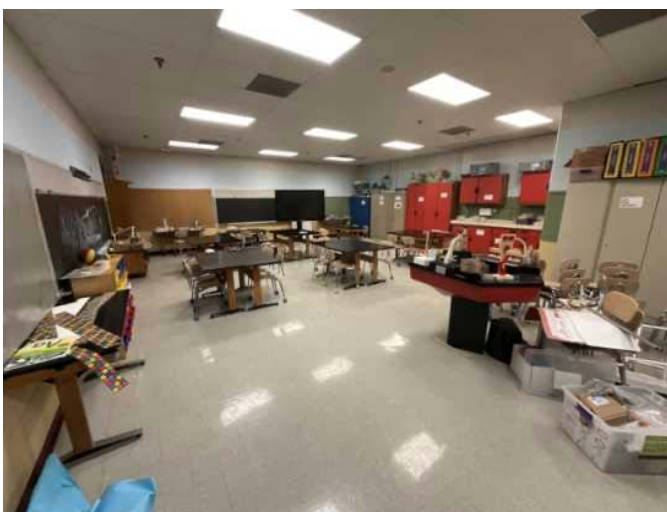
14 - LIBRARY



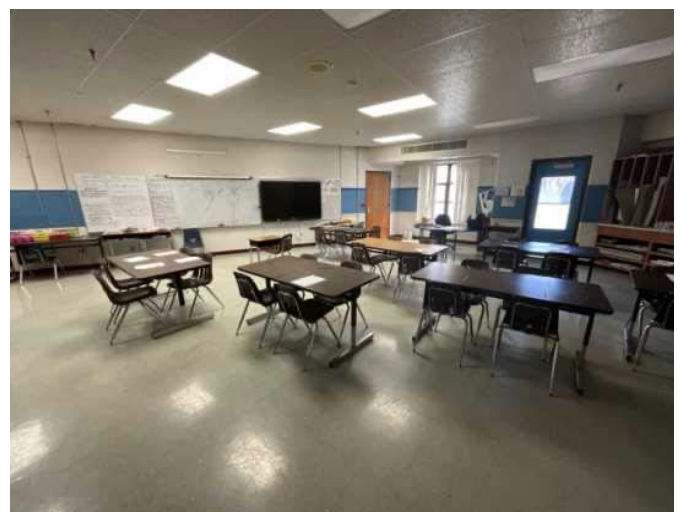
15 - COMPUTER LAB



16 - MUSIC ROOM



17 - SCIENCE CLASSROOM



18 - ART ROOM

Appendix B:



Site Plan

Site Plan



Google Earth

Image © 2024 Airbus

 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-126.354	Keystone Elementary	
	Source	On-Site Date	
	Google Earth	February 02, 2024	

Appendix C: Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Keystone Elementary

Name of person completing form: Douglas

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 2 years

Date Completed: 2/20/2024

Phone Number: 901-650-3948

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1991	Renovated	
2	Building size in SF	84,641	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	23'/24'	New Boilers
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2015 Chiller		
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?	X				Cracks visible throughout library walls.
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Keystone Elementary

BV Project Number: 163745.23R000-126.354

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



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



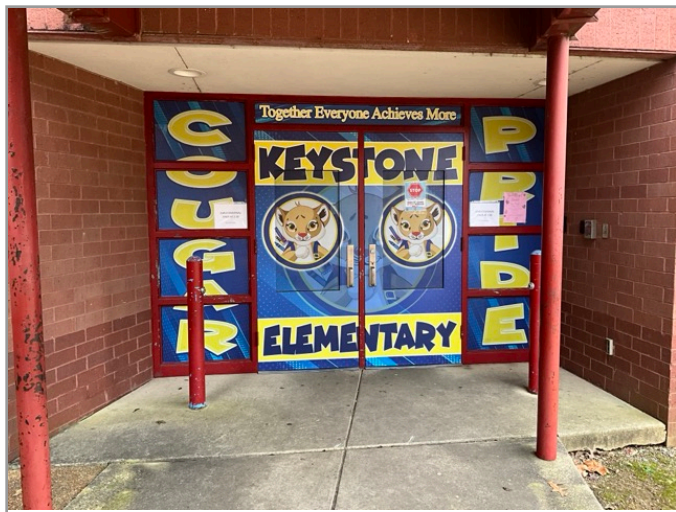
ACCESSIBLE PATH

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			×	
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



