

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



**BUREAU  
VERITAS**



Kingsbury Elementary School  
4055 Bayliss Avenue  
Memphis, Tennessee 38108

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-023.354*

## **DATE OF REPORT:**

*September 30, 2024*

## **ON SITE DATE:**

*August 12, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	2
Main Address	4055 Bayliss Avenue, Memphis, Tennessee 38108
Site Developed	1959 Renovated 1999 Classroom Annex 2020
Site Area	6 acres (estimated)
Parking Spaces	106 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 12, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Roberta Snerling
Assessment and Report Prepared By	Eric Fewson P.E., C.E.M.
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The main school site was developed in 1959 with the first major renovation project occurring around 1999. The two-story classroom annex was built in 2020. Prior to Shelby County Schools, the site was operated by Memphis School District.

### Architectural

The two-story school building was constructed in 1959. All windows were replaced around 1999, along with some floor and ceiling finishes around that time. The windows do show typical age wear and will reach the expected service life within the next few years. The roof membrane was replaced around 2018 and does not have major issues. The exterior brick finishes are holding up over time, however, there are some cracks that have developed over some windows in several classrooms. As a result, there are ongoing water leaks at the roof/wall and window levels. There are still some original suspected ACM-vinyl tile flooring remaining in the classrooms.

The neighboring classroom annex was recently constructed in 2020. Only typical lifecycle interior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Classrooms in the main school are cooled and ventilated by cabinet style unit ventilators. The unit ventilators were installed around 1999 and have reached the expected service life. This equipment is frequently breaking down and often leads to uncomfortable classrooms. The boiler plant was replaced around 2004 and should only require typical maintenance for the next 10 years. Classrooms in the annex building are heated and cooled by packaged rooftop units. The units are still relatively new and should only require standard maintenance for the long term. The main school underwent electrical upgrades around 1991; however, the school has occasional nuisance breaker trips due to overloaded circuits. Some original electrical distribution has been retained and this equipment is now obsolete and undersized.

### Site

Water ponding issues are common after heavy rainfalls adjacent to the main school. This is partly due to lack of stormwater drains. Reoccurring sinkholes are prevalent in the front drop off area and a small sidewalk area. Playground equipment and surfaces are overall sufficient but will require some new play surfacing in the near term due to advanced wear.

### Recommended Additional Studies

It is recommended that a civil engineer be retained to study and report on the drainage issues in the front of the school. At the same time, reoccurring sink holes in the driveway and walk areas should also be studied and potential solutions proposed. The cost of an engineering study is included in this report. The cost of potential remediations is not included due to the ambiguity of the final scope of work.



## 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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Kingsbury Elementary School / Classroom Annex (2020)	\$400	21,000	\$8,400,000	0.0%	0.0%	0.0%	1.1%
Kingsbury Elementary School / Main School (1959)	\$400	84,958	\$33,983,200	0.3%	9.5%	17.4%	20.5%

Campus Level FCI:

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

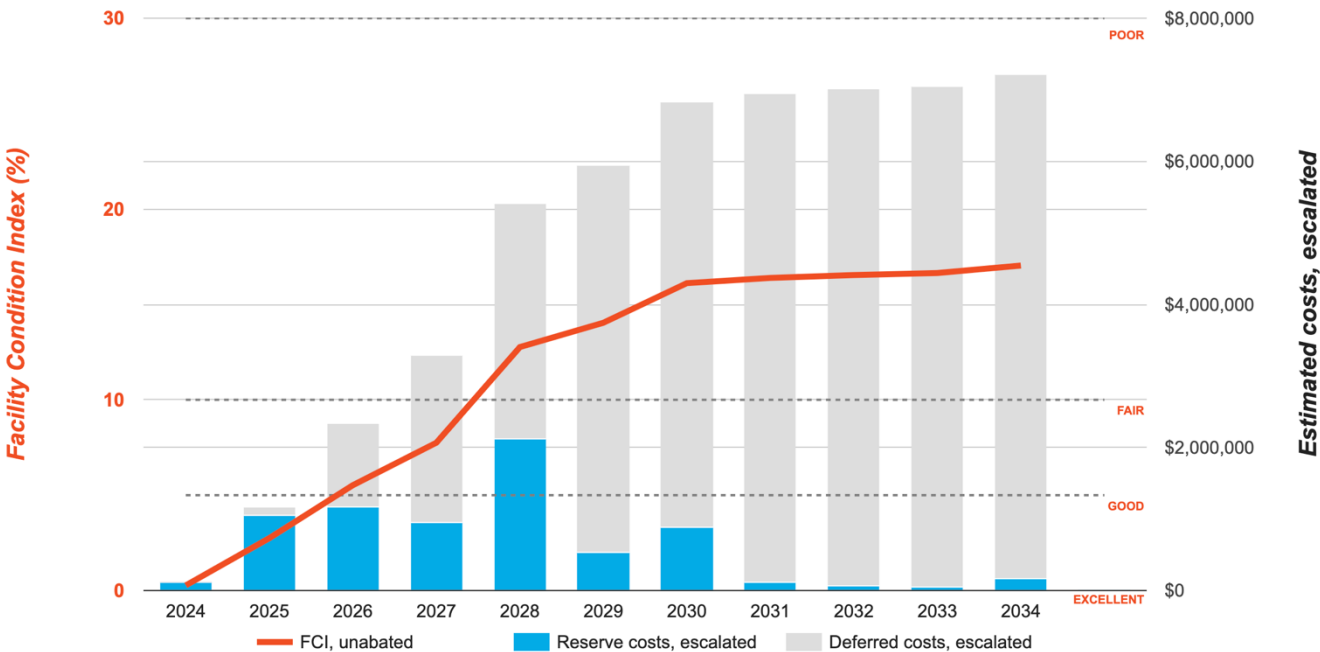
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Kingsbury Elementary School

Replacement Value: \$42,383,200

Inflation Rate: 3.0%

Average Needs per Year: \$656,500



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$500	-	\$700	\$1,200
Facade	\$20,000	-	\$597,000	\$2,200	\$4,300	\$623,500
Roofing	-	-	\$3,000	-	\$1,343,200	\$1,346,200
Interiors	-	\$123,900	\$1,634,700	\$112,200	\$1,473,600	\$3,344,400
Conveying	\$55,000	-	\$73,900	-	\$28,200	\$157,100
Plumbing	-	\$79,000	\$16,700	\$47,900	\$49,000	\$192,700
HVAC	\$2,200	\$474,100	\$430,900	\$169,700	\$286,900	\$1,363,800
Fire Protection	-	\$8,000	\$649,900	-	\$10,700	\$668,500
Electrical	\$13,200	\$1,244,600	\$22,500	\$108,000	\$1,576,000	\$2,964,300
Fire Alarm & Electronic Systems	-	\$262,500	\$153,200	\$627,100	\$816,600	\$1,859,400
Equipment & Furnishings	\$11,200	\$17,400	\$3,100	\$88,100	\$206,600	\$326,400
Special Construction & Demo	-	-	-	-	\$48,100	\$48,100
Site Development	-	\$10,100	\$11,700	\$44,800	\$155,900	\$222,400
Site Pavement	-	\$5,700	\$12,300	\$71,000	\$173,400	\$262,500
Follow-up Studies	\$14,000	-	-	-	-	\$14,000
<b>TOTALS (3% inflation)</b>	<b>\$115,600</b>	<b>\$2,225,300</b>	<b>\$3,609,400</b>	<b>\$1,271,100</b>	<b>\$6,173,300</b>	<b>\$13,394,700</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Kingsbury Elementary School / Main School	6	\$101,600
Kingsbury Elementary School / Site	1	\$14,000
<b>Total</b>	<b>7</b>	<b>\$115,600</b>

