

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Shelby County Board of Education**  
160 South Hollywood Street, Room 126  
Memphis, Tennessee 38112-4892  
Mary Taylor



Kingsbury High School  
1270 North Graham Street  
Memphis, Tennessee 38122

## **PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, Maryland 21043  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

## **BV CONTACT:**

*Andrew Hupp  
Program Manager  
800.733.0660 x7296632  
[Andy.Hupp@bureauveritas.com](mailto:Andy.Hupp@bureauveritas.com)*

## **BV PROJECT #:**

*163745.23R000-001.354*

## **DATE OF REPORT:**

*April 19, 2024*

## **ON SITE DATE:**

*October 25-26, 2023*

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary ..... 1

Portfolio Overview and Assessment Details..... 1

Portfolio-Level Findings and Deficiencies ..... 2

Facility Condition Index (FCI) ..... 3

Immediate Needs..... 4

Portfolio Level Key Findings ..... 5

Plan Types..... 15

2. Auditorium..... 16

3. Cafeteria/ROTC ..... 24

4. Gymnasium ..... 31

5. Main Building ..... 38

6. ROTC..... 48

7. Site Summary ..... 55

7. Property Space Use and Observed Areas ..... 61

8. ADA Accessibility ..... 62

9. Purpose and Scope ..... 64

10. Opinions of Probable Costs ..... 66

Methodology ..... 66

Definitions ..... 66

11. Certification..... 68

12. Appendices ..... 69

Appendix A: Site and Floor Plans ..... 0

Appendix B: Pre-Survey Questionnaire ..... 1

Appendix C: Accessibility Review and Photos ..... 1

Appendix D: Component Condition Report ..... 1

Appendix E: Replacement Reserves ..... 1

Appendix F: Equipment Inventory List..... 1

# 1. Executive Summary

## Portfolio Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	Five
Main Address	1270 North Graham Street, Memphis, Tennessee 38122
Sites Developed	Auditorium: 1950 Cafeteria/ROTC: 1950 Gymnasium: 1950 Main Building: 1950 ROTC: 2023
Outside Occupants/Leased Spaces	None
Date(s) of Visit	October 25-26, 2023
Management Point of Contact	Ms. Mary Taylor 901.416.0665 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Mr. Rayborne Johnson, Maintenance 901.585.8055
Assessment and Report Prepared By	Deborah Whitham
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bureauveritas.com">Andy.Hupp@bureauveritas.com</a> 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Portfolio-Level Findings and Deficiencies

### Historical Summary

The original high school campus buildings consist of three single-story buildings and a single 2-story building classroom building, all built in 1950. An additional two-story classroom building was constructed in 2023. The older facilities have undergone partial or complete renovations since construction.

### Architectural

All of the buildings consist of masonry construction with integral footings and concrete slabs. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. Interior finishes vary in age. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

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

The MEPF systems and infrastructure vary in age; while some components were replaced and upgraded during recent renovations, many remain older. Most boilers, rooftop units, and split systems are less than 20 years and newer, but some air handlers appear older, and in need of refurbishment or replacement. The piping age could not be confirmed and appears original, with the 1950 galvanized iron particularly concerning and recommended for replacement. The facility's electrical infrastructure is considered somewhat aged but still functional. Since management reports occasional outages, installation of an emergency generator is recommended. With the exception of the new ROTC building, all the buildings would benefit from a refresh of the fire alarm systems and the fire suppression systems.

The elevator machinery and controls within the older 2-story building was updated in 2001 and appears to be well maintained.

The gymnasium lighting has been neglected with significant portions of the building's lights no longer working.

### Site

The majority of the site contains moderate landscaping, which is served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are in need of sealing and striping. The school's football, baseball and track teams reportedly do not have adequate practice fields.

### Recommended Additional Studies

The main building plumbing is reportedly chronically backed up. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing is also included.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

<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 High School / Auditorium (1950)	\$400	21,800	\$8,720,000	0.0%	1.3%	6.6%	25.6%
Kingsbury High School / Cafeteria/ROTC (1950)	\$400	17,365	\$6,946,000	0.0%	4.1%	7.7%	22.2%
Kingsbury High School / Gymnasium (1950)	\$400	33,000	\$13,200,000	0.0%	2.6%	5.3%	22.0%
Kingsbury High School / Main Building (1950)	\$400	112,160	\$44,864,000	0.2%	5.8%	10.0%	15.4%
Kingsbury High School / ROTC (2023)	\$400	25,430	\$10,172,000	0.0%	0.0%	0.0%	1.6%

## Immediate Needs

Facility/Building	Total Items	Total Cost
Kingsbury High School / Auditorium	3	\$3,400
Kingsbury High School / Cafeteria/ROTC	1	\$2,000
Kingsbury High School / Gymnasium	1	\$2,000
Kingsbury High School / Main Building	2	\$82,000
Kingsbury High School / Site	2	\$5,300
<b>Total</b>	<b>9</b>	<b>\$94,700</b>

### Auditorium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7023504	Kingsbury High School / Auditorium	Auditorium	B2050	Exterior Door, Steel, any type, Refinish	Poor	Performance/Integrity	\$1,000
7023535	Kingsbury High School / Auditorium	Throughout	C1030	Door Hardware, School, per Door, Replace	Failed	Performance/Integrity	\$400
7026042	Kingsbury High School / Auditorium	Throughout	P2030	Engineering Study, Plumbing, Video Survey, Evaluate/Report	NA	Performance/Integrity	\$2,000
<b>Total (3 items)</b>							<b>\$3,400</b>

### Cafeteria/ROTC

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7031080	Kingsbury High School / Cafeteria/ROTC	Throughout	P2030	Engineering Study, Plumbing, Video Survey, Evaluate/Report	NA	Performance/Integrity	\$2,000
<b>Total (1 items)</b>							<b>\$2,000</b>

### Gymnasium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7031082	Kingsbury High School / Gymnasium	Throughout	P2030	Engineering Study, Plumbing, Video Survey, Evaluate/Report	NA	Performance/Integrity	\$2,000
<b>Total (1 items)</b>							<b>\$2,000</b>

### Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7023664	Kingsbury High School / Main Building	Classrooms	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Performance/Integrity	\$80,000
7027354	Kingsbury High School / Main Building	Throughout	P2030	Engineering Study, Plumbing, Video Survey, Evaluate/Report	NA	Performance/Integrity	\$2,000
<b>Total (2 items)</b>							<b>\$82,000</b>

### Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7024048	Kingsbury High School / Site	Site, cafeteria	G2010	Roadways, Guard Rails, Steel, Replace	Poor	Performance/Integrity	\$5,000
7023531	Kingsbury High School / Site	Auditorium parking lot	G2020	Parking Lots, Curb & Gutter, Concrete, Repair	Poor	Performance/Integrity	\$300
<b>Total (2 items)</b>							<b>\$5,300</b>

## Portfolio Level Key Findings

**Exterior Walls in Poor condition.**

any painted surface  
Auditorium Kingsbury High School Exterior trim and soffits

Uniformat Code: B2010

Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

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The exterior trim is peeling and requires prep and paint. - AssetCALC ID: 7023509

**Exterior Walls in Poor condition.**

any painted surface  
Main Building Kingsbury High School Building Exterior trim and soffits

Uniformat Code: B2010

Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

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The exterior paint trim and soffits are peeling and require repainting. - AssetCALC ID: 7023687

**Exterior Walls in Poor condition.**

any painted surface  
Cafeteria/ROTC Kingsbury High School Building Exterior trim

Uniformat Code: B2010

Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

The exterior paint is peeling and should be refinished to prevent further deterioration. - AssetCALC ID: 7023983

**Window in Poor condition.**

Steel, up to 15 SF  
Cafeteria/ROTC Kingsbury High School Building Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2025**

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$19,800

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The high windows appear to be the original single-pane energy inefficient and should be replaced. - AssetCALC ID: 7023998





### Window in Poor condition.

Steel, up to 15 SF  
Auditorium Kingsbury High School Auditorium

Uniformat Code: B2020  
Recommendation: **Replace in 2025**

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$38,500

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The antiquated single-pane energy-inefficient windows appear to be original. The windows should be replaced. - AssetCALC ID: 7023506



### Roadways in Poor condition.

Guard Rails, Steel  
Site Kingsbury High School Site, cafeteria

Uniformat Code: G2010  
Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

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There is a significant drop off adjacent to the kitchen loading area. A guardrail should be installed. - AssetCALC ID: 7024048



### Parking Lots in Poor condition.

Curb and Gutter, Concrete  
Site Kingsbury High School Auditorium parking lot

Uniformat Code: G2020  
Recommendation: **Repair in 2023**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$300

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Damaged curb has exposed re-bar creating trip hazard. - AssetCALC ID: 7023531