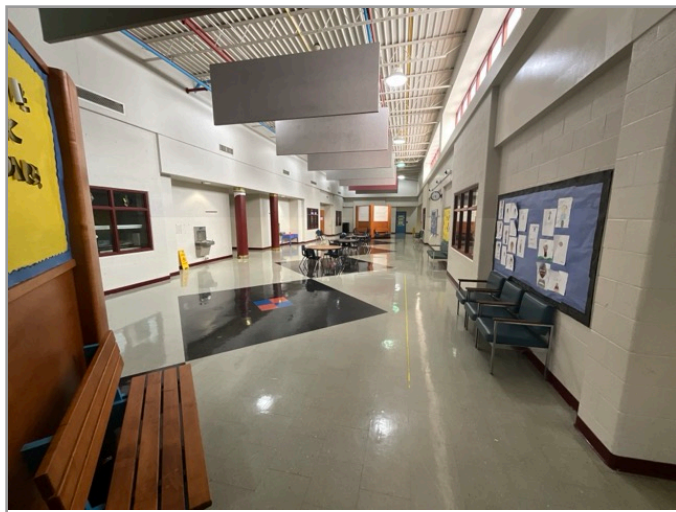
ACCESSIBLE ENTRANCE

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



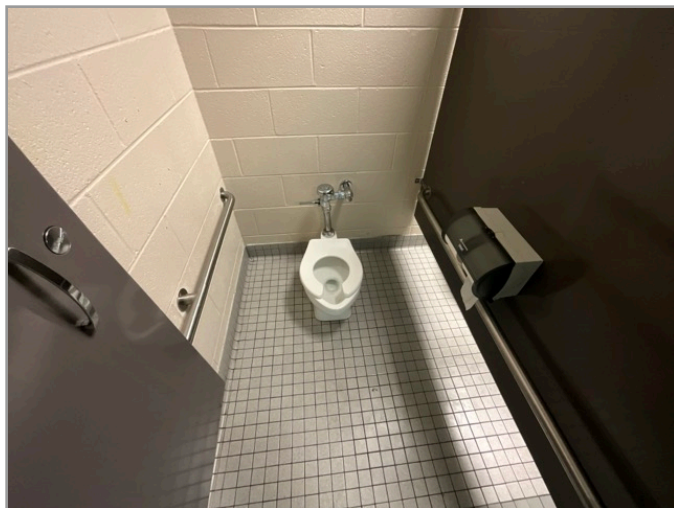
DOOR HARDWARE

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

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 ?	✗			Additional grab bars are required at staff toilet rooms.
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 ?		×		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?		×		
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



KITCHEN OVERVIEW

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) ?			×	
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Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report Keystone Elementary						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	33	5	7388442
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	30	7	7401552
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	84,641 SF	6	7388459
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	127	10	7401557
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,000 SF	5	7401554
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	85,000 SF	13	7401592
C2010	Cafeteria	Fair	Wall Finishes, Ceramic Tile	1,000 SF	7	7401555
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	75,000 SF	7	7401561
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,000 SF	3	7401591
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,500 SF	7	7401564
C2030	Music Room	Fair	Flooring, Carpet, Commercial Standard	1,400 SF	3	7401585
C2050	Hallway that connects to gym	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,000 SF	6	7401581
Plumbing						
D2010	art class	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7401556
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	14	6	7388455
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	6	7401563
D2010	Throughout building	Good	Toilet, Commercial Water Closet	3	22	7388413
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	14	7401589
D2010	Throughout building	Fair	Toilet, Child-Sized	20	10	7388461
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	7	7401558
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	7388430
D2010	Throughout building	Fair	Sink/Lavatory, Trough Style, Solid Surface	3	5	7388464
D2010	Throughout building	Fair	Urinal, Standard	13	14	7388408
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	7388416
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	3	7388429
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7401594
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	84,641 SF	7	7396875
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	30	7388451
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	7	7388463
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	29	7388415
D3020	Mechanical room	Fair	Unit Heater, Electric	1	3	7388457
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 3 Ton	25	7	7388417