### Main School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8026679	Kingsbury Elementary School / Main School	Classrooms General	B2010	Exterior Walls, Concrete Block (CMU), Repair/Repoint	Failed	Performance/Integrity	\$20,000
8026636	Kingsbury Elementary School / Main School	Hallways & Common Areas	D1010	Passenger Elevator, Hydraulic, 2 Floors, Renovate	Poor	Retrofit/Adaptation	\$55,000
8026667	Kingsbury Elementary School / Main School	IDF closet	D3030	Air Conditioner, Window/Thru-Wall, Replace	Failed	Performance/Integrity	\$2,200
8026652	Kingsbury Elementary School / Main School	Building Exterior	D5040	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	Retrofit/Adaptation	\$13,200
8026704	Kingsbury Elementary School / Main School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	\$6,700
8026655	Kingsbury Elementary School / Main School	Kitchen	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	Poor	Safety	\$4,500
<b>Total (6 items)</b>							<b>\$101,600</b>

### Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8033565	Kingsbury Elementary School / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Failed	Performance/Integrity	\$14,000
<b>Total (1 items)</b>							<b>\$14,000</b>

## Key Findings



### Foodservice Equipment in Poor condition.

Exhaust Hood, 8 to 10 LF  
Main School Kingsbury Elementary School  
Kitchen

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$4,500

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Susceptible to paint chips and rubber from old fan belt falling into food - AssetCALC ID: 8026655



### Exterior Walls in Failed condition.

Concrete Block (CMU)  
Main School Kingsbury Elementary School  
Classrooms General

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

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Cracked concrete above windows leaks when it rains. 4 rooms - AssetCALC ID: 8026679



### Wall Finishes in Poor condition.

Ceramic Tile  
Main School Kingsbury Elementary School  
Hallways and Common Areas

Uniformat Code: C2010  
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,000

\$\$\$\$

Multiple areas of cracking, tiles falling out - AssetCALC ID: 8026561



### Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage  
Site Kingsbury Elementary School Site

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,000

\$\$\$\$

A civil engineer should be retained to study and report on the drainage issues in the front of the school. At the same time, reoccurring sink holes in the driveway and walk areas should also be studied - AssetCALC ID: 8033565



### Foodservice Equipment in Failed condition.

Icemaker, Freestanding  
Main School Kingsbury Elementary School  
Kitchen

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,700

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Not working - AssetCALC ID: 8026704



### Air Conditioner in Failed condition.

Window/Thru-Wall  
Main School Kingsbury Elementary School IDF  
closet

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Undersized, room hot - AssetCALC ID: 8026667

No photo

Modernization recommendation  
Item does not currently exist at site

### Fire Suppression System

Full System Install/Retrofit, High  
Density/Complexity  
Main School Kingsbury Elementary School  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Install in 2027**

Priority Score: **60.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$594,700

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Currently no automatic fire suppression main school - AssetCALC ID: 8033591



### Passenger Elevator in Poor condition.

Hydraulic, 2 Floors  
Main School Kingsbury Elementary School  
Hallways and Common Areas

Uniformat Code: D1010  
Recommendation: **Renovate in 2024**

Priority Score: **58.9**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$55,000

\$\$\$\$

Outdated and past the EUL. There are many service calls associated with this elevator. - AssetCALC ID: 8026636

**Exterior Fixture with Lamp in Poor condition.**

any type, with LED Replacement  
Main School Kingsbury Elementary School  
Building Exterior

Uniformat Code: D5040  
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$13,200

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Disrepair, cracked, ineffective light source, not sufficient for safety/security and inefficient - AssetCALC ID: 8026652

**Electrical System in Poor condition.**

Full System Renovation/Upgrade, Medium  
Density/Complexity  
Main School Kingsbury Elementary School  
Throughout Building

Uniformat Code: D5020  
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$764,600

\$\$\$\$

Obsolete equipment increases risk of extended outages due to lack of replacement parts, safety hazard due to increased risk of arc flash - AssetCALC ID: 8026584

**Fire Alarm System in Poor condition.**

Full System Upgrade, Standard Addressable  
Main School Kingsbury Elementary School  
Throughout Building

Uniformat Code: D7050  
Recommendation: **Upgrade/Install in 2025**

Priority Score: **54.8**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$254,900

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Intermittant issues ongoing, obsolete equipment, has exceeded the EUL - AssetCALC ID: 8026706



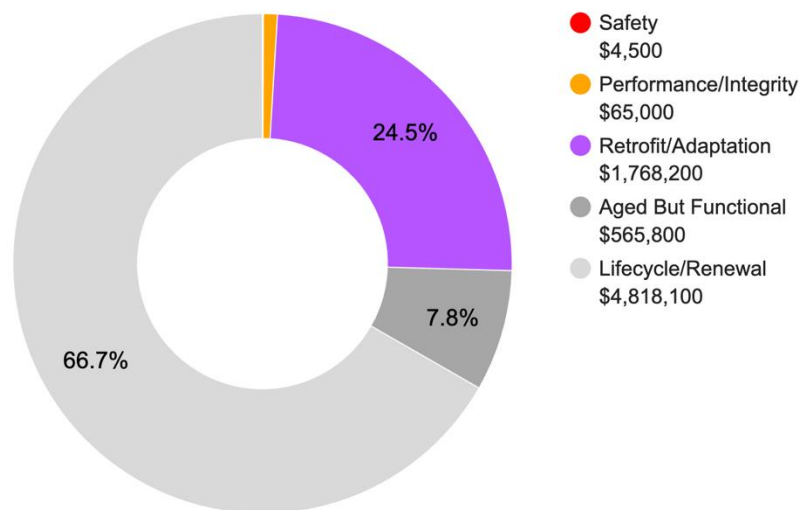
## Plan Types

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

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,221,600



## 2. Main Building



### Main School: Systems Summary

Constructed/Renovated	1959 / 1999	
Building Size	84,958 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: Two hydraulic cars serving all two floors	Fair
Plumbing	Distribution: Copper and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic radiators and unit ventilators Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair

## Main School: Systems Summary

<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Propane generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Leaking wall/roof joint, antiquated HVAC components, building lacks fire suppression, aged electrical infrastructure, outdated fire alarm system, site drainage and sink hole, original ACM vinyl tile in classrooms, elevator equipment near end-of-life	

### 3. Classroom Annex



#### Classroom Annex: Systems Summary

Constructed/Renovated	2020	
Building Size	21,000 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU Floors: VCT, ceramic tile Ceilings: ACT	Good
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

**Classroom Annex: Systems Summary**

<b>Electrical</b>	Source and Distribution: Main panel with copper fed Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 4. Site Summary



### Site Information

System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wrought iron fencing Playgrounds Moderately furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	Inadequate lot drainage, inadequate site lighting, small sinkholes in front of school, age-worn playground material for one structure	

## 5. Property Space Use and Observed Areas

### Areas Observed

Most of 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.



