

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Kingsbury CTC
1328 North Graham Street
Memphis, Tennessee 38122

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BV PROJECT #:

163745.23R000-022.354

DATE OF REPORT:

July 26, 2024

ON SITE DATE:

May 1, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Training Center
Main Address	1328 North Graham Street, Memphis, Tennessee 38122
Site Developed	1976 Renovated 2005
Site Area	2.66 acres (estimated)
Parking Spaces	82 total spaces all in open lots; 4 of which are accessible
Building Area	52,450 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	May 1, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
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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

The school was built in 1976 for Career Training. The school is still used for that purpose. There is a carpentry shop, commercial kitchen, beauty shop facilities, and nursing training.

Architectural

The building is a two story brick veneer facility with limited windows. The windows are protected with protective screening. There are areas in the brick that should be repointed to repair damage. The exterior steel door frames are starting to show signs of rust damage. The beam on the rear of the building that the bridge is attached to has rust damage and metal flaking off. The roof has been replaced with an EPDM membrane. There are no current identified roof leaks. The finishes are generally in fair condition and reworking of them will be required in the near future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The rooftop mechanical equipment has been recently upgraded. There are additional electric unit heaters and exhaust fans. The electrical system is near the end of life and upgrading of the lighting and distribution could be required. There are multiple rooms with a bus duct and tap switches in them. The electrical system was reported to not be undersized. The plumbing is original to the building and replacement could be required in the future. There are toilets, urinals and sinks in the restrooms. The hallways have upgraded drinking fountains that include bottle fillers. The water heater is past the halfway point in life. The fixtures could be upgraded to more efficient products. The classrooms include a fair quantity of sinks in the beauty salon and commercial kitchen. The building is protected with a wet sprinkler system and portable fire extinguishers. Within the kitchen exhaust hood is an automatic system. There is a fire alarm with pull stations, horns, and strobes. Additional protection is an AED.

Site

The asphalt paving is cracked with weeds growing out of the cracks. The paving in front of the dumpster does not drain properly and the asphalt is broken up from the weight of the front axle of the waste hauling trucks. The concrete is spalling is happening on the bridge and other areas. The site lighting has not been upgraded to LED. Some of the walkways have been replaced with concrete and others with pavers.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

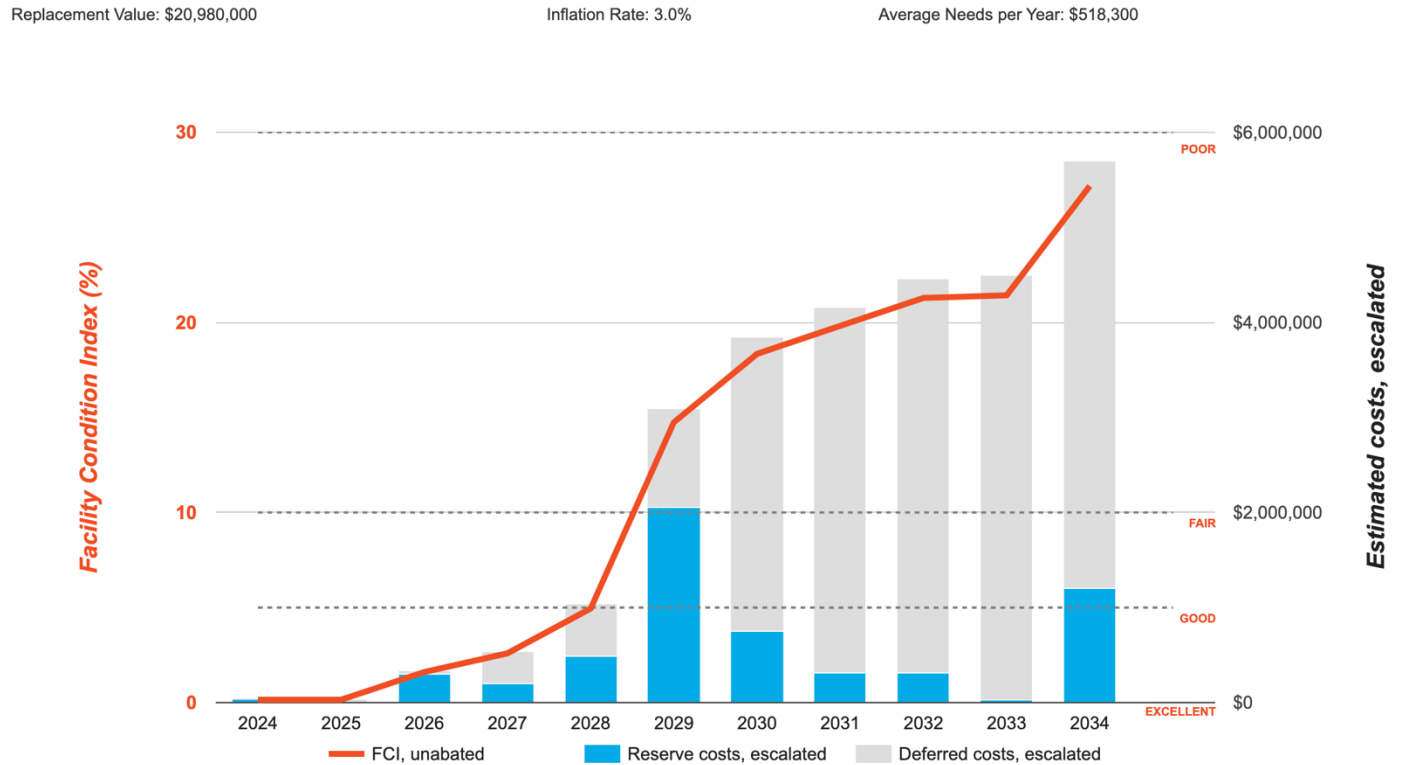
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis Kingsbury CTC(1976)			
Replacement Value	Total SF	Cost/SF	
\$ 20,980,000	52,450	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 32,900		0.2 %
3-Year	\$ 544,700		2.6 %
5-Year	\$ 3,092,700		14.7 %
10-Year	\$ 5,700,800		27.2 %

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: Kingsbury CTC



Immediate Needs

Facility/Building	Total Items	Total Cost
Kingsbury CTC	4	\$32,900
Total	4	\$32,900