Component Condition Report | Keystone Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical room	Fair	Chiller, Water-Cooled	1	16	7388441
D3030	Site	Poor	Cooling Tower, (Typical) Open Circuit	1	2	7388434
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	21	7388435
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	3	7388431
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	21	7388426
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	7388420
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	3	7388445
D3050		Fair	HVAC System, Full System Renovation/Upgrade, Medium Complexity	84,641 SF	7	7396876
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM	1	3	7401588
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	3	7388427
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-7]	1	3	7388448
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [AHU-5]	1	3	7388443
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	3	7388462
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	21	7388452
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	3	7388411
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7401593
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7401565
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	3	7388425
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	5	7401568
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	15	7388440
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	8	3	7401597
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	16	7388410
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	6	7388433
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	14	7388444
Fire Protection						
D4010	Mechanical room	Fair	Supplemental Components, Fire Riser, Dry	1	7	7388419
D4010		Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	84,641 SF	7	7396879
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	5	7388458
Electrical						
D5010	Outside near boiler room	Poor	Generator, Gas or Gasoline	1	2	7401586
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	3	7401562
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7401598
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1200 AMP	1	7	7401583
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1200 AMP	1	7	7401560
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401571
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401587
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401567

Component Condition Report Keystone Elementary						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401577
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	3	7401595
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1200 AMP	1	7	7401578
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	84,641 SF	7	7396874
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401570
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401551
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	7	7401596
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7401579
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7401590
Fire Alarm & Electronic Systems						
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7388439
D7050		Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	84,641 SF	10	7396877
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	7	7388436
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7401572
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	3	7388447
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7401576
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7388428
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7388446
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	7401580
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7388421
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	7	7401559
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	7401553
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	7401573
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7388414
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7388456
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	8	7388412
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7388407
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	6	7388450
E1060	Kitchen	Good	Residential Appliances, Washer	1	10	7401582
E1060	Kitchen	Good	Residential Appliances, Clothes Dryer	1	10	7401575
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	7401584
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	100 LF	10	7388409
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	7	7388432
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,000 SF	8	7388418
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Cut & Patch	28,000 SF	3	7401566

Component Condition Report | Keystone Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	7388438
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	7	7401574
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	9	7388454
Follow-up Studies						
P2030	Library	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7439549

Draft - For Discussion Purposes Only

Appendix F: Replacement Reserves




Replacement Reserves Report

Keystone Elementary

3/25/2024

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
Keystone Elementary	\$10,000	\$0	\$88,691	\$480,887	\$24,198	\$142,765	\$1,084,785	\$6,868,452	\$187,482	\$32,097	\$465,832	\$24,916	\$126,750	\$552,580	\$63,378	\$8,413	\$175,362	\$0	\$27,920	\$0	\$40,818	\$10,405,327
Grand Total	\$10,000	\$0	\$88,691	\$480,887	\$24,198	\$142,765	\$1,084,785	\$6,868,452	\$187,482	\$32,097	\$465,832	\$24,916	\$126,750	\$552,580	\$63,378	\$8,413	\$175,362	\$0	\$27,920	\$0	\$40,818	\$10,405,327