## 6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1959 and substantially renovated in 1999 and some widespread accessibility improvements appear to have been implemented since that time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1959 / 1999	No	No
Main Building	1959 / 1999	No	No

Campus: Accessibility Summary

Classroom Annex	2020	No	No
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During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



## 7. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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

## 8. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kingsbury Elementary School, 4055 Bayliss Avenue, Memphis, Tennessee 38108, 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:** Eric Fewson P.E., C.E.M.,  
Project Manager

**Reviewed by:**



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## 10. Appendices

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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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CLASSROOM ANNEX



6 - CONCRETE BLOCK (CMU), REPAIR/REPOINT



## Photographic Overview



7 - WINDOW, ALUMINUM DOUBLE-GLAZED



8 - ROOFING, SINGLE-PLY MEMBRANE



9 - HALLWAY



10 - CLASSROOM



11 - DOOR HARDWARE



12 - CEILINGS, ACOUSTICAL TILE



## Photographic Overview



13 - TOILET PARTITIONS



14 - WALL FINISHES, CERAMIC TILE



15 - WALL FINISHES



16 - VINYL TILE, W/ ASBESTOS ABATEMENT



17 - ELEVATOR CAB



18 - ELEVATOR MACHINERY



## Photographic Overview



19 – DOMESTIC WATER BOILER



20 - SERVICE SINK



21 - SINK/LAVATORY



22 - URINALS



23 - COMMERCIAL WATER CLOSET



24 - BOILER, HVAC



## Photographic Overview



25 - UNIT HEATER



26 - UNIT VENTILATOR



27 - PACKAGED TERMINAL AIR CONDITIONER



28 - SPLIT SYSTEM DUCTLESS



29 - PUMP, HVAC HEATING WATER



30 - PACKAGED UNIT, RTU



## Photographic Overview



31 - EXHAUST FAN



32 - EXHAUST FAN



33 - FIRE SUPPRESSION SYSTEM



34 - GENERATOR, PROPANE



35 - SECONDARY TRANSFORMER



36 - SWITCHBOARD

## Photographic Overview



37 - ELECTRICAL SYSTEM



38 - INTERIOR LIGHTING SYSTEM



39 - EXTERIOR FIXTURE



40 - BAS/HVAC CONTROLS



41 - CONVECTION OVEN, DOUBLE



42 - FREEZER, 3-DOOR REACH-IN



## Photographic Overview



43 - FOOD WARMER, CABINET ON WHEELS



44 - ICEMAKER, FREESTANDING



45 - CASEWORK, COUNTERTOP



46 - PARKING LOTS



47 - ARTIFICIAL PLAY TURF



48 - SIGNAGE, PROPERTY

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

**Project Number**

163745.23R000-023.354

**Source**

Google

**Project Name**

Kingsbury Elementary School

**On-Site Date**

August 12, 2024



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Kingsbury Elementary School

**Name of person completing form:** Roberta Snerling

**Title / Association w/ property:** Plant Manager

**Length of time associated w/ property:** 8

**Date Completed:** 8/12/2024

**Phone Number:** 901-598-4554

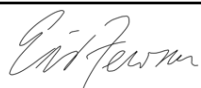
**Method of Completion:** DURING - verbally completed during assessment

**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 1959	Renovated 1999	Annex built about 2020
2	Building size in SF	105,958 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	~1999	Windows
		Roof	2018	Replacement
		Interiors		
		HVAC		
		Electrical	1991	New switchboard, other sub panels
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unit ventilators problematic, parking lot potholes, major water ponding issue in front driveway, cracked concrete wall above 4 classrooms leak during rain events, front tree trimming, exterior lighting is outdated and not sufficient for security		

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?	✗				Water leaks from above windows in 4 classrooms
8	Are there any wall, window, basement or roof leaks?	✗				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?	✗				East wing
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?	✗				Classrooms always issues
14	Is the electrical service outdated, undersized, or problematic?	✗				Multiple areas trip breakers due to insufficient circuits
15	Are there any problems or inadequacies with exterior lighting?	✗				Too dark
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				In front, major issue during rain
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.	✗				Toilets, some sinks, some door handles
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Kingsbury Elementary School

**BV Project Number:** 163745.23R000-023.354

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.	✗			Toilets, some sinks, some door handles
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Kingsbury Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances			Main entrance not ADA accessible	
Interior Accessible Route			Very few lever door handles	
Elevators				✗
Public Restrooms			Sink drain piping	
Kitchens/Kitchenettes	NA			✗
Playgrounds & Swimming Pools				✗
Other	NA			

*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*



## Kingsbury Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



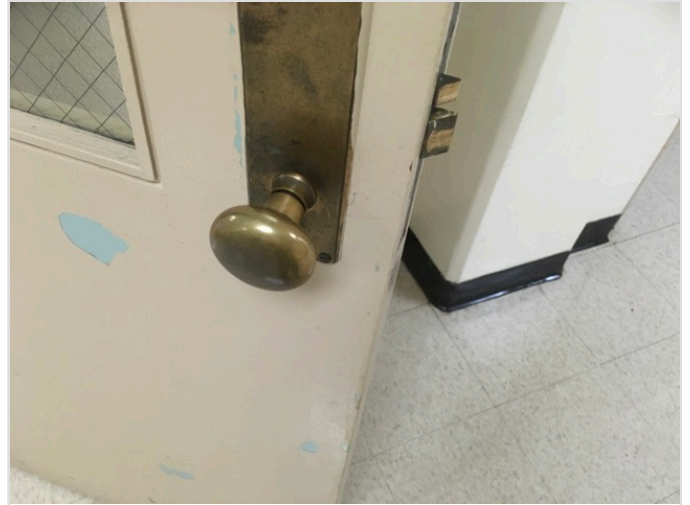
DOOR HARDWARE



## Kingsbury Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Kingsbury Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