### Sidewalk in Poor condition.

Asphalt  
Site Kingsbury High School Site, gymnasium southwest entry

Uniformat Code: G2030  
Recommendation: **Replace in 2025**

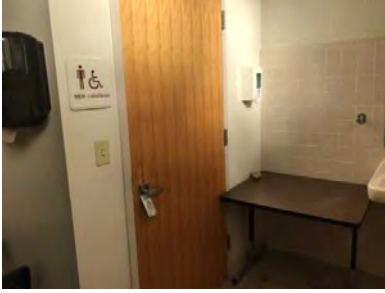
Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,300

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The asphalt walkways leading to the southwest entry is significantly degraded, presenting trip hazards. - AssetCALC ID: 7024073



### Door Hardware in Failed condition.

Priority Score: **84.9**

School, per Door  
Auditorium Kingsbury High School Throughout

Plan Type:  
Performance/Integrity

Uniformat Code: C1030  
Recommendation: **Replace in 2023**

Cost Estimate: \$400

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Dressing room toilet door hardware is broken and the door cannot be opened. - AssetCALC ID: 7023535



### Plumbing System in Poor condition.

Priority Score: **84.7**

Supply and Sanitary, Low Density (excludes fixtures)  
Auditorium Kingsbury High School Throughout

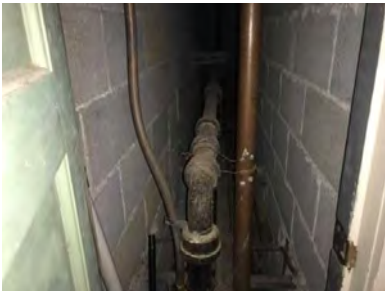
Plan Type:  
Performance/Integrity

Cost Estimate: \$46,500

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

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The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7026041



### Plumbing System in Poor condition.

Priority Score: **84.7**

Supply and Sanitary, Low Density (excludes fixtures)  
Gymnasium Kingsbury High School  
Throughout

Plan Type:  
Performance/Integrity

Cost Estimate: \$90,000

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

\$\$\$\$

The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031077



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Cafeteria/ROTC Kingsbury High School  
Throughout

Uniformat Code: D2010

Recommendation: **Replace in 2025**

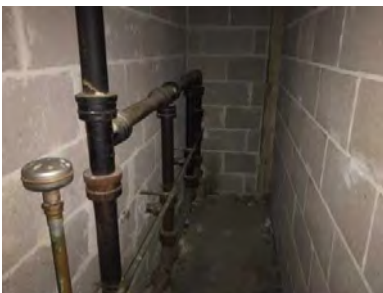
Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$60,800

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The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031076



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Main Building Kingsbury High School  
Throughout

Uniformat Code: D2010

Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$560,800

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The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031078



### Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes fixtures)  
Main Building Kingsbury High School  
Restrooms-girls (closed)

Uniformat Code: D2010

Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

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The west student restrooms on the first floor are closed because of plumbing issues. - AssetCALC ID: 7023623



### Plumbing System in Poor condition.

Supply and Sanitary, Very Low Density  
(excludes fixtures)  
Auditorium Kingsbury High School Auditorium-  
boiler room

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

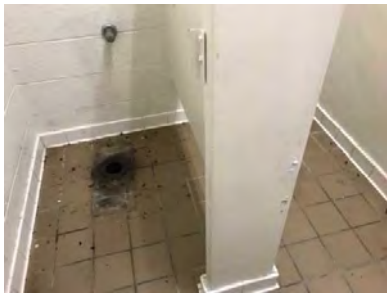
Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

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The supply piping to the boilers is significantly rusted and requires replacement. - AssetCALC ID: 7023481



### Toilet in Poor condition.

Commercial Water Closet  
Gymnasium Kingsbury High School  
Restrooms-not used

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

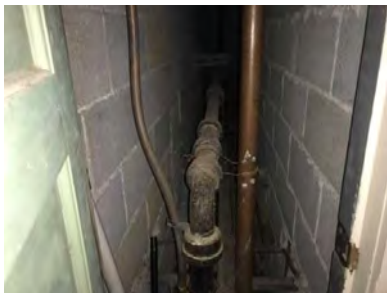
Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,600

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The east toilet rooms are not in use. - AssetCALC ID: 7024031



### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Gymnasium Kingsbury High School  
Throughout

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

Priority Score: **81.9**

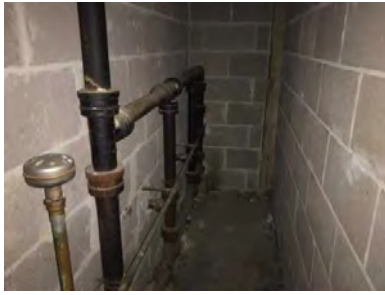
Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs - AssetCALC ID: 7031082





### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Main Building Kingsbury High School  
Throughout

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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The plumbing has a history of backups and the age could not be determined. - AssetCALC ID: 7027354



### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Auditorium Kingsbury High School Throughout

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

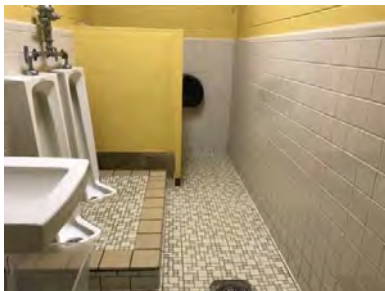
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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Age of existing and concealed plumbing could not be determined. - AssetCALC ID: 7026042



### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Cafeteria/ROTC Kingsbury High School  
Throughout

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

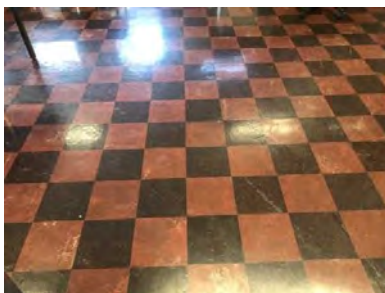
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

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The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs - AssetCALC ID: 7031080



### Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement  
Main Building Kingsbury High School  
Classrooms

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$80,000

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Classrooms with original VCT should have VCT abated and replaced. - AssetCALC ID: 7023664



### Exterior Door in Poor condition.

Steel, any type  
Auditorium Kingsbury High School Auditorium

Uniformat Code: B2050  
Recommendation: **Refinish in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

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Exterior doors are peeling and require refinishing to prevent deterioration. - AssetCALC ID: 7023504



### Exterior Door in Poor condition.

Steel, any type  
Main Building Kingsbury High School Building exterior

Uniformat Code: B2050  
Recommendation: **Refinish in 2025**

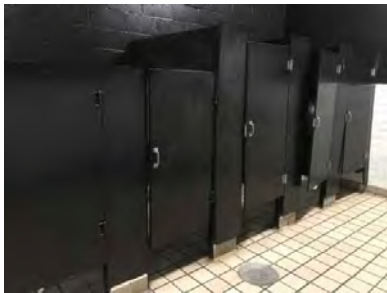
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

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Exterior doors require refinishing. - AssetCALC ID: 7023662



### Toilet Partitions in Poor condition.

Wood  
Main Building Kingsbury High School Restrooms-girls (closed)

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

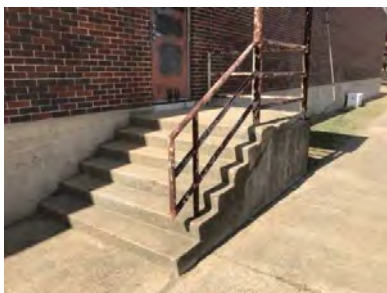
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

The painted wood toilet partitions are significantly aged. - AssetCALC ID: 7023538



### Stair/Ramp Rails in Poor condition.

Metal  
Site Kingsbury High School Entry balconies

Uniformat Code: B1080  
Recommendation: **Refinish in 2025**

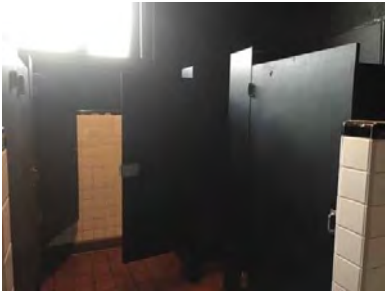
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

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The stair railings are rusting and should be refinished to prevent further deterioration. - AssetCALC ID: 7024084



### Toilet Partitions in Poor condition.

Priority Score: **81.7**

Wood  
Main Building Kingsbury High School  
Restrooms-1st

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

\$\$\$\$

The painted plywood toilet partitions are significantly aged. - AssetCALC ID: 7023621



### Stairs in Poor condition.

Priority Score: **81.7**

Concrete, Exterior  
Site Kingsbury High School Site

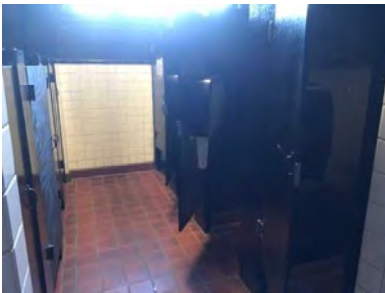
Plan Type:  
Performance/Integrity

Cost Estimate: \$11,000

Uniformat Code: B1080  
Recommendation: **Replace in 2025**

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The east stairs are significantly deteriorated, eroded concrete is a trip hazard. - AssetCALC ID: 7024040