Kingsbury CTC

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7637340	Kingsbury CTC	Roof	B3080	Soffit, Metal, Replace	Failed	Performance/Integrity	\$100
7587849	Kingsbury CTC	Kitchen	E1030	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	Failed	Performance/Integrity	\$3,800
7587812	Kingsbury CTC	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
7637306	Kingsbury CTC	Site	G2060	Dumpster Pad, Concrete, Replace/Install	Failed	Performance/Integrity	\$7,500
Total (4 items)							\$32,900

Key Findings

**Plumbing System in Poor condition.**

Rain Water Drainage, High Density
Kingsbury CTC Site

Uniformat Code: D2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

\$\$\$\$

Side of hill not collected - AssetCALC ID: 7637357

**Parking Lots in Poor condition.**

Pavement, Asphalt
Kingsbury CTC Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$98,000

\$\$\$\$

Patched 2019 Dumpster should be replaced in concrete - AssetCALC ID: 7637301

**Parking Lots in Poor condition.**

Pavement, Asphalt
Kingsbury CTC Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$119,000

\$\$\$\$

Cracking, patches, weeds - AssetCALC ID: 7637358

**Foodservice Equipment in Failed condition.**

Dishwasher Commercial
Kingsbury CTC Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,500

\$\$\$\$

Not in service - AssetCALC ID: 7587812



Soffit in Failed condition.

Metal
Kingsbury CTC Roof

Uniformat Code: B3080
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Paint coated peeled off extensive rust - AssetCALC ID: 7637340



Foodservice Equipment in Failed condition.

Garbage Disposal, 1 to 3 HP
Kingsbury CTC Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

Disposal is out of service - AssetCALC ID: 7587849



Dumpster Pad in Failed condition.

Concrete
Kingsbury CTC Site

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

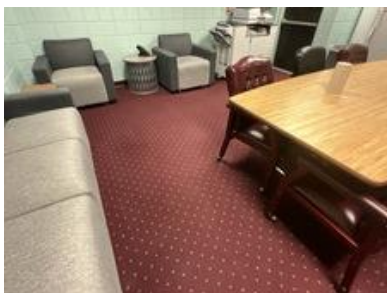
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

Replace with concrete - AssetCALC ID: 7637306



Flooring in Poor condition.

Carpet, Commercial Standard
Kingsbury CTC Throughout building

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

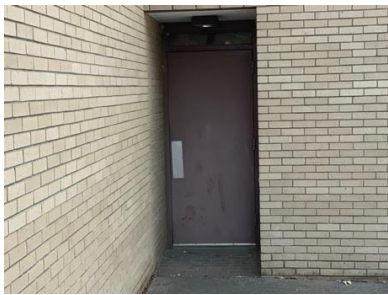
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,300

\$\$\$\$

Carpet is outdated - AssetCALC ID: 7587878



Exterior Door in Poor condition.

Steel, Standard
Kingsbury CTC Building Exterior

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,000

\$\$\$\$

Rusting out on frames - AssetCALC ID: 7637349

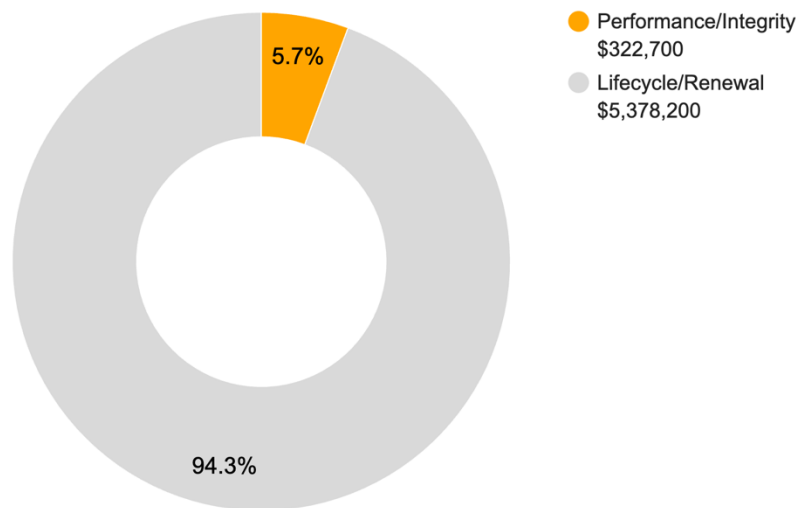
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,700,900

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Fair
Façade	Wall Finish: Brick Windows: Aluminum and Steel	Fair
Roof	Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT and painted exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system,	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons, adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; open dumpster enclosure	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS, CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Holes in rear soffit, rust damage to beam at soffit, failed paving at dumpster, exterior steel door frames rusting out, drainage from hill not collected, carpet worn	

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	-	-	\$800	-	\$1,100	\$2,000
Facade	-	\$12,700	\$78,700	\$157,300	\$896,900	\$1,145,700
Roofing	\$100	-	-	\$49,600	\$580,100	\$629,800
Interiors	-	\$11,900	\$389,900	\$554,000	\$503,300	\$1,459,200
Conveying	-	-	\$35,000	\$73,900	\$15,300	\$124,200
Plumbing	-	\$5,900	\$739,900	\$76,000	\$12,300	\$834,200
HVAC	-	\$37,100	\$164,200	-	\$422,100	\$623,500
Fire Protection	-	-	\$67,500	\$6,900	\$3,300	\$77,700
Electrical	-	-	\$775,000	\$532,200	\$11,200	\$1,318,300
Fire Alarm & Electronic Systems	-	-	\$319,200	\$172,100	\$688,400	\$1,179,700
Equipment & Furnishings	\$25,300	\$7,400	\$150,400	\$58,500	\$145,200	\$386,800
Site Development	\$7,500	-	-	\$904,500	\$42,600	\$954,600
Site Utilities	-	-	\$8,700	\$5,300	-	\$14,000
Site Pavement	-	\$230,200	\$25,000	\$17,800	\$183,900	\$456,900
TOTALS (3% inflation)	\$32,900	\$305,400	\$2,754,400	\$2,608,100	\$3,505,800	\$9,206,600

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1976. The facility has not since been substantially renovated.