## Appendix E:

### Component Condition Report

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Component Condition Report | Kingsbury Elementary School / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	300 LF	3	8026578
Facade						
B2010	Classrooms General	Failed	Exterior Walls, Concrete Block (CMU), Repair/Repoint	1,000 SF	0	8026679
B2020	Classrooms General	Fair	Window, Aluminum Double-Glazed, 28-40 SF	72	4	8026566
B2020	Building Exterior	Good	Storefront, Glazing & Framing	150 SF	26	8026574
B2020	Commercial Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	8026614
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	520	5	8026710
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	23	4	8026601
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	41,000 SF	14	8026642
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	11	8026682
B3060	Roof	Fair	Roof Hatch, Metal	2	5	8026720
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, w/ Extensive Glazing	100	3	8026696
C1030	Building Exterior	Fair	Interior Door, Steel, w/ Extensive Glazing	20	6	8026712
C1030	Throughout Building	Fair	Door Hardware, School, per Door	143	5	8026573
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	84,958 SF	4	8026647
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	25	2	8026666
C1090	Classrooms General	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	720 LF	4	8026615
C2010	Hallways & Common Areas	Poor	Wall Finishes, Ceramic Tile	1,000 SF	2	8026561
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	160,000 SF	4	8026677
C2030	Restrooms	Fair	Flooring, Quarry Tile	1,200 SF	25	8026587
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	3	8026691



Component Condition Report | Kingsbury Elementary School / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	10,000 SF	2	8026628
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	25	8026610
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	80,000 SF	4	8026684
Conveying						
D1010	Hallways & Common Areas	Fair	Elevator Cab Finishes, Standard	1	4	8026594
D1010	Hallways & Common Areas	Poor	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	0	8026636
D1010	Hallways & Common Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	8026681
Plumbing						
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	2	3	8026714
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	19	8026580
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	5	8026622
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	2	8026665
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	2	8026715
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic, 501 to 800 MBH	1	8	8026624
D2010	Restrooms	Fair	Urinal, Standard	3	2	8026586
D2010	Restrooms	Fair	Urinal, Standard	1	5	8026568
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	31	2	8026719
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	15	11	8026625
HVAC						
D3020	Cafeteria	Fair	Unit Heater, Natural Gas	8	2	8026664
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	10	8026658
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	10	8026608
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	36	2	8026596
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	50	4	8026686
D3030	Throughout Building	Fair	Air Conditioner, Window/Thru-Wall	6	3	8026695

Component Condition Report | Kingsbury Elementary School / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Faculty Break Rooms	Fair	Packaged Terminal Air Conditioner, PTAC	1	9	8026619
D3030	IDF closet	Failed	Air Conditioner, Window/Thru-Wall	1	0	8026667
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	2	2	8026569
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	2	8026567
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	7	2	8026600
D3060	Restrooms	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	14	8026639
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	2	2	8026620
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	84,958 SF	3	8033591
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	50	2	8071869
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	15	8026602
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8026634
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	7	8026597
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	42,479 SF	15	8026713
D5020	Throughout Building	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	42,479 SF	1	8026584
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	20	2	8026700
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	6	8026699
D5040	Hallways & Common Areas	Good	Lighting Controls, Occupancy Sensor, Indoor Lighting	20	13	8026644
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	84,958 SF	2	8026678
D5040	Building Exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	22	0	8026652
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	84,958 SF	3	8026707
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, High Density	105,958 SF	11	8026670
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8026697



Component Condition Report | Kingsbury Elementary School / Main School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout Building	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	84,958 SF	1	8026706
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	84,958 SF	6	8026676
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8026669
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	8026599
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	9	8026571
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	8026663
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	8026721
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	8026564
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	9	8026572
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	2	8026589
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	8026616
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	8026692
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	8026641
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	9	8026680
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	8026716
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	8026704
E1030	Kitchen	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	0	8026655
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	3	6	8026623
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	8026617
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	180 SF	5	8026562
Special Construction & Demo						
F1020	Building Exterior	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,200 SF	16	8026654

Component Condition Report | Kingsbury Elementary School / Classroom Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Annex	Good	Window, Aluminum Double-Glazed, 28-40 SF	34	26	8026632
B2050	Annex	Fair	Exterior Door, Steel, any type, Refinish	5	6	8026611
Roofing						
B3010	Annex	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,500 SF	16	8026717
B3060	Annex	Good	Roof Hatch, Metal	1	26	8026582
Interiors						
C1030	Annex	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	72	36	8026575
C1030	Annex	Good	Door Hardware, School, per Door	77	26	8026698
C1070	Annex	Good	Suspended Ceilings, Acoustical Tile (ACT)	20,000 SF	21	8026693
C1090	Annex	Good	Toilet Partitions, Plastic/Laminate	16	16	8026657
C2010	Annex	Fair	Wall Finishes, any surface, Prep & Paint	50,000 SF	6	8026659
C2030	Annex	Good	Flooring, Ceramic Tile	2,000 SF	36	8026640
C2030	Annex	Good	Flooring, Vinyl Tile (VCT)	19,000 SF	11	8026637
Conveying						
D1010	Annex	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	26	8026649
D1010	Annex	Good	Elevator Cab Finishes, Standard	1	11	8026690
Plumbing						
D2010	Annex	Good	Backflow Preventer, Domestic Water	2	26	8026711
D2010	Annex	Good	Drinking Fountain, Wall-Mounted, Single-Level	5	11	8026588
D2010	Annex	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	21,000 SF	36	8026591
D2010	Annex	Good	Toilet, Commercial Water Closet	26	26	8026565
D2010	Annex	Good	Urinal, Standard	4	26	8026660
D2010	Annex	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	26	8026673
D2010	Annex	Good	Sink/Lavatory, Service Sink, Floor	1	31	8026627

Component Condition Report | Kingsbury Elementary School / Classroom Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Annex	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	26	8026656
HVAC						
D3020	Annex	Good	Unit Heater, Electric	2	16	8026643
D3030	Annex	Good	Split System Ductless, Single Zone	1	11	8026590
D3030	Annex	Good	Split System Ductless, Single Zone	1	11	8026703
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [5]	1	16	8026606
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [12]	1	16	8026630
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [10]	1	16	8026687
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [13]	1	16	8026709
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [4]	1	16	8026603
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [8]	1	16	8026645
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [14]	1	16	8026592
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [7]	1	16	8026570
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	16	8026621
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [9]	1	16	8026705
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [6]	1	16	8026674
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [11]	1	16	8026583
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	16	8026651
D3050	Annex	Good	HVAC System, Ductwork, Medium Density	21,000 SF	26	8026581
D3050	Annex	Good	Packaged Unit, RTU, Pad or Roof-Mounted [3]	1	16	8026593
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1	21	8026668
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-2]	1	21	8026650
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-2]	1	21	8026577
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1	21	8026579
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-2]	1	21	8026585