### Toilet Partitions in Poor condition.

Priority Score: **81.7**

Wood  
Main Building Kingsbury High School  
Restrooms-2nd floor

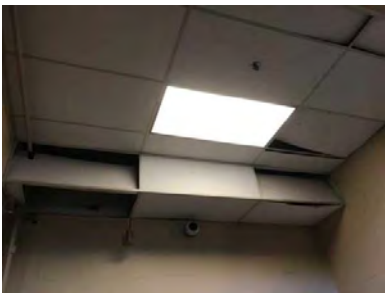
Plan Type:  
Performance/Integrity

Cost Estimate: \$12,000

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

\$\$\$\$

The painted plywood toilet partitions are significantly aged. - AssetCALC ID: 7023541



### Suspended Ceilings in Poor condition.

Priority Score: **81.7**

Acoustical Tile (ACT)  
Main Building Kingsbury High School  
Throughout building

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,500

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

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Broken, damaged or stained acoustical ceiling tile should be replaced. - AssetCALC ID: 7023550



### Toilet Partitions in Poor condition.

Wood  
Auditorium Kingsbury High School Common  
area restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

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The restroom partitions are significantly aged, bare wood in some instances. - AssetCALC ID: 7023489



### Ceiling Finishes in Poor condition.

Gypsum Board/Plaster  
Auditorium Kingsbury High School Auditorium-  
dressing room

Uniformat Code: C2050  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Damaged ceiling areas require repairs. - AssetCALC ID: 7023527



### Interior Lighting System in Poor condition.

Full Upgrade, Low Density and Standard  
Fixtures  
Auditorium Kingsbury High School Auditorium-  
dressing room and bathrooms

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Damaged lights require replacement or repairs. - AssetCALC ID: 7023507



### Suspended Ceilings in Poor condition.

Hard Tile, Replacement with ACT  
Cafeteria/ROTC Kingsbury High School ROTC  
range

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

The original glue up tile was removed and needs to be replaced with new ceiling tiles. - AssetCALC ID: 7023951





### Toilet Partitions in Poor condition.

Wood  
Gymnasium Kingsbury High School Common  
area restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

The painted wood toilet partitions are significantly aged. - AssetCALC ID: 7024044



### Ceiling Finishes in Poor condition.

exposed irregular elements  
Gymnasium Kingsbury High School Storage

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

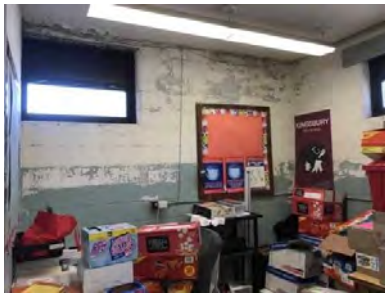
Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Water stained ceilings should be painted or retiled. - AssetCALC ID: 7024034



### Wall Finishes in Poor condition.

any surface  
Gymnasium Kingsbury High School Offices

Uniformat Code: C2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Interior paint is peeling and should be refinished. - AssetCALC ID: 7024064



### Ceiling Finishes in Poor condition.

exposed irregular elements  
Gymnasium Kingsbury High School Building  
exterior, canopies

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

The underside of the canopies are significantly rusted and should be painted/refinished to prevent further deterioration. - AssetCALC ID: 7024059

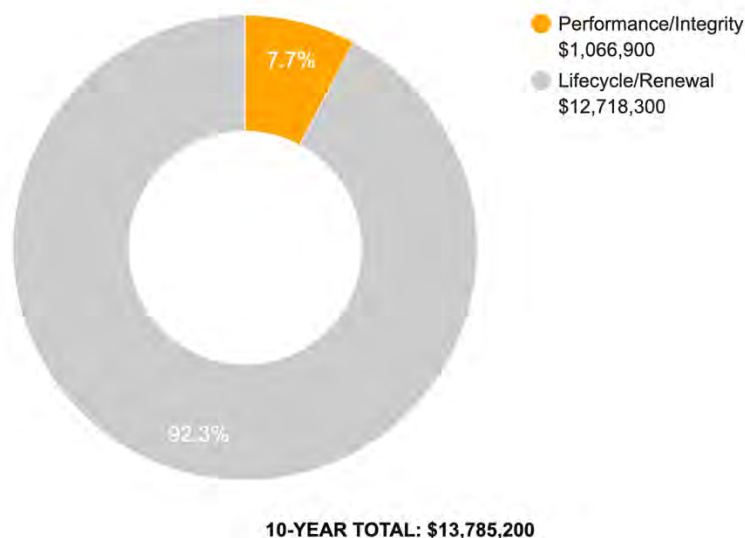
## Plan Types

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 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)



## 2. Auditorium



### Auditorium: Systems Summary

Constructed/Renovated	1950	
Building Size	21,800 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum and Steel	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, unfinished brick, ceramic tile Floors: Carpet, VCT, wood strip, ceramic tile, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers, chillers, air handlers, feeding concealed fan coils, hydronic baseboards, and cabinet terminal units Supplemental components: Suspended unit heaters	Fair



## Auditorium: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Additional Studies</b>	The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing is also included.	
<b>Key Issues and Findings</b>	Broken windows, possible galvanized supply piping, antiquated HVAC components and infrastructure, aged electrical infrastructure	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>▪ Roof; lack of ladder or other means of access</li> </ul>	

## Auditorium: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$1,000	\$45,600	-	\$36,300	\$35,900	\$118,800
Roofing	-	-	-	-	\$544,200	\$544,200
Interiors	\$400	\$3,500	\$202,100	\$36,300	\$475,800	\$718,100
Plumbing	-	\$50,400	\$18,000	\$15,700	\$29,100	\$113,200
HVAC	-	-	\$169,500	\$368,200	\$503,700	\$1,041,400
Fire Protection	-	-	\$27,000	-	-	\$27,000
Electrical	-	\$1,300	\$13,300	\$614,400	-	\$629,100
Fire Alarm & Electronic Systems	-	-	\$39,600	\$1,600	\$59,200	\$100,400
Equipment & Furnishings	-	-	-	\$584,600	-	\$584,600
Site Utilities	-	-	\$1,900	-	-	\$1,900
Follow-up Studies	\$2,000	-	-	-	-	\$2,000
<b>TOTALS (3% inflation)</b>	<b>\$3,400</b>	<b>\$100,800</b>	<b>\$471,500</b>	<b>\$1,657,200</b>	<b>\$1,647,900</b>	<b>\$3,880,800</b>

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

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

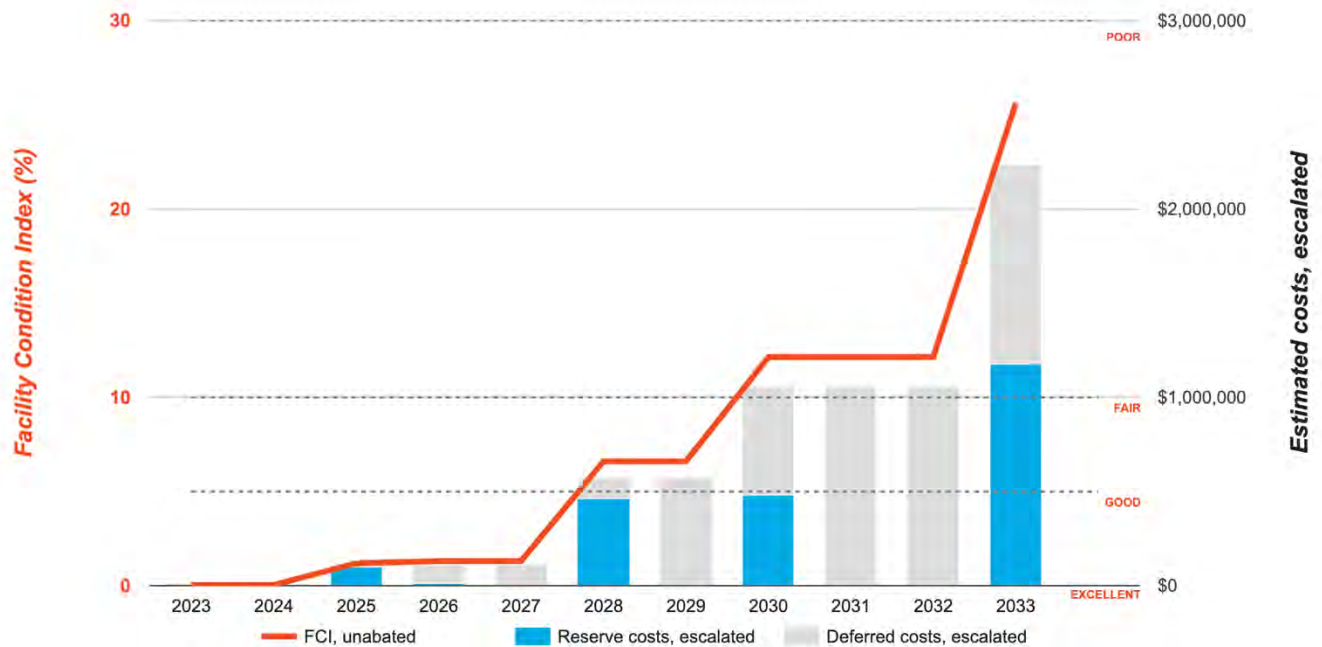
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Kingsbury High School Auditorium