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

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 Kingsbury CTC, 1328 North Graham Street, Memphis, Tennessee 38122, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

Prepared by: Randall Patzke,
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Reviewed by: 
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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FACADE

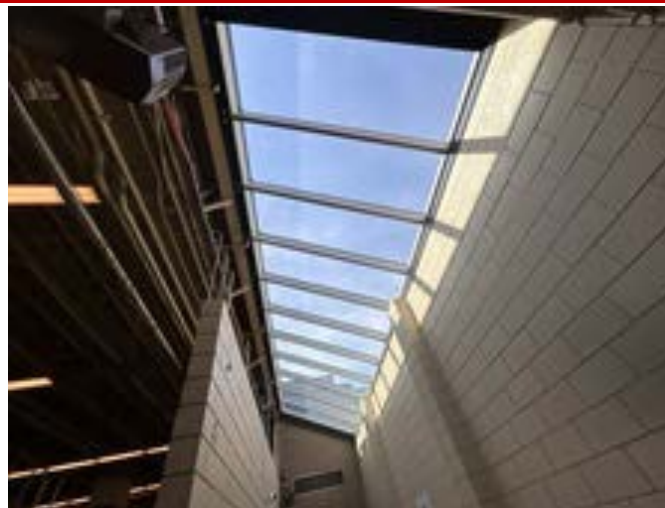


6 - STRUCTURAL DAMAGE

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



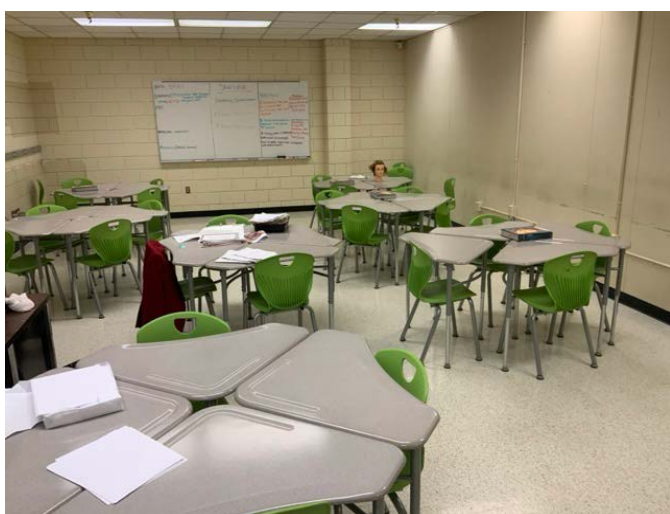
8 - ROOF SKYLIGHT



9 - CLASSROOM



10 - CARPENTRY SHOP



11 - CLASSROOM



12 - ADMINISTRATION

Photographic Overview



13 - WATER HEATER



14 - ROOFTOP MECHANICAL EQUIPMENT



15 - BUS DUCT AND EXHAUST FAN



16 - EXHAUST FANS



17 - BUS TAP - SWITCH



18 - MAIN DISTRIBUTION PANEL

Photographic Overview



19 - PROPERTY SIGNAGE



20 - PARKING LOT W/ WHEEL STOPS



21 - SIDEWALK



22 - RETAINING WALL



23 - PEDESTRIAN BRIDGE



24 - POLE LIGHT FIXTURE W/ LAMPS

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-022.354

Source

Google

Project Name

Kingsbury CTC

On-Site Date

May 1, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Kingsbury CTC

Name of person completing form: Charisse wooding

Title / Association w/ property: Principal

Length of time associated w/ property: 2

Date Completed: May 1, 2024

Phone Number: 901.416.6000

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 1976	Renovated 2005	
2	Building size in SF	52,450	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2019	Skylight added
		Interiors	2022	Office remodel
		HVAC		Rooftops replaced
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Main office suite		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Remodel shop area, led lighting, plumbing in nursing		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Hvac goes out every summer		

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?	✗				None active
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Carpet areas
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?	✗				Not controlled well, shop classrooms high volume air all time
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?	✗				Flooding
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?		✗			

R3PA

Signature of Assessor

CHS

Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Kingsbury CTC

BV Project Number: 163745.23R000-022.354

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



CLOSE-UP OF STALL



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



2ND PATHWAY

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			×	
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 ?	✗			

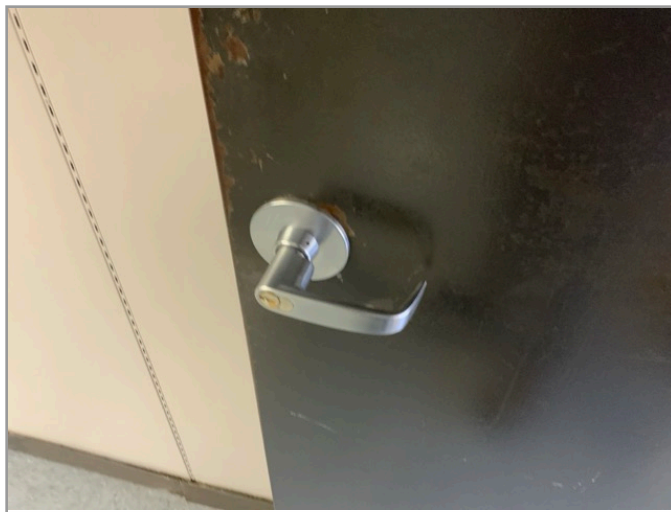
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



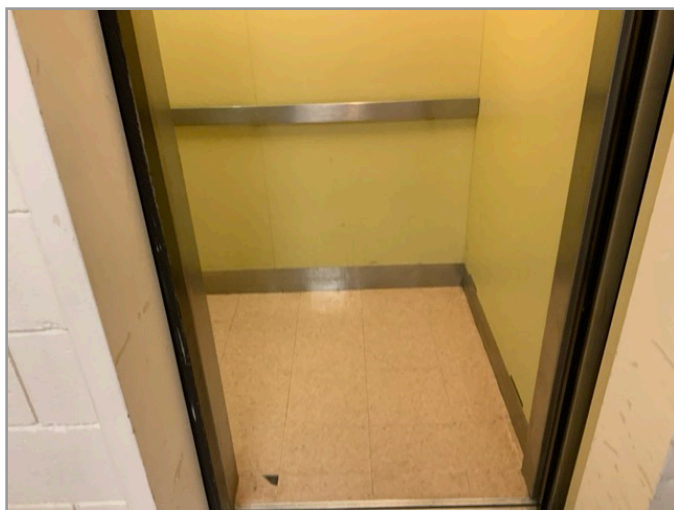
DOOR HARDWARE

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 ?			✗	

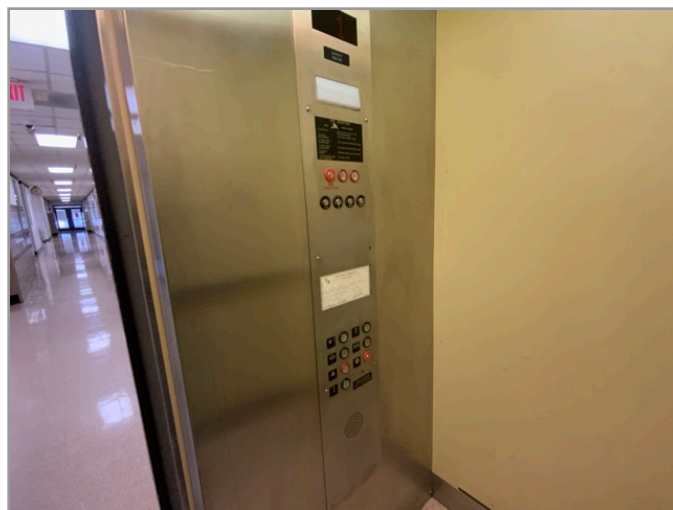
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	
10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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