## Component Condition Report | Kingsbury Elementary School / Classroom Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Annex	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-1]	1	21	8026604
Fire Protection						
D4010	Annex	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	21,000 SF	21	8026633
D4010	Annex	Good	Backflow Preventer, Fire Suppression	1	26	8026702
Electrical						
D5020	Annex	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	21,000 SF	36	8026631
D5040	Annex	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	10	6	8026653
D5040	Annex	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	16	8026607
D5040	Annex	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	21,000 SF	16	8026683
D5040	Annex	Good	Lighting Controls, Occupancy Sensor, Indoor Lighting	8	11	8026689
D5040	Annex	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	16	8026672
Fire Alarm & Electronic Systems						
D7050	Annex	Good	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	21,000 SF	16	8026675
D8010	Annex	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	21,000 SF	11	8026609
Equipment & Furnishings						
E2010	Annex	Good	Casework, Cabinetry, Standard	200 LF	16	8026685
E2010	Annex	Good	Casework, Countertop, Plastic Laminate	200 LF	11	8026576

## Component Condition Report | Kingsbury Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site General	Fair	Storage Tank, Fuel, Interior	1	11	8026638
Electrical						
D5010	Site General	Fair	Generator, Gas or Gasoline	1	11	8026613
Special Construction & Demo						

Component Condition Report | Kingsbury Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,500 SF	26	8026718
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	12,000 SF	6	8026595
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	11	8026635
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,000 SF	2	8026629
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	3	8026694
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	29,000 SF	25	8026598
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	8026648
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	8026688
G2050	Site	Good	Play Structure, Multipurpose, Large	1	16	8026646
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	1,000 SF	11	8026612
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	8	4	8026618
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,600 LF	15	8026662
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	3	4	8026671
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	11	8026701
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	200 LF	46	8026605
G2060	Site	Fair	Flagpole, Metal	1	5	8026626
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	100 LF	36	8026661
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	2	8026563
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Wrought Iron	1	21	8026708
Follow-up Studies						
P2030	Site	Failed	Engineering Study, Civil, Site Drainage, Evaluate/Report	2	0	8033565

## Appendix F:

### Replacement Reserves

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## Replacement Reserves Report

**9/30/2024**

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Kingsbury Elementary School / Classroom Annex	\$0	\$0	\$0	\$0	\$0	\$0	\$93,733	\$0	\$0	\$0	\$0	\$369,258	\$0	\$0	\$0
Kingsbury Elementary School / Main School	\$101,600	\$1,050,081	\$1,159,373	\$932,901	\$2,114,441	\$538,019	\$690,673	\$110,689	\$47,884	\$45,406	\$166,914	\$486,245	\$31,053	\$76,437	\$1,425,011
Kingsbury Elementary School / Site	\$14,000	\$0	\$15,807	\$12,293	\$8,835	\$2,898	\$94,927	\$6,641	\$14,251	\$0	\$0	\$251,238	\$7,699	\$16,521	\$0
Grand Total	\$115,600	\$1,050,081	\$1,175,180	\$945,194	\$2,123,276	\$540,917	\$879,334	\$117,330	\$62,135	\$45,406	\$166,914	\$1,106,742	\$38,752	\$92,958	\$1,425,011

## Kingsbury Elementary School / Classroom Annex

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
B2050	Annex	8026611	Exterior Door, Steel, any type, Refinish		10	4	6	5	EA	\$100.00	\$500							\$500					
B3010	Annex	8026717	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	4	16	10500	SF	\$17.00	\$178,500												
C1090	Annex	8026657	Toilet Partitions, Plastic/Laminate, Replace		20	4	16	16	EA	\$750.00	\$12,000												
C2010	Annex	8026659	Wall Finishes, any surface, Prep & Paint		10	4	6	50000	SF	\$1.50	\$75,000							\$75,000					
C2030	Annex	8026637	Flooring, Vinyl Tile (VCT), Replace		15	4	11	19000	SF	\$5.00	\$95,000												\$95,000
D1010	Annex	8026690	Elevator Cab Finishes, Standard, Replace		15	4	11	1	EA	\$9,000.00	\$9,000												\$9,000
D2010	Annex	8026588	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	4	11	5	EA	\$1,200.00	\$6,000												\$6,000
D3020	Annex	8026643	Unit Heater, Electric, Replace		20	4	16	2	EA	\$1,200.00	\$2,400												
D3030	Annex	8026590	Split System Ductless, Single Zone, Replace		15	4	11	1	EA	\$3,500.00	\$3,500												\$3,500
D3030	Annex	8026703	Split System Ductless, Single Zone, Replace		15	4	11	1	EA	\$3,500.00	\$3,500												\$3,500
D3050	Annex	8026593	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026651	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026705	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026674	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026583	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026621	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026570	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026606	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026630	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026687	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026603	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026645	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026592	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D3050	Annex	8026709	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$7,500.00	\$7,500												
D5040	Annex	8026689	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace		15	4	11	8	EA	\$1,720.00	\$13,760												\$13,760
D5040	Annex	8026653	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace		10	4	6	10	EA	\$300.00	\$3,000							\$3,000					
D5040	Annex	8026683	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	4	16	21000	SF	\$5.00	\$105,000												
D5040	Annex	8026672	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	2	EA	\$400.00	\$800												
D5040	Annex	8026607	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	4	16	10	EA	\$400.00	\$4,000												

## Replacement Reserves Report

**9/30/2024**

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
D7050	Annex	8026675	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install				20	4	16	21000	SF	\$6.00	\$126,000										
D8010	Annex	8026609	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install				15	4	11	21000	SF	\$6.00	\$126,000										\$126,000
E2010	Annex	8026576	Casework, Countertop, Plastic Laminate, Replace				15	4	11	200	LF	\$50.00	\$10,000										\$10,000
E2010	Annex	8026685	Casework, Cabinetry, Standard, Replace				20	4	16	200	LF	\$300.00	\$60,000										
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$78,500	\$0	\$0	\$0	\$0	\$266,760
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$93,733	\$0	\$0	\$0	\$0	\$369,250