Replacement Value: \$8,720,000

Inflation Rate: 3.0%

Average Needs per Year: \$203,000



## Auditorium: Key Findings



### Exterior Walls in Poor condition.

any painted surface  
Auditorium Kingsbury High School Exterior trim and soffits

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

The exterior trim is peeling and requires prep and paint. - AssetCALC ID: 7023509



### Window in Poor condition.

Steel, up to 15 SF  
Auditorium Kingsbury High School Auditorium

Uniformat Code: B2020  
Recommendation: **Replace in 2025**

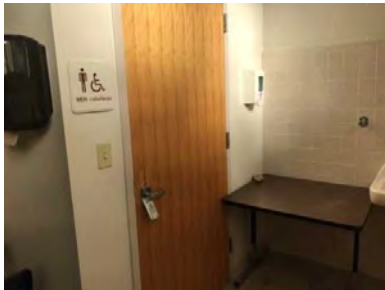
Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$38,500

\$\$\$\$

The antiquated single-pane energy-inefficient windows appear to be original. The windows should be replaced. - AssetCALC ID: 7023506



### Door Hardware in Failed condition.

School, per Door  
Auditorium Kingsbury High School Throughout

Uniformat Code: C1030  
Recommendation: **Replace in 2023**

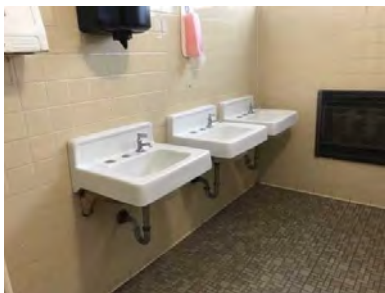
Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Dressing room toilet door hardware is broken and the door cannot be opened. - AssetCALC ID: 7023535



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Auditorium Kingsbury High School Throughout

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$46,500

\$\$\$\$

The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7026041



### Plumbing System in Poor condition.

Supply and Sanitary, Very Low Density  
(excludes fixtures)  
Auditorium Kingsbury High School Auditorium-  
boiler room

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

The supply piping to the boilers is significantly rusted and requires replacement. - AssetCALC ID: 7023481



### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Auditorium Kingsbury High School Throughout

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Age of existing and concealed plumbing could not be determined. - AssetCALC ID: 7026042



### Exterior Door in Poor condition.

Steel, any type  
Auditorium Kingsbury High School Auditorium

Uniformat Code: B2050  
Recommendation: **Refinish in 2023**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Exterior doors are peeling and require refinishing to prevent deterioration. - AssetCALC ID: 7023504



### Toilet Partitions in Poor condition.

Wood  
Auditorium Kingsbury High School Common  
area restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The restroom partitions are significantly aged, bare wood in some instances. - AssetCALC ID: 7023489

**Ceiling Finishes in Poor condition.**

Gypsum Board/Plaster  
Auditorium Kingsbury High School Auditorium-  
dressing room

Uniformat Code: C2050  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Damaged ceiling areas require repairs. - AssetCALC ID: 7023527

**Interior Lighting System in Poor condition.**

Full Upgrade, Low Density and Standard  
Fixtures  
Auditorium Kingsbury High School Auditorium-  
dressing room and bathrooms

Uniformat Code: D5040  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Damaged lights require replacement or repairs. - AssetCALC ID: 7023507



## Auditorium: Photographic Overview



1 - FRONT/RIGHT ELEVATION



2 - REAR/LEFT ELEVATION



3 - ROOFING OVERVIEW



4 - EXTERIOR DOORS AND WINDOWS



5 - AUDITORIUM



6 - MECHANICAL ROOM





7 - CHILLER



8 - BOILER



9 - AIR HANDLER



10 - WATER HEATER



11 - EXTERIOR WALKWAYS



12 - EXTERIOR STAIRS



### 3. Cafeteria/ROTC



#### Cafeteria/ROTC: Systems Summary

Constructed/Renovated	1950	
Building Size	17,365 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum and Steel	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Good

## Cafeteria/ROTC: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Additional Studies</b>	The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing is also included.	
<b>Key Issues and Findings</b>	Aged single pane steel framed windows, possible galvanized supply piping, possible aged electrical infrastructure	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Cafeteria/ROTC: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$25,100	-	\$8,600	\$98,700	\$132,500
Roofing	-	-	-	\$363,100	-	\$363,100
Interiors	-	\$2,200	\$103,200	\$111,000	\$209,000	\$425,400
Plumbing	-	\$64,500	\$2,600	\$56,400	\$12,100	\$135,600
HVAC	-	-	\$86,200	\$3,200	\$298,200	\$387,600
Fire Protection	-	-	\$25,900	\$500	-	\$26,400
Electrical	-	-	\$27,800	\$397,900	-	\$425,600
Fire Alarm & Electronic Systems	-	-	\$60,400	-	-	\$60,400
Equipment & Furnishings	-	-	\$137,200	\$57,600	\$125,300	\$320,100
Site Utilities	-	-	-	\$3,200	-	\$3,200
Follow-up Studies	\$2,000	-	-	-	-	\$2,000
<b>TOTALS (3% inflation)</b>	<b>\$2,000</b>	<b>\$91,900</b>	<b>\$443,200</b>	<b>\$1,001,500</b>	<b>\$743,300</b>	<b>\$2,281,900</b>

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

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

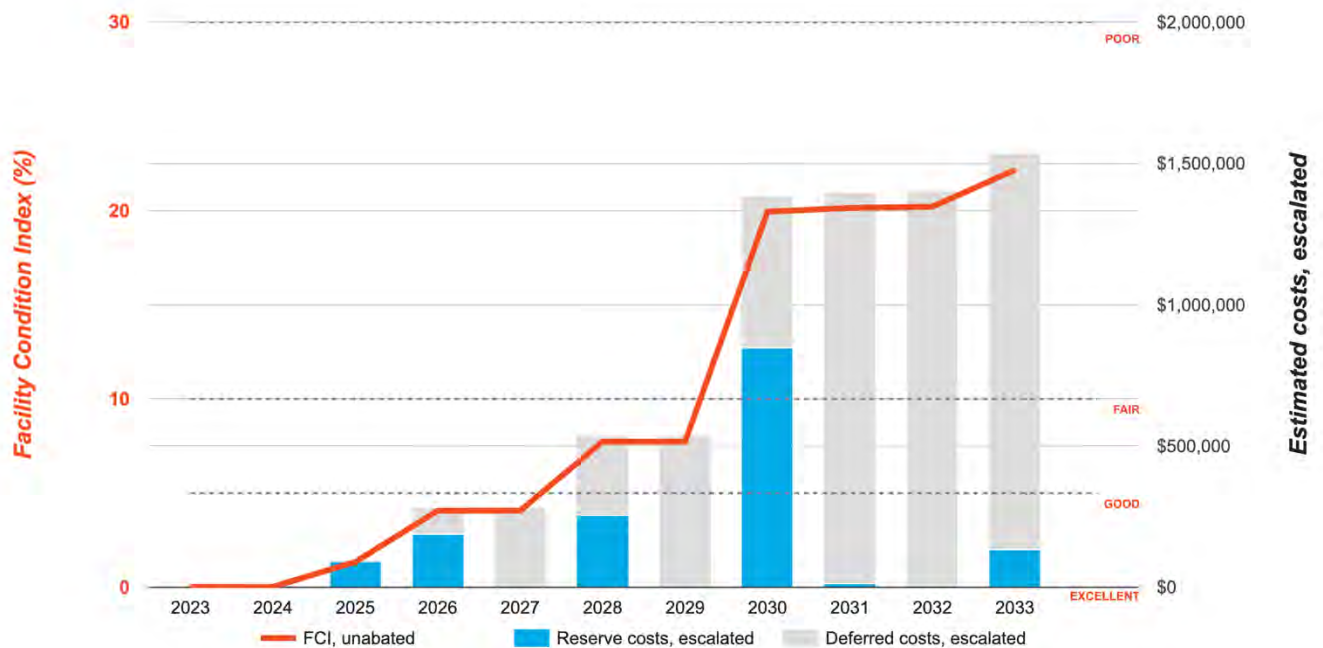
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Kingsbury High School Cafeteria/ROTC

Replacement Value: \$6,946,000

Inflation Rate: 3.0%

Average Needs per Year: \$139,900



## Cafeteria/ROTC: Key Findings



### Exterior Walls in Poor condition.

any painted surface  
Cafeteria/ROTC Kingsbury High School  
Building Exterior trim

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

The exterior paint is peeling and should be refinished to prevent further deterioration. - AssetCALC ID: 7023983



### Window in Poor condition.

Steel, up to 15 SF  
Cafeteria/ROTC Kingsbury High School  
Building Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2025**