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 ?	✕			
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 ?		✕		Too high

Appendix E:

Component Condition Report

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	4	7637312
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	23,300 SF	12	7637355
B2010	Building Exterior	Fair	Exterior Walls, Brick, Repair/Repoint	50 SF	3	7637300
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	57	4	7637303
B2020	Building Exterior	Fair	Screens & Shutters, Security Shutter, 10 to 50 SF	61	10	7637346
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	6	5	7637298
B2050	Shop	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	5	7	7587823
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	20	2	7637349
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	13	6	7637360
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	31,500 SF	17	7587811
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	17	7637345
B3060	Roof	Good	Roof Skylight, per SF of glazing	700 SF	25	7587846
B3080	Roof	Failed	Soffit, Metal	20 SF	0	7637340
B3080	Roof	Fair	Soffit, Gypsum Board	5,000 SF	6	7637356
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	15	7637308
C1030	Throughout building	Fair	Interior Door, Steel, Standard	63	15	7587822
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	40	10	7637348
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	44,100 SF	3	7587833
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	9	15	7637332
C1090	Shop	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	396 LF	6	7587895

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	114,200 SF	4	7637331
C2010	Studio	Fair	Wall Finishes, Wood Paneling, Plywood	1,200 SF	9	7587858
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	44,000 SF	7	7587863
C2030	Shop	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,200 SF	4	7587841
C2030	Kitchen & Restrooms	Fair	Flooring, Quarry Tile	2,500 SF	15	7587873
C2030	Restrooms	Fair	Flooring, Ceramic Tile	120 SF	15	7587894
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	1,500 SF	2	7587878
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	4	7637316
C2050	Shop	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,000 SF	4	7587875
Conveying						
D1010	Electrical room	Fair	Elevator Controls, Automatic, 1 Car	1	3	7587887
D1010	Electrical room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	10	7587881
D1010	Shop	Fair	Vertical Lift, Wheelchair,, Renovate	1	5	7587806
D1010	Throughout building	Fair	Elevator Cab Finishes, Standard	1	3	7587845
Plumbing						
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	7	13	7637302
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	5	7637311
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	5	7637351
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	3	7637314
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	52,450 SF	5	7637319
D2010	Restrooms	Fair	Urinal, Standard	5	5	7637352
D2010	Shop	Fair	Emergency Plumbing Fixtures, Eye Wash	1	5	7587840
D2010	Boiler room	Fair	Water Heater, Electric, Commercial (120 kW)	1	8	7637329
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	5	7637315
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	5	7637310

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Site	Poor	Plumbing System, Rain Water Drainage, High Density	5,600 SF	2	7637357
HVAC						
D3020	Elevator	Fair	Unit Heater, Electric	1	3	7637299
D3020	Shop	Fair	Unit Heater, Electric	14	4	7587868
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [10]	1	18	7587816
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [6]	1	18	7587837
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	18	7587817
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [4]	1	18	7587874
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MACU-1]	1	2	7587843
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [9]	1	18	7587886
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [11]	1	18	7587804
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	16	7587825
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [5]	1	18	7587830
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	18	7587826
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	16	7587809
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [7]	1	18	7587861
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	7587891
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	7587876
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587893
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	7587808
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	7587838
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	7587847
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587857
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587867
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587890

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	4	7587866
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587885
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	4	7587828
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587877
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	1	4	7587865
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7587850
Fire Protection						
D4010	Building exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	10	7637321
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	52,450 SF	5	7638795
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	7638797
D4030	Shop	Fair	Fire Extinguisher, Type ABC, up to 20 LB	12	5	7587848
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	7587839
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	5	7637361
D5020	Shop	Fair	Supplemental Components, Bus Duct & Fittings	210 LF	8	7587824
D5020	Hallway	Fair	Distribution Panel, 277/480 V	3	5	7637347
D5020	Electrical room	Fair	Switchboard, 277/480 V	2	5	7637344
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	5	5	7637297
D5020	Throughout building	Fair	Supplemental Components, Bus Switch	48	8	7587851
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7637313
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	5	5	7637342
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7637330
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	7637337
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	5	7637325
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	5	7637304

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	52,450 SF	5	7637341
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	35	6	7637323
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	52,450 SF	6	7637320
Fire Alarm & Electronic Systems						
D7010	Throughout building	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	6	7587836
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	52,450 SF	5	7637353
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	52,450 SF	5	7637339
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	9	7587883
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	52,450 SF	6	7637307
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	10	7587814
D8010	Throughout building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	52,450 SF	11	7637305
Equipment & Furnishings						
E1030	Kitchen	Failed	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	0	7587849
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	12	7587880
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7587853
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7587821
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	5	7636252
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7587889
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	2	7587879
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7587852
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7587869
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	4	7587854
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	7587864
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7587884
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	7587815

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7587812
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7587832
E1030	Classrooms	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	7637343
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	6	7587888
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7587892
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	70 LF	4	7587859
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	105 LF	4	7587882
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	85 LF	5	7637309
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	180 LF	5	7637350
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	51	10	7637322
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	34,000 SF	2	7637358
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	2	7637301
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	4,025 SF	11	7637338
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,400 SF	5	7637335
Sitework						
G2060	Site	Failed	Dumpster Pad, Concrete, Replace/Install	500 SF	0	7637306
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	42	10	7637333
G2060	Site	Fair	Retaining Wall, Brick/Stone	450 SF	10	7637334
G2060	Site	Fair	Flagpole, Metal	1	10	7637318
G2060	Site	Fair	Pedestrian Bridge, Steel or Concrete Construction, 120' Span	1,325 SF	10	7637328
G2060	Site	Fair	Bollard, Concrete or Metal	10	10	7637359
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	18	7637336
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	2,000 SF	10	7637354
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	3	7637327