Kingsbury Elementary School / Main School

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
B1080	Building Exterior	8026578	Stair/Ramp Rails, Metal, Refinish	10	7	3	300	LF	\$1.50	\$450							\$450												
B2010	Classrooms General	8026679	Exterior Walls, Concrete Block (CMU), Repair/Repoint	0	0	0	1000	SF	\$20.00	\$20,000	\$20,000																		
B2020	Classrooms General	8026566	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	72	EA	\$2,500.00	\$180,000								\$180,000											
B2020	Building Exterior	8026710	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	25	5	520	EA	\$650.00	\$338,000									\$338,000										
B2020	Commercial Kitchen	8026614	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,200.00	\$1,200																\$1			
B2050	Building Exterior	8026601	Exterior Door, Steel, any type, Refinish	10	6	4	23	EA	\$100.00	\$2,300									\$2,300										
B3010	Roof	8026642	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	41000	SF	\$17.00	\$697,000																			
B3020	Roof	8026682	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	200	LF	\$9.00	\$1,800																			
B3060	Roof	8026720	Roof Hatch, Metal, Replace	30	25	5	2	EA	\$1,300.00	\$2,600										\$2,600									
C1030	Throughout Building	8026696	Interior Door, Steel, w/ Extensive Glazing, Replace	40	37	3	100	EA	\$950.00	\$95,000							\$95,000												
C1030	Building Exterior	8026712	Interior Door, Steel, w/ Extensive Glazing, Replace	40	34	6	20	EA	\$950.00	\$19,000											\$19,000								
C1030	Throughout Building	8026573	Door Hardware, School, per Door, Replace	30	25	5	143	EA	\$400.00	\$57,200											\$57,200								
C1070	Throughout Building	8026647	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	84958	SF	\$3.50	\$297,353									\$297,353										
C1090	Restrooms	8026666	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	25	EA	\$750.00	\$18,750							\$18,750												
C1090	Classrooms General	8026615	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	720	LF	\$500.00	\$360,000									\$360,000										
C2010	Hallways & Common Areas	8026561	Wall Finishes, Ceramic Tile, Replace	40	38	2	1000	SF	\$18.00	\$18,000							\$18,000												
C2010	Throughout Building	8026677	Wall Finishes, any surface, Prep & Paint	10	6	4	160000	SF	\$1.50	\$240,000									\$240,000										
C2030	Cafeteria	8026691	Flooring, Wood, Strip, Refinish	10	7	3	1000	SF	\$4.00	\$4,000								\$4,000											
C2030	Classrooms General	8026628	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	10000	SF	\$8.00	\$80,000							\$80,000												
C2030	Throughout Building	8026684	Flooring, Vinyl Tile (VCT), Replace	15	11	4	80000	SF	\$5.00	\$400,000									\$400,000										
D1010	Hallways & Common Areas	8026636	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	30	0	1	EA	\$55,000.00	\$55,000	\$55,000																		
D1010	Hallways & Common Areas	8026594	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$9,000									\$9,000										
D1010	Hallways & Common Areas	8026681	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	\$55,000.00	\$55,000										\$55,000									
D2010	Mechanical Room	8026580	Storage Tank, Domestic Water, Replace	30	11	19	1	EA	\$3,000.00	\$3,000																			
D2010	Mechanical Room	8026714	Pump, Circulation, Domestic Water, Replace	15	12	3	2	EA	\$3,100.00	\$6,200								\$6,200											
D2010	Mechanical Room	8026624	Boiler, Gas, Domestic, 501 to 800 MBH, Replace	25	17	8	1	EA	\$37,800.00	\$37,800														\$37,800					

Replacement Reserves Report

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
D2010	Utility Rooms/Areas	8026665	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	6	EA	\$1,400.00	\$8,400			\$8,400							
D2010	Restrooms	8026719	Toilet, Commercial Water Closet, Replace	30	28	2	31	EA	\$1,300.00	\$40,300			\$40,300							
D2010	Restrooms	8026715	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	5	EA	\$4,500.00	\$22,500			\$22,500							
D2010	Restrooms	8026586	Urinal, Standard, Replace	30	28	2	3	EA	\$1,100.00	\$3,300			\$3,300							
D2010	Restrooms	8026568	Urinal, Standard, Replace	30	25	5	1	EA	\$1,100.00	\$1,100						\$1,100				
D2010	Throughout Building	8026622	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	5	EA	\$1,500.00	\$7,500						\$7,500				
D2010	Hallways & Common Areas	8026625	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	15	EA	\$1,200.00	\$18,000										
D3020	Mechanical Room	8026608	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$60,400.00	\$60,400										\$60
D3020	Mechanical Room	8026658	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$60,400.00	\$60,400										\$60
D3020	Cafeteria	8026664	Unit Heater, Natural Gas, Replace	20	18	2	8	EA	\$4,100.00	\$32,800			\$32,800							
D3030	IDF closet	8026667	Air Conditioner, Window/Thru-Wall, Replace	10	10	0	1	EA	\$2,200.00	\$2,200	\$2,200									\$2
D3030	Classrooms General	8026596	Unit Ventilator, approx/nominal 3 Ton, Replace	20	18	2	36	EA	\$9,000.00	\$324,000			\$324,000							
D3030	Throughout Building	8026695	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	6	EA	\$2,200.00	\$13,200				\$13,200						
D3030	Classrooms General	8026686	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	16	4	50	EA	\$7,400.00	\$370,000					\$370,000					
D3030	Faculty Break Rooms	8026619	Packaged Terminal Air Conditioner, PTAC, Replace	15	6	9	1	EA	\$3,400.00	\$3,400									\$3,400	
D3050	Mechanical Room	8026569	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	2	EA	\$5,100.00	\$10,200			\$10,200							
D3050	Mechanical Room	8026600	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	7	EA	\$5,100.00	\$35,700			\$35,700							
D3050	Roof	8026567	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	3	EA	\$11,000.00	\$33,000			\$33,000							
D3060	Roof	8026620	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	2	EA	\$5,600.00	\$11,200			\$11,200							
D3060	Restrooms	8026639	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	6	14	2	EA	\$1,400.00	\$2,800										
D4010	Throughout Building	8033591	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	40	37	3	84958	SF	\$7.00	\$594,706				\$594,706						
D4030	Throughout	8071869	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	50	EA	\$150.00	\$7,500			\$7,500							
D5020	Mechanical Room	8026634	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$20,000.00	\$20,000					\$20,000					
D5020	Mechanical Room	8026597	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000								\$75,000		
D5020	Utility Rooms/Areas	8026602	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700										
D5020	Throughout Building	8026584	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	39	1	42479	SF	\$18.00	\$764,622		\$764,622								
D5020	Throughout Building	8026713	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	25	15	42479	SF	\$18.00	\$764,622										
D5040	Hallways & Common Areas	8026644	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	2	13	20	EA	\$1,720.00	\$34,400										
D5040	Building Exterior	8026652	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	20	0	22	EA	\$600.00	\$13,200	\$13,200									
D5040	Hallways & Common Areas	8026700	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	8	2	20	EA	\$300.00	\$6,000			\$6,000							
D5040	Throughout Building	8026678	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	84958	SF	\$5.00	\$424,790			\$424,790							
D5040	Building Exterior	8026699	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	17	EA	\$600.00	\$10,200							\$10,200			
D6060	Throughout Building	8026707	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	84958	SF	\$1.65	\$140,181			\$140,181							
D7030	Throughout Building	8026670	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	4	11	105958	SF	\$3.00	\$317,874										
D7050	Throughout Building	8026706	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	19	1	84958	SF	\$3.00	\$254,874		\$254,874								