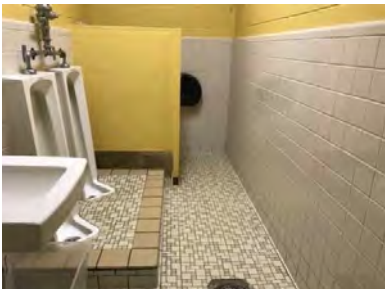
Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$19,800

\$\$\$\$

The high windows appear to be the original single-pane energy inefficient and should be replaced. - AssetCALC ID: 7023998



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Cafeteria/ROTC Kingsbury High School  
Throughout

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

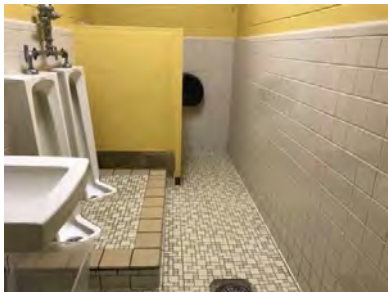
Plan Type:  
Performance/Integrity

Cost Estimate: \$60,800

\$\$\$\$

The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031076





**Recommended Follow-up Study:  
Plumbing, Video Survey**

Plumbing, Video Survey  
Cafeteria/ROTC Kingsbury High School  
Throughout

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

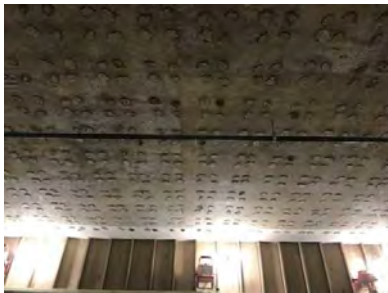
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs - AssetCALC ID: 7031080



**Suspended Ceilings in Poor  
condition.**

Hard Tile, Replacement with ACT  
Cafeteria/ROTC Kingsbury High School ROTC  
range

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

The original glue up tile was removed and needs to be replaced with new ceiling tiles. - AssetCALC ID: 7023951

## Cafeteria/ROTC: Photographic Overview



1 - FRONT ELEVATION CAFETERIA



2 - FRONT ELEVATION ROTC



3 - REAR ELEVATION



4 - ROOFING OVERVIEW



5 - CAFETERIA



6 - CAFETERIA SERVING AREA





7 - COMMERCIAL KITCHEN



8 - ROTC



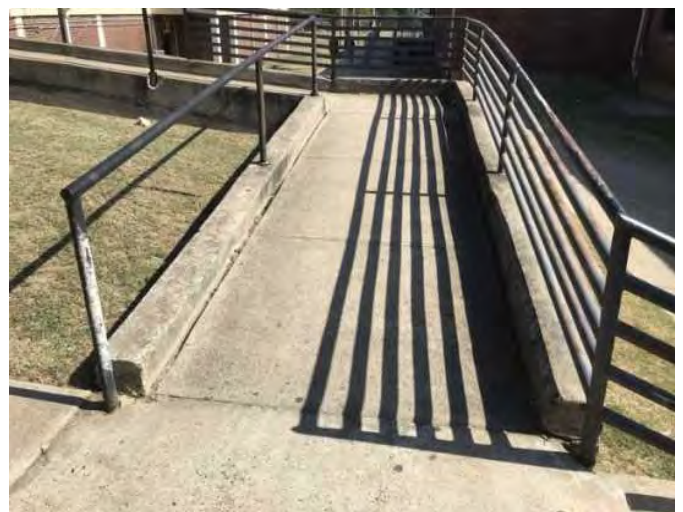
9 - PACKAGED ROOFTOP EQUIPMENT



10 - EMERGENCY DEVICE OVERVIEW



11 - SITE STAIRS



12 - SITE RAMP



## 4. Gymnasium



### Gymnasium: Systems Summary

Constructed/Renovated	1950	
Building Size	33,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with steel framed roof and slab on grade	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Wood strip sports flooring, VCT, quarry tile, ceramic tile, unfinished concrete Ceilings: Exposed, Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Good

Gymnasium: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution Fed from main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Additional Studies</b>	The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing is also included.	
<b>Key Issues and Findings</b>	Excessive amount of non-working lights, possible galvanized supply piping, possible aged electrical infrastructure	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Gymnasium: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$117,500	\$117,500
Roofing	-	-	-	\$690,000	-	\$690,000
Interiors	-	\$12,300	\$253,500	\$172,000	\$779,700	\$1,217,500
Plumbing	-	\$98,200	\$2,400	\$391,600	\$3,500	\$495,800
HVAC	-	-	\$84,700	\$10,400	\$206,000	\$301,100
Electrical	-	-	\$89,200	\$775,000	-	\$864,200
Fire Alarm & Electronic Systems	-	-	\$112,000	-	\$174,500	\$286,600
Equipment & Furnishings	-	-	\$1,700	\$169,300	\$2,300	\$173,400
Site Development	-	-	\$44,100	-	\$85,500	\$129,600
Follow-up Studies	\$2,000	-	-	-	-	\$2,000
<b>TOTALS (3% inflation)</b>	<b>\$2,000</b>	<b>\$110,500</b>	<b>\$587,600</b>	<b>\$2,208,300</b>	<b>\$1,369,200</b>	<b>\$4,277,600</b>

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

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

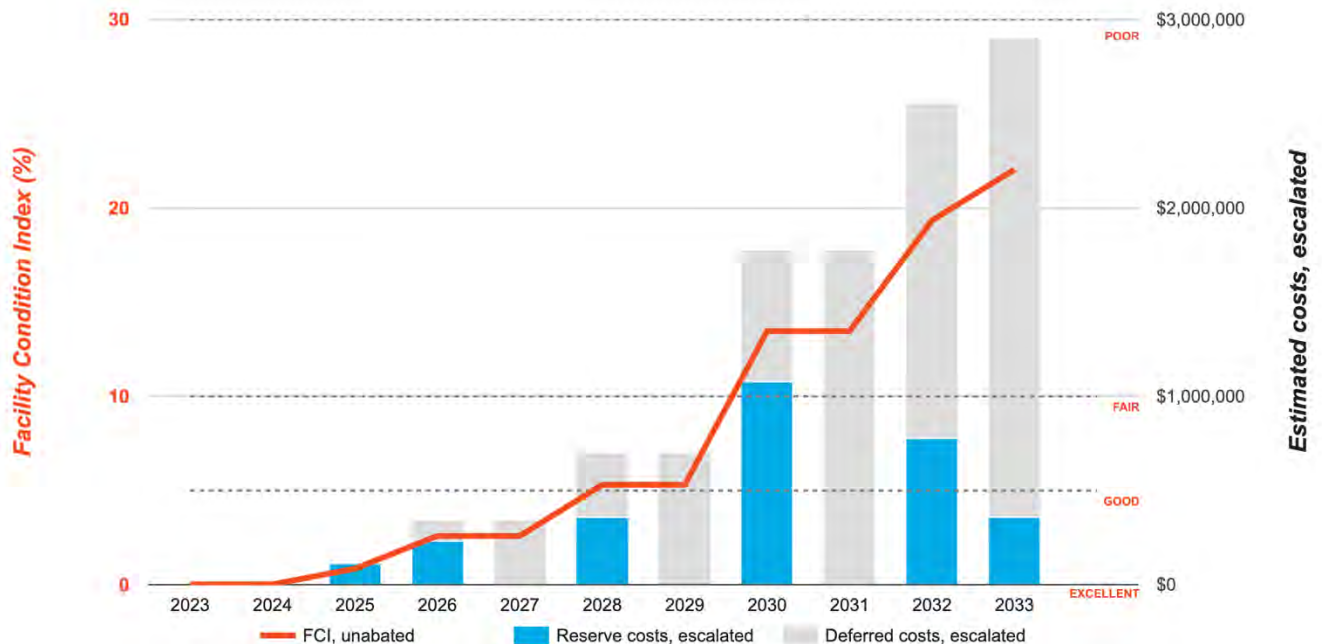
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Kingsbury High School Gymnasium

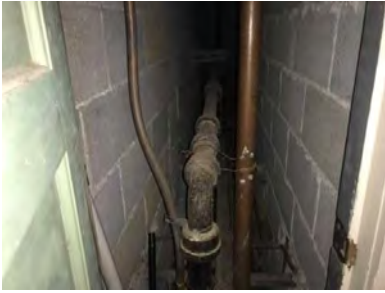
Replacement Value: \$13,200,000

Inflation Rate: 3.0%

Average Needs per Year: \$264,500



## Gymnasium: Key Findings



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Gymnasium Kingsbury High School  
Throughout

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$90,000

\$\$\$\$

The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031077



### Toilet in Poor condition.

Commercial Water Closet  
Gymnasium Kingsbury High School  
Restrooms-not used

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

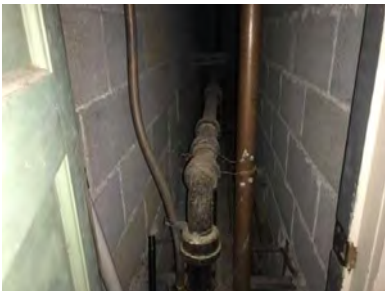
Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