Component Condition Report | Kingsbury CTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G3010	Building exterior	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	10	7637324

Appendix F:

Replacement Reserves

Replacement Reserves Report

Kingsbury CTC

7/24/2024



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
Kingsbury CTC	\$32,900	\$0	\$305,380	\$206,416	\$494,211	\$2,053,844	\$756,163	\$309,313	\$307,116	\$28,966	\$1,206,514	\$365,369	\$919,402	\$23,497	\$298,510	\$221,527	\$38,433	\$591,719	\$454,039	\$24,023	\$569,309	\$9,206,651
Grand Total	\$32,900	\$0	\$305,380	\$206,416	\$494,211	\$2,053,844	\$756,163	\$309,313	\$307,116	\$28,966	\$1,206,514	\$365,369	\$919,402	\$23,497	\$298,510	\$221,527	\$38,433	\$591,719	\$454,039	\$24,023	\$569,309	\$9,206,651

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site	7637312	Stair/Ramp Rails, Metal, Refinish	10	6	4	500	LF	\$1.50	\$750					\$750										\$750							\$1,500
B2010	Building Exterior	7637300	Exterior Walls, Brick, Repair/Repoint	0	-3	3	50	SF	\$33.00	\$1,650				\$1,650																		\$1,650
B2010	Building Exterior	7637355	Exterior Walls, Brick Veneer, Replace	50	38	12	23300	SF	\$27.00	\$629,100												\$629,100										\$629,100
B2020	Building Exterior	7637303	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	57	EA	\$950.00	\$54,150					\$54,150																	\$54,150
B2020	Building Exterior	7637298	Window, Steel, 28-40 SF, Replace	30	25	5	6	EA	\$2,300.00	\$13,800						\$13,800																\$13,800
B2020	Building Exterior	7637346	Screens & Shutters, Security Shutter, 10 to 50 SF, Replace	20	10	10	61	EA	\$1,200.00	\$73,200										\$73,200												\$73,200
B2050	Building Exterior	7637349	Exterior Door, Steel, Standard, Replace	40	38	2	20	EA	\$600.00	\$12,000			\$12,000																			\$12,000
B2050	Building Exterior	7637360	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	13	EA	\$1,300.00	\$16,900						\$16,900																\$16,900
B2050	Shop	7587823	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	23	7	5	EA	\$6,300.00	\$31,500							\$31,500															\$31,500
B3010	Roof	7587811	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	31500	SF	\$11.00	\$346,500																		\$346,500				\$346,500
B3020	Roof	7637345	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	3	17	500	LF	\$9.00	\$4,500																		\$4,500				\$4,500
B3080	Roof	7637340	Soffit, Metal, Replace	25	25	0	20	SF	\$5.00	\$100	\$100																					\$100
B3080	Roof	7637356	Soffit, Gypsum Board, Replace	20	14	6	5000	SF	\$8.30	\$41,500						\$41,500																\$41,500
C1020	Throughout building	7637308	Interior Window, Fixed, 24 SF, Replace	40	25	15	12	EA	\$850.00	\$10,200															\$10,200							\$10,200
C1030	Throughout building	7637348	Interior Door, Wood, Solid-Core, Replace	40	30	10	40	EA	\$700.00	\$28,000										\$28,000												\$28,000
C1030	Throughout building	7587822	Interior Door, Steel, Standard, Replace	40	25	15	63	EA	\$600.00	\$37,800															\$37,800							\$37,800
C1070	Throughout building	7587833	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	44100	SF	\$3.50	\$154,350			\$154,350																			\$154,350
C1090	Restrooms	7637332	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	9	EA	\$750.00	\$6,750															\$6,750							\$6,750
C1090	Shop	7587895	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	396	LF	\$500.00	\$198,000						\$198,000																\$198,000
C2010	Studio	7587858	Wall Finishes, Wood Paneling, Plywood, Replace	30	21	9	1200	SF	\$6.00	\$7,200									\$7,200													\$7,200
C2010	Throughout building	7637331	Wall Finishes, any surface, Prep & Paint	10	6	4	114200	SF	\$1.50	\$171,300				\$171,300										\$171,300								\$342,600
C2030	Shop	7587841	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	4200	SF	\$1.50	\$6,300				\$6,300										\$6,300								\$12,600
C2030	Restrooms	7587894	Flooring, Ceramic Tile, Replace	40	25	15	120	SF	\$18.00	\$2,160															\$2,160							\$2,160
C2030	Kitchen & Restrooms	7587873	Flooring, Quarry Tile, Replace	50	35	15	2500	SF	\$26.00	\$65,000															\$65,000							\$65,000
C2030	Throughout building	7587863	Flooring, Vinyl Tile (VCT), Replace	15	8	7	44000	SF	\$5.00	\$220,000							\$220,000															\$220,000
C2030	Throughout building	7587878	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1500	SF	\$7.50	\$11,250			\$11,250									\$11,250										\$22,500
C2050	Restrooms	7637316	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2000	SF	\$2.00	\$4,000				\$4,000										\$4,000								\$8,000
C2050	Shop	7587875	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	6000	SF	\$2.50	\$15,000				\$15,000										\$15,000								\$30,000
D1010	Electrical room	7587887	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000
D1010	Throughout building	7587845	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000			\$9,000																\$9,000			\$18,000
D1010	Electrical room	7587881	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	20	10	1	EA	\$55,000.00	\$55,000									\$55,000													\$55,000
D1010	Shop	7587806	Vertical Lift, Wheelchair,, Renovate	25	20	5	1	EA	\$17,000.00	\$17,000					\$17,000																	\$17,000
D2010	Boiler room	7637329	Water Heater, Electric, Commercial (120 kW), Replace	20	12	8	1	EA	\$60,000.00	\$60,000									\$60,000													\$60,000
D2010	Throughout building	7637319	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	52450	SF	\$11.00	\$576,950					\$576,950																	\$576,950
D2010	Utility closet	7637314	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	4	EA	\$1,400.00	\$5,600			\$5,600																			\$5,600
D2010	Classrooms	7637311	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	8	EA	\$1,200.00	\$9,600					\$9,600																	\$9,600
D2010	Throughout building	7637351	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	11	EA	\$1,500.00	\$16,500					\$16,500																	\$16,500
D2010	Restrooms	7637352	Urinal, Standard, Replace	30	25	5	5	EA	\$1,100.00	\$5,500					\$5,500																	\$5,500
D2010	Restrooms	7637315	Toilet, Commercial Water Closet, Replace	30	25	5	13	EA	\$1,300.00	\$16,900					\$16,900																	\$16,900
D2010	Throughout building	7637310	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	4	EA	\$1,500.00	\$6,000					\$6,000																	\$6,000
D2010	Shop	7587840	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	1	EA	\$1,500.00	\$1,500					\$1,500																	\$1,500
D2010	Hallway	7637302	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	7	EA	\$1,200.00	\$8,400												\$8,400										\$8,400
D2030	Site	7637357	Plumbing System, Rain Water Drainage, High Density, Replace	40	38	2	5600	SF	\$1.00	\$5,600			\$5,600																			\$5,600
D3020	Elevator	7637299	Unit Heater, Electric, Replace	20	17	3	1	EA	\$1,200.00	\$1,200			\$1,200																			\$1,200
D3020	Shop	7587868	Unit Heater, Electric, Replace	20	16	4	14	EA	\$3,600.00	\$50,400				\$50,400																		\$50,400