Uniform 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
B2020	Building Exterior	7388442	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	33	EA	\$1,250.00	\$41,250						\$41,250																\$41,250
B2050	Building Exterior	7401552	Exterior Door, Steel, Standard, Replace	40	33	7	30	EA	\$600.00	\$18,000								\$18,000														\$18,000
B3010	Roof	7388459	Roofing, Modified Bitumen, Replace	20	14	6	84641	SF	\$10.00	\$846,410							\$846,410															\$846,410
C1030	Throughout building	7401557	Interior Door, Wood, Solid-Core, Replace	40	30	* 10	127	EA	\$700.00	\$88,900												\$88,900										\$88,900
C1070	Gymnasium	7401554	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	15000	SF	\$3.50	\$52,500						\$52,500																\$52,500
C1070	Throughout building	7401592	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	85000	SF	\$3.50	\$297,500													\$297,500									\$297,500
C2010	Cafeteria	7401555	Wall Finishes, Ceramic Tile, Replace	40	33	* 7	1000	SF	\$18.00	\$18,000											\$18,000											\$18,000
C2030	Kitchen	7401591	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	5000	SF	\$12.00	\$60,000				\$60,000										\$60,000								\$120,000
C2030	Restrooms	7401564	Flooring, Ceramic Tile, Replace	40	33	* 7	3500	SF	\$18.00	\$63,000											\$63,000											\$63,000
C2030	Throughout building	7401561	Flooring, Vinyl Tile (VCT), Replace	15	8	7	75000	SF	\$5.00	\$375,000								\$375,000														\$375,000
C2030	Music Room	7401585	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1400	SF	\$7.50	\$10,500				\$10,500										\$10,500								\$21,000
C2050	Hallway that connects to gym	7401581	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	3000	SF	\$2.50	\$7,500							\$7,500										\$7,500					\$15,000
D2010	Utility closet	7388429	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$900.00	\$900				\$900																\$900		\$1,800
D2010	Keystone Elementary	7396875	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	33	7	84641	SF	\$15.00	\$1,269,615								\$1,269,615														\$1,269,615
D2010	Throughout building	7388464	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	25	5	3	EA	\$2,500.00	\$7,500						\$7,500																\$7,500
D2010	Throughout building	7388455	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	14	EA	\$1,500.00	\$21,000							\$21,000															\$21,000
D2010	Kitchen	7401594	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500															\$2,500
D2010	Throughout building	7401563	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	8	EA	\$1,500.00	\$12,000							\$12,000															\$12,000
D2010	Utility closet	7401558	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	1	EA	\$800.00	\$800								\$800														\$800
D2010	Kitchen	7388416	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
D2010	Throughout building	7388461	Toilet, Child-Sized, Replace	30	20	10	20	EA	\$900.00	\$18,000											\$18,000											\$18,000
D2010	Kitchen	7401589	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA	\$2,100.00	\$2,100														\$2,100								\$2,100
D2010	Throughout building	7388408	Urinal, Standard, Replace	30	16	14	13	EA	\$1,100.00	\$14,300														\$14,300								\$14,300
D2010	art class	7401556	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	\$2,100.00	\$2,100																	\$2,100					\$2,100
D2010	Throughout building	7388430	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	\$1,200.00	\$1,200																			\$1,200			\$1,200
D3020	Mechanical room	7388457	Unit Heater, Electric, Replace	20	17	3	1	EA	\$1,800.00	\$1,800				\$1,800																		\$1,800
D3020	Mechanical room	7388463	Boiler Supplemental Components, Expansion Tank, Replace	40	33	7	1	EA	\$4,400.00	\$4,400								\$4,400														\$4,400
D3030	Site	7388434	Cooling Tower, (Typical) Open Circuit, Replace	25	23	2	1	EA	\$53,600.00	\$53,600			\$53,600																			\$53,600
D3030	Mechanical room	7388441	Chiller, Water-Cooled, Replace	25	9	16	1	EA	\$88,400.00	\$88,400																	\$88,400					\$88,400
D3030	Throughout building	7388417	Unit Ventilator, approx/nominal 3 Ton, Replace	20	13	7	25	EA	\$9,000.00	\$225,000								\$225,000														\$225,000
D3050	Mechanical room	7388420	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$7,600.00	\$7,600																					\$7,600	\$7,600
D3050	Roof	7388411	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$35,000.00	\$35,000				\$35,000																		\$35,000
D3050	Mechanical room	7401593	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$6,200.00	\$6,200				\$6,200																		\$6,200
D3050	Mechanical room	7401565	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$6,200.00	\$6,200				\$6,200																		\$6,200
D3050	Mechanical room	7388425	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Mechanical room	7388443	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000
D3050	Mechanical room	7388462	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Mechanical room	7388431	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Mechanical room	7388445	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Roof	7401588	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, Replace	20	17	3	1	EA	\$48,000.00	\$48,000				\$48,000																		\$48,000
D3050	Mechanical room	7388427	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Mechanical room	7388448	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																		\$9,200
D3050	Keystone Elementary	7396876	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	33	7	84641	SF	\$21.00	\$1,777,461								\$1,777,461														\$1,777,461
D3060	Roof	7401597	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	8	EA	\$1,400.00	\$11,200				\$11,200																		\$11,200
D3060	Roof	7401568	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	15	5	1	EA	\$2,400.00	\$2,400						\$2,400																\$2,400
D3060	Roof	7388433	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	14	6	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	Roof	7388444	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	6	14	1	EA	\$4,000.00	\$4,000														\$4,000								\$4,000
D3060	Roof	7388440	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	10	15	1	EA	\$2,400.00	\$2,400																\$2,400						\$2,400
D3060	Roof	7388410	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	4	16	1	EA	\$3,000.00	\$3,000																	\$3,000					\$3,000
D4010	Mechanical room	7388419	Supplemental Components, Fire Riser, Dry, Replace	40	33	7	1	EA	\$7,000.00	\$7,000								\$7,000														\$7,000