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
D7050	Office Areas	8026697	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000								\$15,000			
D8010	Throughout Building	8026676	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	84958	SF	\$6.00	\$509,748							\$509,748				
E1030	Kitchen	8026655	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	15	0	1	EA	\$4,500.00	\$4,500	\$4,500										
E1030	Kitchen	8026704	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	\$6,700.00	\$6,700	\$6,700										
E1030	Kitchen	8026669	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280								
E1030	Kitchen	8026564	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600								
E1030	Kitchen	8026589	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	13	2	1	EA	\$4,500.00	\$4,500			\$4,500								
E1030	Commercial Kitchen	8026623	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	3	EA	\$2,500.00	\$7,500							\$7,500				
E1030	Kitchen	8026616	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,400.00	\$6,400							\$6,400				
E1030	Kitchen	8026716	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$8,280.00	\$8,280							\$8,280				
E1030	Kitchen	8026663	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	\$6,800.00	\$6,800							\$6,800				
E1030	Kitchen	8026617	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	\$10,500.00	\$10,500							\$10,500				
E1030	Kitchen	8026572	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	2	EA	\$1,700.00	\$3,400										\$3,400	
E1030	Kitchen	8026692	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600	
E1030	Kitchen	8026641	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600	
E1030	Kitchen	8026680	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	2	EA	\$4,700.00	\$9,400										\$9,400	
E1030	Kitchen	8026571	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	6	9	2	EA	\$5,700.00	\$11,400										\$11,400	
E1030	Kitchen	8026599	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,800.00	\$6,800											
E1030	Kitchen	8026721	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	4	11	1	EA	\$6,800.00	\$6,800											
E1070	Cafeteria	8026562	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	180	SF	\$15.00	\$2,700						\$2,700					
F1020	Building Exterior	8026654	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	1200	SF	\$25.00	\$30,000											
Totals, Unescalated											\$101,600	\$1,019,496	\$1,092,820	\$853,737	\$1,878,653	\$464,100	\$578,428	\$90,000	\$37,800	\$34,800	\$124
Totals, Escalated (3.0% inflation, compounded annually)											\$101,600	\$1,050,081	\$1,159,373	\$932,901	\$2,114,441	\$538,019	\$690,673	\$110,689	\$47,884	\$45,406	\$166

Kingsbury Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
D3010	Site General	8026638	Storage Tank, Fuel, Interior, Replace	25	14	11	1	EA	\$1,000.00	\$1,000											\$1,000				
D5010	Site General	8026613	Generator, Gas or Gasoline, Replace	25	14	11	1	EA	\$66,000.00	\$66,000											\$66,000				
G2020	Site	8026629	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	12000	SF	\$0.45	\$5,400			\$5,400					\$5,400				\$5,400			
G2020	Site	8026694	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	25000	SF	\$0.45	\$11,250				\$11,250					\$11,250					\$11,250	
G2020	Site	8026595	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	12000	SF	\$3.50	\$42,000							\$42,000								
G2020	Site	8026635	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	25000	SF	\$3.50	\$87,500											\$87,500				
G2050	Site	8026648	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	\$35,000.00	\$35,000							\$35,000								
G2050	Site	8026688	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	\$2,500.00	\$2,500							\$2,500								
G2050	Site	8026612	Playfield Surfaces, Artificial Play Turf, Replace	15	4	11	1000	SF	\$20.00	\$20,000											\$20,000				



Replacement Reserves Report																									
9/30/2024																									
Uniformat Code	Location	DescriptionID	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
G2050	Site	8026646	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	\$35,000.00	\$35,000															
G2060	Site	8026671	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	21	4	3	EA	\$750.00	\$2,250					\$2,250										
G2060	Site	8026618	Park Bench, Metal Powder-Coated, Replace	20	16	4	8	EA	\$700.00	\$5,600					\$5,600										
G2060	Site	8026701	Picnic Table, Metal Powder-Coated, Replace	20	9	11	10	EA	\$700.00	\$7,000												\$7,000			
G2060	Site	8026662	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	1600	LF	\$25.00	\$40,000															
G2060	Site	8026563	Signage, Property, Pylon Standard, Replace/Install	20	18	2	1	EA	\$9,500.00	\$9,500			\$9,500												
G2060	Site	8026626	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500									
P2030	Site	8033565	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	2	EA	\$7,000.00	\$14,000	\$14,000														
Totals, Unescalated											\$14,000	\$0	\$14,900	\$11,250	\$7,850	\$2,500	\$79,500	\$5,400	\$11,250	\$0	\$0	\$181,500	\$5,400	\$11,250	
Totals, Escalated (3.0% inflation, compounded annually)											\$14,000	\$0	\$15,807	\$12,293	\$8,835	\$2,898	\$94,927	\$6,641	\$14,251	\$0	\$0	\$251,238	\$7,699	\$16,521	

## Appendix G:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026636	D1010	Passenger Elevator	Hydraulic, 2 Floors		Kingsbury Elementary School / Main School	Hallways & Common Areas				1991		
2	8026681	D1010	Passenger Elevator	Hydraulic, 2 Floors		Kingsbury Elementary School / Main School	Hallways & Common Areas				1999		
3	8026649	D1010	Passenger Elevator	Hydraulic, 2 Floors		Kingsbury Elementary School / Classroom Annex	Annex				2020		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026580	D2010	Storage Tank	Domestic Water	180 GAL	Kingsbury Elementary School / Main School	Mechanical Room	A. O. Smith	TJV 200M	000000000 1339M000767	2013		
2	8026624	D2010	Boiler	Gas, Domestic, 501 to 800 MBH	471 MBH	Kingsbury Elementary School / Main School	Mechanical Room	Ruud	750	018664	2000		
3	8026714	D2010	Pump	Circulation, Domestic Water		Kingsbury Elementary School / Main School	Mechanical Room	Bell & Gossett	Illegible	Illegible	2000		2
4	8026711	D2010	Backflow Preventer	Domestic Water	2 IN	Kingsbury Elementary School / Classroom Annex	Annex	Inaccessible	Inaccessible	Inaccessible	2020		2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026638	D3010	Storage Tank	Fuel, Interior		Kingsbury Elementary School / Site	Site General				2010		

2	8026658	D3020	Boiler	Gas, HVAC	2100 MBH	Kingsbury Elementary School / Main School	Mechanical Room	Bryan Boilers	CLM210-W-FDG	92223		2004	
3	8026608	D3020	Boiler	Gas, HVAC	2100 MBH	Kingsbury Elementary School / Main School	Mechanical Room	Bryan Boilers	CLM210-W-FDG-RC	92257		2004	
4	8026643	D3020	Unit Heater	Electric	5KW	Kingsbury Elementary School / Classroom Annex	Annex	Inaccessible	Inaccessible	Inaccessible		2020	2
5	8026664	D3020	Unit Heater	Natural Gas	5 MBH	Kingsbury Elementary School / Main School	Cafeteria	Inaccessible	Inaccessible	Inaccessible		1959	8
6	8026695	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Kingsbury Elementary School / Main School	Throughout Building	LG	No dataplate	No dataplate		2015	6
7	8026667	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Kingsbury Elementary School / Main School	IDF closet	LG	No dataplate	No dataplate		2010	
8	8026619	D3030	Packaged Terminal Air Conditioner	PTAC		Kingsbury Elementary School / Main School	Faculty Break Rooms	Friedrich	Inaccessible	Inaccessible		2018	
9	8026590	D3030	Split System Ductless	Single Zone	1 TON	Kingsbury Elementary School / Classroom Annex	Annex	Daikin Industries	RX12NMVVU	G047154		2020	
10	8026703	D3030	Split System Ductless	Single Zone	1 TON	Kingsbury Elementary School / Classroom Annex	Annex	Daikin Industries	RX12NMVJU	G047150		2020	
11	8026686	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	500 CFM	Kingsbury Elementary School / Main School	Classrooms General	Inaccessible	Inaccessible	Inaccessible		1999	50
12	8026596	D3030	Unit Ventilator	approx/nominal 3 Ton	750 CFM	Kingsbury Elementary School / Main School	Classrooms General	Inaccessible	Inaccessible	Inaccessible		1999	36