Replacement Reserves Report

Kingsbury CTC

7/24/2024



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	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
D3050	Roof	7587843	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	18	2	1	EA	\$35,000.00	\$35,000			\$35,000																		\$35,000
D3050	Roof	7587825	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																\$9,000					\$9,000
D3050	Roof	7587809	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																\$9,000					\$9,000
D3050	Roof	7587816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																		\$15,000			\$15,000
D3050	Roof	7587837	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																		\$40,000			\$40,000
D3050	Roof	7587830	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																		\$20,000			\$20,000
D3050	Roof	7587826	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$40,000.00	\$40,000																		\$40,000			\$40,000
D3050	Roof	7587817	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$11,000.00	\$11,000																		\$11,000			\$11,000
D3050	Roof	7587874	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$15,000.00	\$15,000																		\$15,000			\$15,000
D3050	Roof	7587861	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																		\$30,000			\$30,000
D3050	Roof	7587886	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																		\$30,000			\$30,000
D3050	Roof	7587804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																		\$30,000			\$30,000
D3060	Roof	7587876	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400
D3060	Roof	7587893	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587808	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	7587838	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	7587847	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	7587857	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587867	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587891	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	7587890	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587866	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	7587885	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587828	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	16	4	1	EA	\$5,600.00	\$5,600					\$5,600																\$5,600
D3060	Roof	7587877	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587865	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	16	4	1	EA	\$11,000.00	\$11,000					\$11,000																\$11,000
D3060	Roof	7587850	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400
D4010	Throughout	7638795	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	52450	SF	\$1.07	\$56,122					\$56,122																\$56,122
D4010	Building exterior	7637321	Supplemental Components, Fire Department Connection, Double, Replace	30	20	10	1	EA	\$1,140.00	\$1,140										\$1,140											\$1,140
D4010	Kitchen	7638797	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	\$400.00	\$4,000										\$4,000											\$4,000
D4030	Kitchen	7587839	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300					\$300										\$300						\$600
D4030	Shop	7587848	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	12	EA	\$150.00	\$1,800					\$1,800										\$1,800						\$3,600
D5020	Electrical room	7637344	Switchboard, 277/480 V, Replace	40	35	5	2	EA	\$120,000.00	\$240,000					\$240,000																\$240,000
D5020	Electrical room	7637313	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000					\$10,000																\$10,000
D5020	Boiler room	7637330	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,700.00	\$6,700					\$6,700																\$6,700
D5020	Electrical room	7637325	Switchboard, 277/480 V, Replace	40	35	5	1	EA	\$120,000.00	\$120,000					\$120,000																\$120,000
D5020	Mechanical room	7637337	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$7,600.00	\$7,600													\$7,600								\$7,600
D5020	Boiler room	7637361	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000					\$6,000																\$6,000
D5020	Electrical room	7637297	Distribution Panel, 277/480 V, Replace	30	25	5	5	EA	\$10,000.00	\$50,000					\$50,000																\$50,000
D5020	Electrical room	7637304	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$7,000.00	\$7,000					\$7,000																\$7,000
D5020	Hallway	7637347	Distribution Panel, 277/480 V, Replace	30	25	5	3	EA	\$3,000.00	\$9,000					\$9,000																\$9,000
D5020	Electrical room	7637342	Distribution Panel, 120/208 V, Replace	30	25	5	5	EA	\$2,000.00	\$10,000					\$10,000																\$10,000
D5020	Throughout building	7587851	Supplemental Components, Bus Switch, Replace	30	22	8	48	EA	\$1,430.00	\$68,640								\$68,640													\$68,640
D5020	Shop	7587824	Supplemental Components, Bus Duct & Fittings, Replace	40	32	8	210	LF	\$520.00	\$109,200							\$109,200														\$109,200
D5030	Throughout building	7637341	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	35	5	52450	SF	\$4.00	\$209,800					\$209,800																\$209,800
D5040	Building exterior	7637323	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	35	EA	\$600.00	\$21,000						\$21,000															\$21,000
D5040	Throughout building	7637320	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	52450	SF	\$4.50	\$236,025						\$236,025															\$236,025
D7010	Throughout building	7587836	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950						\$5,950										\$5,950					\$11,900
D7010	Throughout building	7637353	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	52450	SF	\$3.25	\$170,463						\$170,463														\$170,463	\$340,925