Replacement Reserves Report																																			
Keystone Elementary																																			
3/25/2024																																			
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		
D4010	Keystone Elementary		7396879	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	84641	SF	\$1.07	\$90,566								\$90,566														\$90,566		
D4030	Throughout building		7388458	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	20	EA	\$150.00	\$3,000						\$3,000										\$3,000						\$6,000		
D5010	Outside near boiler room		7401586	Generator, Gas or Gasoline, Replace	25	23	2	1	EA	\$30,000.00	\$30,000			\$30,000																			\$30,000		
D5010	Electrical room		7401562	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000		
D5020	Electrical room		7401595	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	27	3	1	EA	\$16,000.00	\$16,000				\$16,000																		\$16,000		
D5020	Electrical room		7401596	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$40,000.00	\$40,000								\$40,000														\$40,000		
D5020	Electrical room		7401560	Switchboard, 120/208 V, 1200 AMP, Replace	40	33	7	1	EA	\$66,000.00	\$66,000								\$66,000														\$66,000		
D5020	Electrical room		7401583	Switchboard, 120/208 V, 1200 AMP, Replace	40	33	7	1	EA	\$66,000.00	\$66,000								\$66,000														\$66,000		
D5020	Electrical room		7401578	Switchboard, 120/208 V, 1200 AMP, Replace	40	33	7	1	EA	\$66,000.00	\$66,000								\$66,000														\$66,000		
D5020	Electrical room		7401579	Distribution Panel, 120/208 V, 400 AMP, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																		\$6,000		
D5020	Electrical room		7401590	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401570	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401551	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401598	Distribution Panel, 120/208 V, 400 AMP, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																		\$6,000		
D5020	Electrical room		7401571	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401587	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401567	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Electrical room		7401577	Distribution Panel, 120/208 V, 200 AMP, Replace	30	27	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000		
D5020	Keystone Elementary		7396874	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	84641	SF	\$18.00	\$1,523,538								\$1,523,538														\$1,523,538		
D7050	Main Office		7388439	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000		\$30,000		
D7050	Keystone Elementary		7396877	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	84641	SF	\$3.00	\$253,923											\$253,923											\$253,923		
E1030	Kitchen		7388428	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700			\$3,400		
E1030	Kitchen		7388447	Foodservice Equipment, Tilting Skillet, Replace	20	17	3	1	EA	\$24,500.00	\$24,500				\$24,500																		\$24,500		
E1030	Kitchen		7388407	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560		
E1030	Kitchen		7388421	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700			\$3,400		
E1030	Kitchen		7401580	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300															\$6,300			\$12,600		
E1030	Kitchen		7401576	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																		\$25,000		
E1030	Kitchen		7401572	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200		
E1030	Kitchen		7388446	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500										\$21,500								\$43,000	
E1030	Kitchen		7388450	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	\$6,700.00	\$6,700							\$6,700															\$6,700		
E1030	Kitchen		7388414	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280										\$8,280						\$16,560	
E1030	Kitchen		7401553	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700		
E1030	Kitchen		7388436	Commercial Kitchen, Service Line, Replace	15	8	7	1	LS	\$25,000.00	\$25,000								\$25,000														\$25,000		
E1030	Kitchen		7401559	Foodservice Equipment, Mixer, Tabletop, Replace	20	13	7	1	EA	\$3,400.00	\$3,400								\$3,400														\$3,400		
E1030	Kitchen		7401573	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600		
E1030	Kitchen		7388412	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	7	8	1	EA	\$4,500.00	\$4,500									\$4,500															