The east toilet rooms are not in use. - AssetCALC ID: 7024031



### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Gymnasium Kingsbury High School  
Throughout

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs - AssetCALC ID: 7031082





### Toilet Partitions in Poor condition.

Wood  
Gymnasium Kingsbury High School Common  
area restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

The painted wood toilet partitions are significantly aged. - AssetCALC ID: 7024044



### Ceiling Finishes in Poor condition.

exposed irregular elements  
Gymnasium Kingsbury High School Storage

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

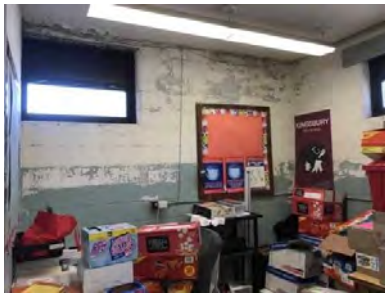
Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Water stained ceilings should be painted or retiled. - AssetCALC ID: 7024034



### Wall Finishes in Poor condition.

any surface  
Gymnasium Kingsbury High School Offices

Uniformat Code: C2010  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Interior paint is peeling and should be refinished. - AssetCALC ID: 7024064



### Ceiling Finishes in Poor condition.

exposed irregular elements  
Gymnasium Kingsbury High School Building  
exterior, canopies

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

The underside of the canopies are significantly rusted and should be painted/refinished to prevent further deterioration. - AssetCALC ID: 7024059

## Gymnasium: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - ROOFING



6 - STRUCTURE





7 - PACKAGED UNITS



8 - BOILER



9 - MAIN GYMNASIUM



10 - SMALL GYMNASIUM



11 - LOCKER ROOM



12 - EXTERIOR RAMP

## 5. Main Building



### Main Building: Systems Summary

Constructed/Renovated	1950	
Building Size	112,160 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing Secondary: Mansard construction with asphalt shingle roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and air handlers feeding hydronic cabinet terminal units Non-Central System: Packaged units, split-system condensing units Supplemental components: Ductless split-system, Suspended unit heaters	Fair



Main Building: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Natural gas emergency generator	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Additional Studies</b>	The concealed plumbing age could not be determined and is likely original. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing is also included.	
<b>Key Issues and Findings</b>	Possible galvanized supply piping, antiquated HVAC components and infrastructure, possible aged electrical infrastructure	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Main Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$7,400	-	\$34,900	\$746,900	\$789,300
Roofing	-	-	\$15,700	-	\$1,015,800	\$1,031,500
Interiors	\$80,000	\$37,700	\$1,675,600	\$230,900	\$2,178,300	\$4,202,400
Conveying	-	-	\$8,700	-	\$4,400	\$13,100
Plumbing	-	\$600,800	\$161,900	\$75,100	\$77,900	\$915,600
HVAC	-	\$7,500	\$519,000	\$406,400	\$855,000	\$1,787,900
Fire Protection	-	-	-	\$161,100	-	\$161,100
Electrical	-	-	\$96,900	\$1,088,900	\$13,600	\$1,199,400
Fire Alarm & Electronic Systems	-	-	\$433,800	\$427,600	\$675,900	\$1,537,300
Equipment & Furnishings	-	-	\$4,800	-	\$7,100	\$11,900
Site Utilities	-	-	-	\$8,100	-	\$8,100
Follow-up Studies	\$2,000	-	-	-	-	\$2,000
<b>TOTALS (3% inflation)</b>	<b>\$82,000</b>	<b>\$653,400</b>	<b>\$2,916,400</b>	<b>\$2,432,900</b>	<b>\$5,574,900</b>	<b>\$11,659,600</b>

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

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

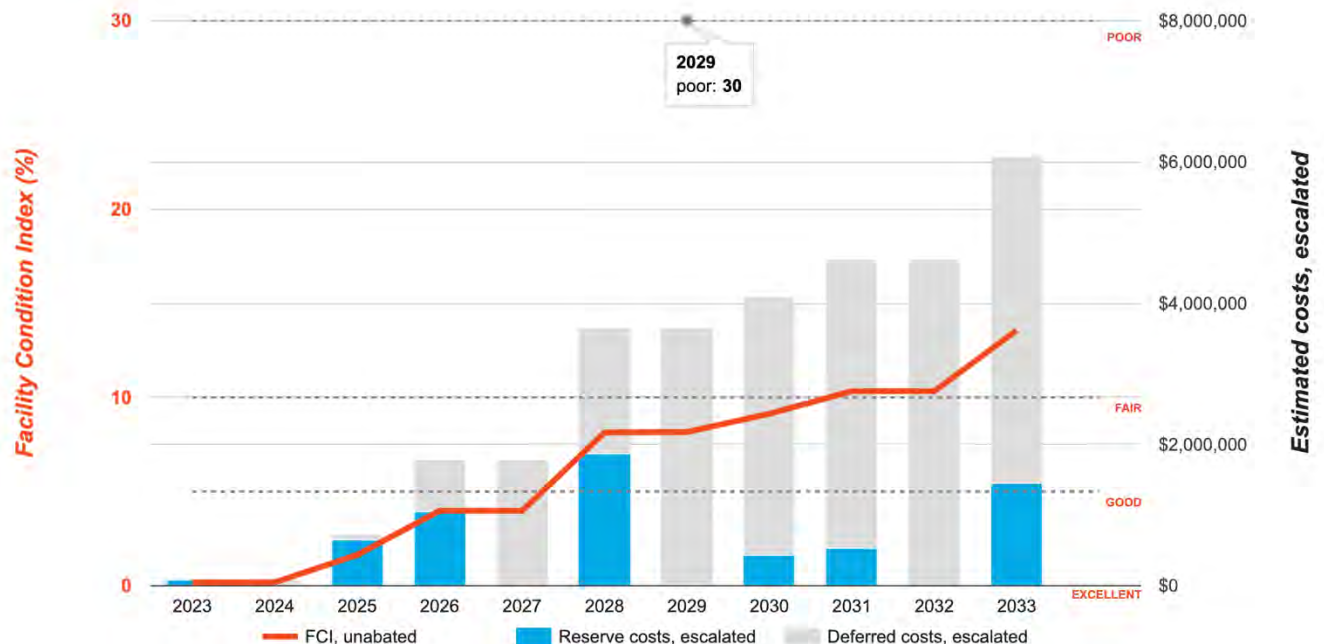
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Kingsbury High School Main Building

Replacement Value: \$44,864,000

Inflation Rate: 3.0%

Average Needs per Year: \$553,200



## Main Building: Key Findings



### Exterior Walls in Poor condition.

any painted surface  
Main Building Kingsbury High School Building  
Exterior trim and soffits

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2025**

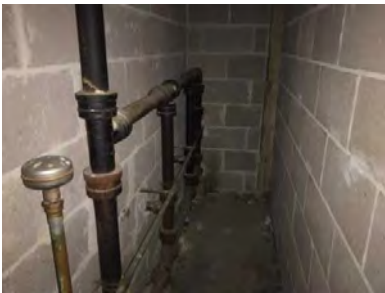
Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

The exterior paint trim and soffits are peeling and require repainting. - AssetCALC ID: 7023687



### Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)  
Main Building Kingsbury High School  
Throughout

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$560,800

\$\$\$\$

The age of the plumbing could not be determined. A follow up study is recommended to verify condition and age. Area allowed for limited locations of restrooms. - AssetCALC ID: 7031078



### Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes fixtures)  
Main Building Kingsbury High School  
Restrooms-girls (closed)

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **84.7**

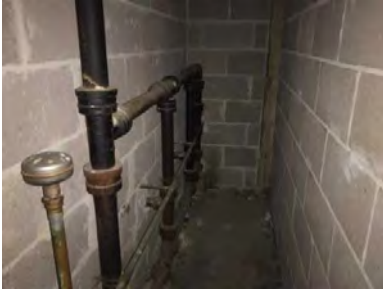
Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

The west student restrooms on the first floor are closed because of plumbing issues. - AssetCALC ID: 7023623





### Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey  
Main Building Kingsbury High School  
Throughout

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

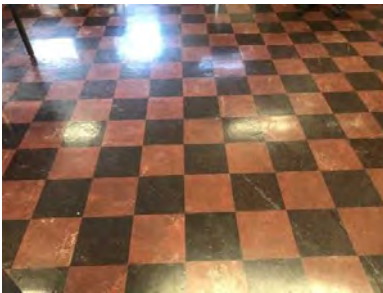
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

The plumbing has a history of backups and the age could not be determined. - AssetCALC ID: 7027354



### Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement  
Main Building Kingsbury High School  
Classrooms

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$80,000

\$\$\$\$

Classrooms with original VCT should have VCT abated and replaced. - AssetCALC ID: 7023664