Replacement Reserves Report																																	
Kingsbury CTC																																	
7/24/2024																																	
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	
D7030	Throughout building	7637339	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	52450	SF	\$2.00	\$104,900						\$104,900															\$104,900	\$209,800	
D7050	Throughout building	7637307	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	14	6	52450	SF	\$2.00	\$104,900							\$104,900															\$104,900	
D7050	Throughout building	7587883	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000										\$15,000												\$15,000	
D7050	Office	7587814	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,000											\$15,000											\$15,000	
D8010	Throughout building	7637305	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	4	11	52450	SF	\$2.50	\$131,125											\$131,125											\$131,125	
E1030	Kitchen	7587849	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	15	0	1	EA	\$3,800.00	\$3,800	\$3,800															\$3,800						\$3,800	
E1030	Kitchen	7587812	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500										\$21,500									\$21,500		\$64,500	
E1030	Kitchen	7587879	Foodservice Equipment, Deep Fryer, Replace	15	13	2	1	EA	\$7,000.00	\$7,000			\$7,000															\$7,000				\$14,000	
E1030	Kitchen	7587869	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	7587854	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	11	4	1	EA	\$10,200.00	\$10,200					\$10,200															\$10,200		\$20,400	
E1030	Classrooms	7637343	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	\$2,100.00	\$2,100						\$2,100																\$2,100	
E1030	Kitchen	7636252	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700	\$13,400	
E1030	Kitchen	7587832	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280							\$16,560
E1030	Kitchen	7587815	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700															\$5,700	\$11,400	
E1030	Kitchen	7587852	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400	
E1030	Kitchen	7587888	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	2	EA	\$4,500.00	\$9,000							\$9,000																\$9,000
E1030	Kitchen	7587853	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600														\$4,600
E1030	Kitchen	7587821	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600												\$4,600
E1030	Kitchen	7587884	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,100.00	\$5,100											\$5,100												\$5,100
E1030	Kitchen	7587880	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	3	12	1	EA	\$4,500.00	\$4,500												\$4,500											\$4,500
E1030	Kitchen	7587864	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,100.00	\$2,100																	\$2,100						\$2,100
E1030	Kitchen	7587889	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																	\$2,500						\$2,500
E1040	Throughout building	7587892	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500											\$1,500						\$3,000
E2010	Throughout building	7587859	Casework, Countertop, Plastic Laminate, Replace	15	11	4	70	LF	\$50.00	\$3,500					\$3,500															\$3,500			\$7,000
E2010	Throughout building	7587882	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	105	LF	\$300.00	\$31,500					\$31,500																		\$31,500
E2010	Throughout building	7637309	Casework, Countertop, Plastic Laminate, Replace	15	10	5	85	LF	\$50.00	\$4,250						\$4,250															\$4,250		\$8,500
E2010	Throughout building	7637350	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	180	LF	\$300.00	\$54,000						\$54,000																	\$54,000
G2020	Site	7637358	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	34000	SF	\$3.50	\$119,000			\$119,000																				\$119,000
G2020	Site	7637301	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	28000	SF	\$3.50	\$98,000			\$98,000																				\$98,000
G2020	Site	7637322	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	15	10	51	EA	\$260.00	\$13,260											\$13,260												\$13,260
G2030	Site	7637335	Sidewalk, Concrete, Large Areas, Replace	50	45	5	2400	SF	\$9.00	\$21,600						\$21,600																	\$21,600
G2030	Site	7637338	Sidewalk, Brick/Masonry Pavers, Replace	30	19	11	4025	SF	\$33.00	\$132,825											\$132,825												\$132,825
G2060	Site	7637333	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	42	EA	\$150.00	\$6,300											\$6,300												\$6,300
G2060	Site	7637318	Flagpole, Metal, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500												\$2,500
G2060	Site	7637336	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	2	18	1	EA	\$25,000.00	\$25,000																			\$25,000				\$25,000
G2060	Site	7637334	Retaining Wall, Brick/Stone, Replace	40	30	10	450	SF	\$140.00	\$63,000											\$63,000												\$63,000
G2060	Site	7637354	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	2000	SF	\$130.00	\$260,000											\$260,000												\$260,000
G2060	Site	7637328	Pedestrian Bridge, Steel or Concrete Construction, 120' Span, Replace	50	40	10	1325	SF	\$250.00	\$331,250											\$331,250												\$331,250
G2060	Site	7637306	Dumpster Pad, Concrete, Replace/Install	50	50	0	500	SF	\$15.00	\$7,500	\$7,500																						\$7,500
G2060	Site	7637359	Bollard, Concrete or Metal, Replace	30	20	10	10	EA	\$1,000.00	\$10,000											\$10,000												\$10,000
G3010	Building exterior	7637324	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	20	10	1	EA	\$3,910.00	\$3,910											\$3,910												\$3,910
G4050	Site	7637327	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	2	EA	\$4,000.00	\$8,000				\$8,000																			\$8,000
Totals, Unescalated											\$32,900	\$0	\$287,850	\$188,900	\$439,100	\$1,771,664	\$633,275	\$251,500	\$242,440	\$22,200	\$897,760	\$263,950	\$644,850	\$16,000	\$197,350	\$142,190	\$23,950	\$358,					

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	7587887	D1010	Elevator Controls	Automatic, 1 Car	2500 LB	Kingsbury CTC	Electrical room	Elevator Controls	H-800	11681	2000		
2	7587881	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB		Kingsbury CTC	Electrical room	Imperial Electric	Illegible	416213			
3	7587806	D1010	Vertical Lift	Wheelchair,		Kingsbury CTC	Shop	Inaccessible	Inaccessible	Inaccessible	1976		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637329	D2010	Water Heater	Electric, Commercial (120 kW)	250 GAL	Kingsbury CTC	Boiler room	Durawatt	230 L 250A-E	0712134539	2012		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637299	D3020	Unit Heater	Electric	2 KW	Kingsbury CTC	Elevator	No dataplate	No dataplate	No dataplate	1976		
2	7587868	D3020	Unit Heater	Electric	20 KW	Kingsbury CTC	Shop	Inaccessible	Inaccessible	Inaccessible			14
3	7587843	D3050	Make-Up Air Unit [MACU-1]	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Kingsbury CTC	Roof	Sterling	E1G RT0SA280 R61E2482ASKS	G01207314001001	2001		
4	7587825	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Kingsbury CTC	Roof	Carrier	48TCED28A2A6A0A0G0	4320P21201	2020		
5	7587809	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Kingsbury CTC	Roof	Carrier	48TCDD12A2A6A0A0G0	1120P39968	2020		
6	7587817	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted	5 TON	Kingsbury CTC	Roof	Lennox	LGH060H4EU5G	5622D05956	2022		
7	7587816	D3050	Packaged Unit [10]	RTU, Pad or Roof-Mounted	7.5 TON	Kingsbury CTC	Roof	Lennox	LGH092H4BS4G	5622E03154	2022		
8	7587804	D3050	Packaged Unit [11]	RTU, Pad or Roof-Mounted	15 TON	Kingsbury CTC	Roof	Lennox	LGH180H4BS4G	5622D00760	2022		
9	7587826	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted	20 TON	Kingsbury CTC	Roof	Lennox	LGH240H4BM4G	5622D01052	2022		
10	7587874	D3050	Packaged Unit [4]	RTU, Pad or Roof-Mounted	7.5 TON	Kingsbury CTC	Roof	Lennox	LGH092H4BS4G	5622E03195	2022		
11	7587830	D3050	Packaged Unit [5]	RTU, Pad or Roof-Mounted	10 TON	Kingsbury CTC	Roof	Lennox	LGH120H4BM4G	5622E03160	2022		
12	7587837	D3050	Packaged Unit [6]	RTU, Pad or Roof-Mounted	20 TON	Kingsbury CTC	Roof	Carrier	LGH240H4BM4G	5622D00938	2022		
13	7587861	D3050	Packaged Unit [7]	RTU, Pad or Roof-Mounted	15 TON	Kingsbury CTC	Roof	Lennox	LGH180H4BS4G	5622D00765	2022		