Appendix G: Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388429	D2010	Water Heater	Electric, Residential	50 GAL	Keystone Elementary	Utility closet	Rheem	82V52-2	RH 1207229081	2007		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388451	D3020	Boiler	Gas, HVAC	1700 MBH	Keystone Elementary	Boiler room	Lochinvar	PBN2001	2024 119589247	2024		
2	7388415	D3020	Boiler	Gas, HVAC	825 MBH	Keystone Elementary	Boiler room	Lochinvar	FTX850N	2023 119478142	2023		
3	7388457	D3020	Unit Heater	Electric	5 KW	Keystone Elementary	Mechanical room	Trane	UHSA-060S-8C-AAC	D91A01093	1991		
4	7388463	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Keystone Elementary	Mechanical room	Inaccessible	Inaccessible	Inaccessible	1991		
5	7388441	D3030	Chiller	Water-Cooled	63 TON	Keystone Elementary	Mechanical room	Daikin Industries	WSC063-DBA BM	STNU151100035	2015		
6	7388434	D3030	Cooling Tower	(Typical) Open Circuit	250 TON	Keystone Elementary	Site	BAC	3548MD	90601202 R			
7	7388417	D3030	Unit Ventilator	approx/nominal 3 Ton	750 CFM	Keystone Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible			25
8	7388435	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Keystone Elementary	Mechanical room	Baldor Reliance	1208057553-000010	X2005CH4070	2020		
9	7388426	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Keystone Elementary	Mechanical room	Baldor	1208057553-000010	X2005CH4069	2020		
10	7388420	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Keystone Elementary	Mechanical room	Marathon	XVA 254TTDR5026AA L	No dataplate			
11	7388452	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Keystone Elementary	Mechanical room	Baldor Reliance	1208142418-000020	X2006CH4939	2020		
12	7401593	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91B06101	1991		
13	7401565	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91806104	1991		
14	7388425	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91806097	1991		
15	7388427	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91806098	1991		
16	7388431	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91806099	1991		
17	7388462	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91B06100	1991		
18	7388443	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Keystone Elementary	Mechanical room	Trane	Inaccessible	Inaccessible			
19	7388445	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91B06102	1991		
20	7388448	D3050	Air Handler [AHU-7]	Interior AHU, Easy/Moderate Access	1200 CFM	Keystone Elementary	Mechanical room	Trane	Illegible	K91806103	1991		
21	7388411	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	Keystone Elementary	Roof	No dataplate	No dataplate	No dataplate	1991		
22	7401588	D3050	Make-Up Air Unit	MUA or MAU, 6001 to 12000 CFM	6000 CFM	Keystone Elementary	Roof	Illegible	Illegible	Illegible			
23	7401597	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Keystone Elementary	Roof	Illegible	Illegible	Illegible	1991		8
24	7388440	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Keystone Elementary	Roof	Greenheck	CUE-141-VG-10	14287940	2014		
25	7401568	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Keystone Elementary	Roof	No dataplate	No dataplate	No dataplate			
26	7388433	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1000 CFM	Keystone Elementary	Roof	No dataplate	No dataplate	No dataplate			
27	7388410	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Keystone Elementary	Roof	No dataplate	No dataplate	No dataplate			
28	7388444	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	5000 CFM	Keystone Elementary	Roof	No dataplate	No dataplate	No dataplate			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388458	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Keystone Elementary	Throughout building						20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7401586	D5010	Generator	Gas or Gasoline	33 KW	Keystone Elementary	Outside near boiler room	Kohler	33RZ272	283898	1998		
2	7401562	D5010	Automatic Transfer Switch	ATS	400 AMP	Keystone Elementary	Electrical room	Kohler	No dataplate	No dataplate	1991		
3	7401595	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA	112.5 KVA	Keystone Elementary	Electrical room	General Electric	9T2303575	475A545LAG805	1991		