### Exterior Door in Poor condition.

Steel, any type  
Main Building Kingsbury High School Building  
exterior

Uniformat Code: B2050  
Recommendation: **Refinish in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Exterior doors require refinishing. - AssetCALC ID: 7023662



### Toilet Partitions in Poor condition.

Wood  
Main Building Kingsbury High School  
Restrooms-girls (closed)

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

The painted wood toilet partitions are significantly aged. - AssetCALC ID: 7023538

**Toilet Partitions in Poor condition.**Priority Score: **81.7**

Wood  
Main Building Kingsbury High School  
Restrooms-1st

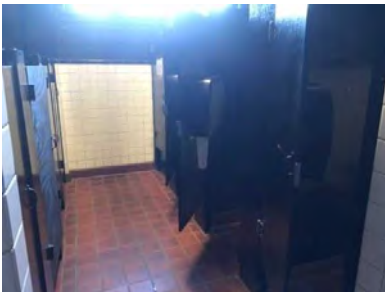
Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

**\$\$\$\$**

The painted plywood toilet partitions are significantly aged. - AssetCALC ID: 7023621

**Toilet Partitions in Poor condition.**Priority Score: **81.7**

Wood  
Main Building Kingsbury High School  
Restrooms-2nd floor

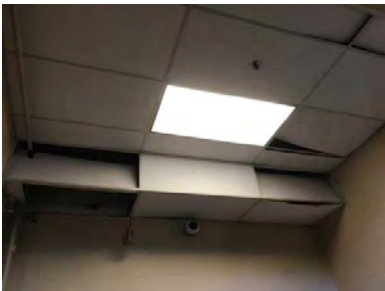
Plan Type:  
Performance/Integrity

Cost Estimate: \$12,000

Uniformat Code: C1090  
Recommendation: **Replace in 2025**

**\$\$\$\$**

The painted plywood toilet partitions are significantly aged. - AssetCALC ID: 7023541

**Suspended Ceilings in Poor condition.**Priority Score: **81.7**

Acoustical Tile (ACT)  
Main Building Kingsbury High School  
Throughout building

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,500

Uniformat Code: C1070  
Recommendation: **Replace in 2025**

**\$\$\$\$**

Broken, damaged or stained acoustical ceiling tile should be replaced. - AssetCALC ID: 7023550

## Main Building: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - COURTYARD ELEVATION



4 - REAR ELEVATION



5 - ROOFING OVERVIEW



6 - ROOFING OVERVIEW





7 - INTERIOR STAIRS



8 - ENTRY LOBBY



9 - OFFICE LOBBY



10 - CORRIDOR

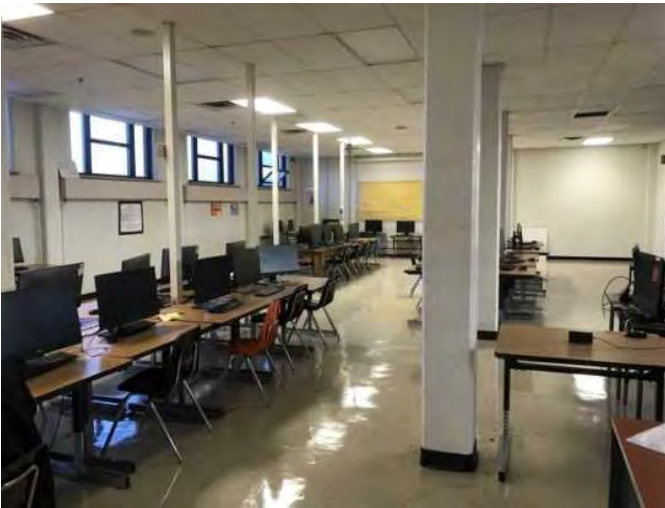


11 - CLASSROOM



12 - SCIENCE CLASSROOM





13 - COMPUTER LAB



14 - LIBRARY



15 - BOILERS



16 - AIR HANDLER



17 - CONDENSING UNIT



18 - PACKAGED UNIT





19 - FIRE ALARM PANEL



20 - ELEVATOR



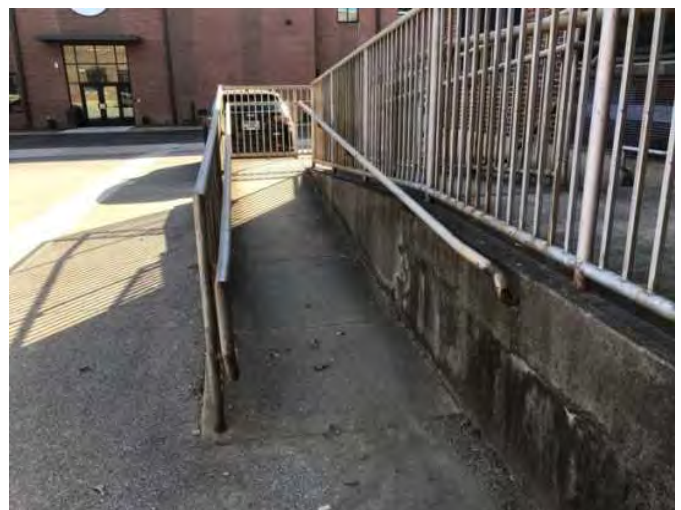
21 - COURTYARD PARKING



22 - COURTYARD



23 - ACCESSIBLE RAMP



24 - ACCESSIBLE RAMP

6. ROTC



ROTC: Systems Summary		
Constructed/Renovated	2023	
Building Size	25,430 SF	
Number of Stories	Two above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck over steel structure with slab on grade	Excellent
Façade	Wall Finish: Brick Windows: Aluminum	Excellent
Roof	Flat construction with single-ply TPO/PVC membrane	Excellent
Interiors	Walls: Painted gypsum board, ceramic tile Floors: LVT, ceramic tile Ceilings: Painted gypsum board and ACT	Excellent
Elevators	Passenger: One hydraulic car serving two floors	Excellent
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Excellent
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system	Excellent
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Excellent



ROTC: Systems Summary		
<b>Electrical</b>	Source & Distribution Fed from main building with copper wiring Interior Lighting: LED Emergency Power: None	Excellent
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Excellent
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Additional Studies</b>	None	
<b>Key Issues and Findings</b>	None observed at time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## ROTC: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	\$252,600	\$252,600
Interiors	-	-	-	\$122,100	\$471,200	\$593,300
Conveying	-	-	-	-	\$23,100	\$23,100
Plumbing	-	-	-	-	\$31,700	\$31,700
HVAC	-	-	-	-	\$181,500	\$181,500
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	\$209,900	\$209,900
Fire Alarm & Electronic Systems	-	-	-	\$40,300	\$215,300	\$255,700
Equipment & Furnishings	-	-	-	-	\$5,400	\$5,400
Site Utilities	-	-	-	-	\$6,500	\$6,500
<b>TOTALS (3% inflation)</b>	-	-	-	<b>\$162,400</b>	<b>\$1,397,300</b>	<b>\$1,559,700</b>

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

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

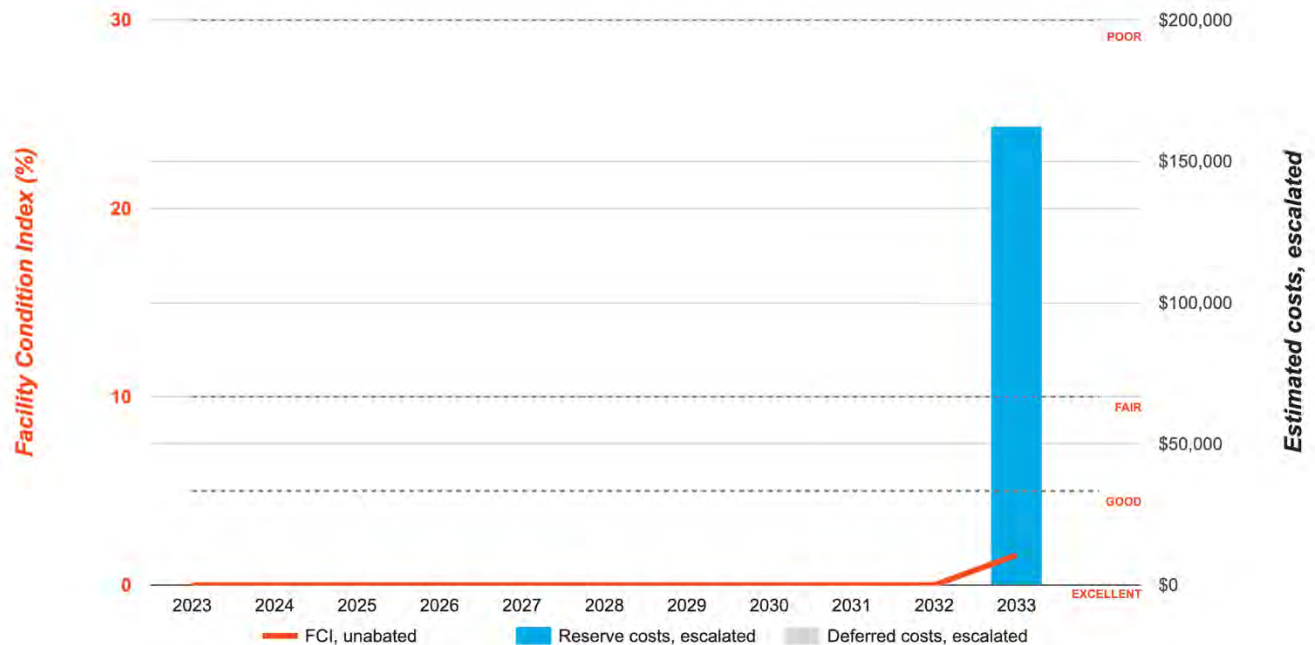
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Kingsbury High School ROTC