14	7587886	D3050	Packaged Unit [9]	RTU, Pad or Roof-Mounted	15 TON	Kingsbury CTC Roof	Lennox	LGH180H4BS4G	5622D01045	2022
15	7587891	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	700 CFM	Kingsbury CTC Roof	CentriMaster	Illegible	QA77821	
16	7587808	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	700 CFM	Kingsbury CTC Roof	CentriMaster	Illegible	0477822	
17	7587838	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	700 CFM	Kingsbury CTC Roof	CentriMaster	PR76	QA77820	
18	7587847	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	700 CFM	Kingsbury CTC Roof	CentriMaster	PR82	0A77823	
19	7587866	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	700 CFM	Kingsbury CTC Roof	CentriMaster	Illegible	Illegible	
20	7587850	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Kingsbury CTC Roof	Illegible	DX06B	Illegible	
21	7587876	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Kingsbury CTC Roof	Illegible	Illegible	Illegible	
22	7587828	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	11000 CFM	Kingsbury CTC Roof	ACME	PU22B	0A77827	
23	7587893	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC Roof	ACME	Illegible	Illegible	
24	7587857	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC Roof	ACME	EC30G	QA77816	
25	7587867	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC Roof	ACME	EC30G	0A77815	
26	7587890	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC Roof	ACME	Illegible	Illegible	
27	7587885	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC Roof	ACME	EC30G	QA77817	

28	7587877	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	18000 CFM	Kingsbury CTC	Roof	ACME	RG30G	QA77813			
29	7587865	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	17000 CFM	Kingsbury CTC	Roof	ACME	PU27K	0A77826			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7638797	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Kingsbury CTC	Kitchen						10
2	7587848	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Kingsbury CTC	Shop						12
3	7587839	D4030	Fire Extinguisher	Wet Chemical/CO2		Kingsbury CTC	Kitchen						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7637313	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Kingsbury CTC	Electrical room	Westinghouse	Illegible	Illegible	1976		
2	7637330	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Kingsbury CTC	Boiler room	Acme Transformer	T-1A-53312-3S	No dataplate	1976		
3	7637337	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Kingsbury CTC	Mechanical room	Square D	45T3HFISNL	No dataplate	2007		
4	7637344	D5020	Switchboard	277/480 V	3000 AMP	Kingsbury CTC	Electrical room	Westinghouse	No dataplate	MI-99655 IT.1	1976		2
5	7637325	D5020	Switchboard	277/480 V	3000 AMP	Kingsbury CTC	Electrical room	Westinghouse	No dataplate	MH-39655 IT.1	1976		
6	7637361	D5020	Distribution Panel	120/208 V	400 AMP	Kingsbury CTC	Boiler room	Westinghouse	No dataplate	WEB/8108 3-PH 4-W	1976		
7	7637342	D5020	Distribution Panel	120/208 V	200 AMP	Kingsbury CTC	Electrical room	Square D	No dataplate	No dataplate	1976		5
8	7637347	D5020	Distribution Panel	277/480 V	225 AMP	Kingsbury CTC	Hallway	Westinghouse	No dataplate	No dataplate	1976		3
9	7637297	D5020	Distribution Panel	277/480 V	800 AMP	Kingsbury CTC	Electrical room	Westinghouse	No dataplate	FDP 3-PH 4-W	1976		5
10	7637304	D5020	Distribution Panel	277/480 V	600 AMP	Kingsbury CTC	Electrical room	Westinghouse	FDP 3-PH'4-W	No dataplate	1976		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7587883	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury CTC	Throughout building	Fire-Lite Alarms, Inc.	No dataplate	No dataplate			
2	7587814	D7050	Fire Alarm Panel	Fully Addressable	NA	Kingsbury CTC	Office	Notifier	AFP-200	No dataplate			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7636252	E1030	Foodservice Equipment	Icemaker, Freestanding		Kingsbury CTC Kitchen				
2	7587832	E1030	Foodservice Equipment	Convection Oven, Double		Kingsbury CTC Kitchen	Blodgett	Inaccessible	Inaccessible	
3	7587879	E1030	Foodservice Equipment	Deep Fryer	15 AMP	Kingsbury CTC Kitchen	Vulcan	ICEU220HA5	23111280011424	2011
4	7587812	E1030	Foodservice Equipment	Dishwasher Commercial	13.4 AMP	Kingsbury CTC Kitchen	Hobart	AM15	231189584	
5	7587888	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Kingsbury CTC Kitchen				2
6	7587852	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kingsbury CTC Kitchen				
7	7587869	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	60 HZ	Kingsbury CTC Kitchen	Metro	C175 CM2000	22764	2003
8	7587815	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Kingsbury CTC Kitchen	General Electric	CF011	CCC 5289	
9	7587884	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	60 HZ	Kingsbury CTC Kitchen	True Manufacturing Co	T-49F	6971066	
10	7587849	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	1 HP	Kingsbury CTC Kitchen	Salvajor	Model 100	20603	
11	7587880	E1030	Foodservice Equipment	Range/Oven, 4-Burner	120000 BTUH	Kingsbury CTC Kitchen	Globe	GCB36G	1721052508	2021
12	7587854	E1030	Foodservice Equipment	Range/Oven, 6-Burner w/ Griddle		Kingsbury CTC Kitchen	Vulcan	Inaccessible	Inaccessible	
13	7587853	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	6.3 AMP	Kingsbury CTC Kitchen	Turbo Air	M3F47-2-N	NA	
14	7587821	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	9.5 AMP	Kingsbury CTC Kitchen	True Manufacturing Co	T-49	1-3517553	
15	7587864	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Kingsbury CTC Kitchen				
16	7637343	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Kingsbury CTC Classrooms				1976
17	7587889	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Kingsbury CTC Kitchen				
18	7587892	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Kingsbury CTC	Throughout building			