4	7401596	D5020	Switchboard	120/208 V	400 AMP	Keystone Elementary	Electrical room	General Electric	CCB	No dataplate	1991
5	7401583	D5020	Switchboard	120/208 V, 1200 AMP	1200 AMP	Keystone Elementary	Electrical room	General Electric	AV-Line	No dataplate	1991
6	7401560	D5020	Switchboard	120/208 V, 1200 AMP	1200 AMP	Keystone Elementary	Electrical room	General Electric	AV-Line	No dataplate	1991
7	7401578	D5020	Switchboard	120/208 V, 1200 AMP	1200 AMP	Keystone Elementary	Electrical room	General Electric	AV-Line	No dataplate	1991
8	7401571	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
9	7401587	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
10	7401567	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
11	7401577	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
12	7401570	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	No dataplate	No dataplate	1991
13	7401551	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
14	7401590	D5020	Distribution Panel	120/208 V, 200 AMP	225 AMP	Keystone Elementary	Electrical room	General Electric	A Series	No dataplate	1991
15	7401598	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Keystone Elementary	Electrical room	General Electric	No dataplate	No dataplate	1991
16	7401579	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Keystone Elementary	Electrical room	No dataplate	No dataplate	No dataplate	1991

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388439	D7050	Fire Alarm Panel	Fully Addressable		Keystone Elementary	Main Office	Silent Knight	310H	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7388414	E1030	Foodservice Equipment	Convection Oven, Double		Keystone Elementary	Kitchen						
2	7388407	E1030	Foodservice Equipment	Convection Oven, Double		Keystone Elementary	Kitchen	Doyon	JA12SL	290050020212	2012		
3	7388446	E1030	Foodservice Equipment	Dishwasher Commercial		Keystone Elementary	Kitchen	Champion	EUCCA	J16063681			
4	7388428	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Keystone Elementary	Kitchen		UHS-12	123465303	2012		
5	7388421	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Keystone Elementary	Kitchen	FWE	UHS-12P	154666402	2012		
6	7401553	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Keystone Elementary	Kitchen	Fwe	UHS-12P	154666402	2015		
7	7388450	E1030	Foodservice Equipment	Icemaker, Freestanding		Keystone Elementary	Kitchen	Ice-O-Matic	ICE0320HA5	15091280011092	2015		
8	7401559	E1030	Foodservice Equipment	Mixer, Tabletop		Keystone Elementary	Kitchen		A-200	11-449-635	2011		
9	7388412	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Keystone Elementary	Kitchen	Garland					
10	7388456	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Keystone Elementary	Kitchen		AR23E	435229			
11	7388447	E1030	Foodservice Equipment	Tilting Skillet		Keystone Elementary	Kitchen						
12	7401580	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Keystone Elementary	Kitchen	Kolpak		912480300PF	1991		
13	7401572	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Keystone Elementary	Kitchen		LET1201F	DRH 05813			
14	7401573	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Keystone Elementary	Kitchen						
15	7401576	E1030	Foodservice Equipment	Walk-In, Freezer		Keystone Elementary	Kitchen	Kolpak		912480300P	1991		