13	8026569	D3050	Pump	Distribution, HVAC Heating Water	.75 HP	Kingsbury Elementary School / Main School	Mechanical Room	Bell & Gossett	Illegible	Illegible	1992	2
14	8026600	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Kingsbury Elementary School / Main School	Mechanical Room	Bell & Gossett	Illegible	Illegible	1992	7
15	8026567	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Kingsbury Elementary School / Main School	Roof	McQuay	Inaccessible	Inaccessible	1999	3
16	8026621	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05645	2020	
17	8026687	D3050	Packaged Unit [10]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05638	2020	
18	8026583	D3050	Packaged Unit [11]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09797	2020	
19	8026630	D3050	Packaged Unit [12]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05628	2020	
20	8026709	D3050	Packaged Unit [13]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05630	2020	
21	8026592	D3050	Packaged Unit [14]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH048H4EB5Y	5619M06336	2020	
22	8026651	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09836	2020	

23	8026593	D3050	Packaged Unit [3]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05633	2020	
24	8026603	D3050	Packaged Unit [4]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M05629	2020	
25	8026606	D3050	Packaged Unit [5]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09808	2020	
26	8026674	D3050	Packaged Unit [6]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09832	2020	
27	8026570	D3050	Packaged Unit [7]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09830	2020	
28	8026645	D3050	Packaged Unit [8]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09813	2020	
29	8026705	D3050	Packaged Unit [9]	RTU, Pad or Roof-Mounted	3 TON	Kingsbury Elementary School / Classroom Annex	Annex	Lennox	LGH036H4EB5Y	5619M09803	2020	
30	8026620	D3060	Exhaust Fan	Centrifugal, 36"Damper	8500 CFM	Kingsbury Elementary School / Main School	Roof	Inaccessible	Inaccessible	Inaccessible	1959	2
31	8026639	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	500 CFM	Kingsbury Elementary School / Main School	Restrooms	Inaccessible	Inaccessible	Inaccessible	2018	2
32	8026604	D3060	Exhaust Fan [EF-1]	Centrifugal, 16" Damper	750 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	70 ACRUH	223S185218-00/0003501	2020	

33	8026650	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 16" Damper	750 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	90 ACRUH 90R15DH	2238193304-00/0000702	2020		
34	8026577	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 16" Damper	150 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	90ACRUH	223S185218	2020		
35	8026585	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 16" Damper	750 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	90 ACRUH 90R15DE	223S 93304-00/	2020		
36	8026668	D3060	<b>Exhaust Fan</b> [EF-3]	Centrifugal, 16" Damper	750 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	120 ACRU	223S 93304-00/000210	2020		
37	8026579	D3060	<b>Exhaust Fan</b> [EF-3]	Centrifugal, 16" Damper	750 CFM	Kingsbury Elementary School / Classroom Annex	Annex	Cook	120 ACRU 120R 10D	223S 185218-00/0002101	2020		
<b>D40 Fire Protection</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026702	D4010	<b>Backflow Preventer</b>	Fire Suppression	4 IN	Kingsbury Elementary School / Classroom Annex	Annex				2020		
2	8071869	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Kingsbury Elementary School / Main School	Throughout				1999		50
<b>D50 Electrical</b>													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026613	D5010	<b>Generator</b>	Gas or Gasoline	100 KW	Kingsbury Elementary School / Site	Site General	Cummins	GGHH-1515035	K090057363	2010		

2	8026602	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Kingsbury Elementary School / Main School	Utility Rooms/Areas	Square D	EE30T3H	No dataplate	2009		
3	8026634	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Kingsbury Elementary School / Main School	Mechanical Room	Siemens	No dataplate	No dataplate	1991		
4	8026597	D5020	Switchboard	277/480 V	1600 AMP	Kingsbury Elementary School / Main School	Mechanical Room	Siemens	No dataplate	No dataplate	1991		
5	8026700	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Kingsbury Elementary School / Main School	Hallways & Common Areas				1999		20
6	8026653	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Kingsbury Elementary School / Classroom Annex	Annex				2020		10
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026697	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury Elementary School / Main School	Office Areas	Notifier	No dataplate	No dataplate	2016		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026669	E1030	Foodservice Equipment	Convection Oven, Double		Kingsbury Elementary School / Main School	Kitchen	Blodgett			1995		
2	8026716	E1030	Foodservice Equipment	Convection Oven, Double		Kingsbury Elementary School / Main School	Kitchen	Cook Rite			2020		
3	8026564	E1030	Foodservice Equipment	Dairy Cooler/Wells		Kingsbury Elementary School / Main School	Kitchen	True Manufacturing Co	Illegible		1992		



4	8026692	E1030	Foodservice Equipment	Dairy Cooler/Wells	Kingsbury Elementary School / Main School	Kitchen	True Manufacturing Co	TMC-58-DS-HC	10576999	2018	
5	8026641	E1030	Foodservice Equipment	Dairy Cooler/Wells	Kingsbury Elementary School / Main School	Kitchen	MasterBuilt			2018	
6	8026655	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Kingsbury Elementary School / Main School	Kitchen				1959	
7	8026572	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Kingsbury Elementary School / Main School	Kitchen	Carter-Hoffmann	HL1-18-9	012016 593531	2018	2
8	8026571	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Kingsbury Elementary School / Main School	Kitchen	Delfield	SC-28-NU	1805150002166	2018	2
9	8026599	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Kingsbury Elementary School / Main School	Kitchen	Migali	C-3FB	C-3FB00319053000920003	2020	
10	8026663	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Kingsbury Elementary School / Main School	Kitchen	Master bilt	R72-S	R72S-10120003	2015	
11	8026721	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Kingsbury Elementary School / Main School	Kitchen	Atosta	MBF8003GR	MBF8003GRAUS 100320071400C40020	2020	
12	8026704	E1030	Foodservice Equipment	Icemaker, Freestanding	Kingsbury Elementary School / Main School	Kitchen		ICE0400HT3	07061280012900	2006	
13	8026680	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Kingsbury Elementary School / Main School	Kitchen	Delfield	SCFT-60-NU	1805150002169	2018	2
14	8026589	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Kingsbury Elementary School / Main School	Kitchen	Sun Fire			1999	