Replacement Value: \$10,172,000

Inflation Rate: 3.0%

Average Needs per Year: \$14,800



## ROTC: Key Findings

No Key Findings for this location

## ROTC: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - ROOFING OVERVIEW



5 - STRUCTURE

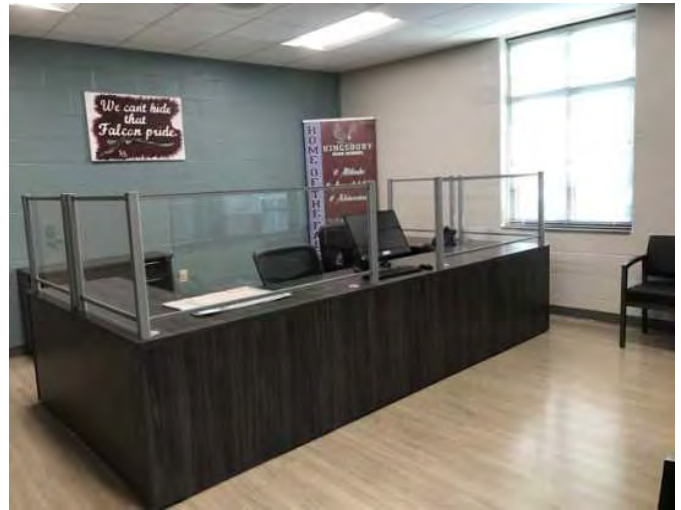


6 - EXTERIOR DOOR AND WINDOWS

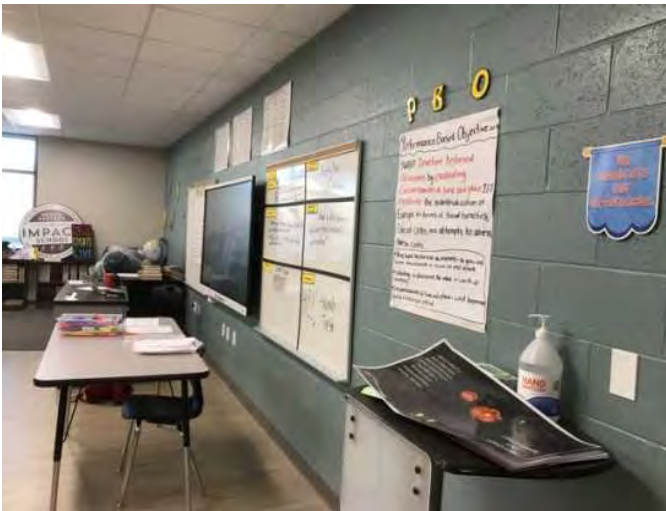




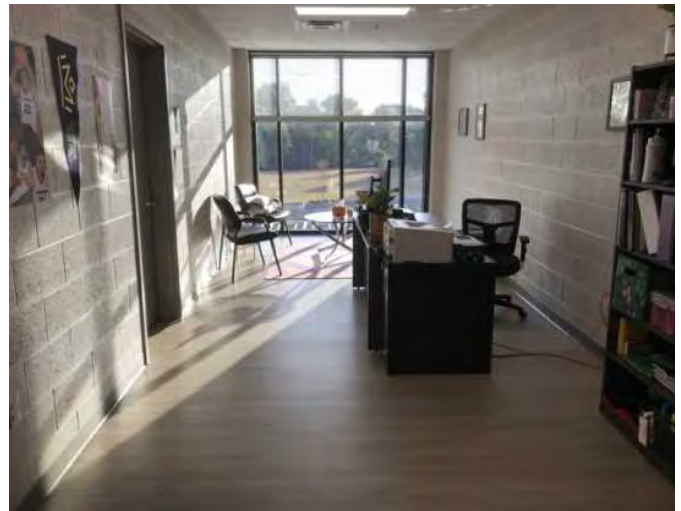
7 - INTERIOR STAIRS



8 - LOBBY



9 - CLASSROOM



10 - OFFICE



11 - CORRIDOR



12 - PACKAGED UNIT





13 - WATER HEATER



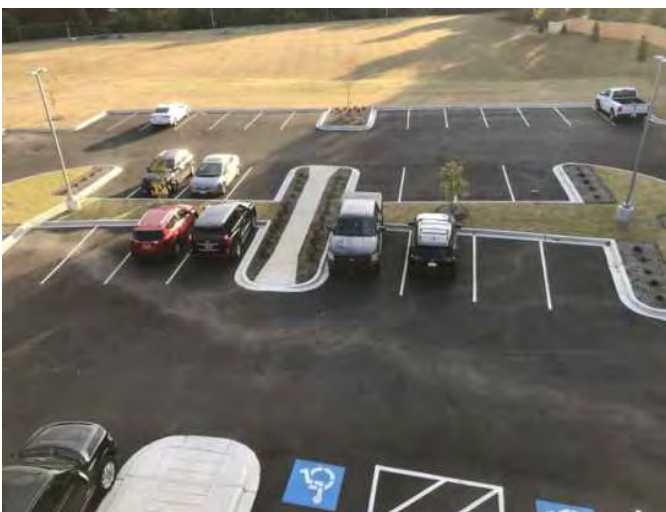
14 - ELEVATOR



15 - FIRE ALARM PANEL



16 - FIRE RISER



17 - PARKING



18 - PATIO

## 7. 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; wood board fencing; no dumpster enclosures Playgrounds with bleachers, Limited picnic tables	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls 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>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Storage sheds	Fair
<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>	Severe cracking and potholes at central lots, significant sidewalk trip hazards at older site walks	



## Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$12,900	-	-	\$17,000	\$29,900
Equipment & Furnishings	-	-	-	\$24,200	-	\$24,200
Special Construction & Demo	-	-	-	-	\$215,300	\$215,300
Site Pavement	\$5,300	\$8,800	\$37,700	\$363,100	\$109,300	\$524,100
Site Development	-	-	\$54,000	\$352,100	\$93,900	\$500,000
Site Utilities	-	-	-	-	\$21,700	\$21,700
<b>TOTALS (3% inflation)</b>	<b>\$5,300</b>	<b>\$21,600</b>	<b>\$91,700</b>	<b>\$739,400</b>	<b>\$457,200</b>	<b>\$1,315,200</b>

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

## Site: Key Findings



### Roadways in Poor condition.

Guard Rails, Steel  
Site Kingsbury High School Site, cafeteria

Uniformat Code: G2010  
Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

There is a significant drop off adjacent to the kitchen loading area. A guardrail should be installed. -  
AssetCALC ID: 7024048



### Parking Lots in Poor condition.

Curb and Gutter, Concrete  
Site Kingsbury High School Auditorium parking lot

Uniformat Code: G2020  
Recommendation: **Repair in 2023**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Damaged curb has exposed re-bar creating trip hazard. - AssetCALC ID: 7023531



### Sidewalk in Poor condition.

Asphalt  
Site Kingsbury High School Site, gymnasium southwest entry

Uniformat Code: G2030  
Recommendation: **Replace in 2025**

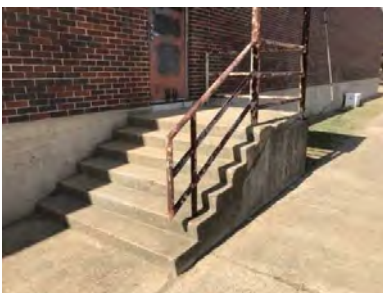
Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

The asphalt walkways leading to the southwest entry is significantly degraded, presenting trip hazards. -  
AssetCALC ID: 7024073



### Stair/Ramp Rails in Poor condition.

Metal  
Site Kingsbury High School Entry balconies

Uniformat Code: B1080  
Recommendation: **Refinish in 2025**

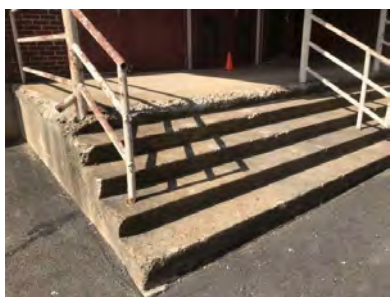
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

The stair railings are rusting and should be refinished to prevent further deterioration. - AssetCALC ID: 7024084

	<p><b>Stairs in Poor condition.</b></p> <p>Concrete, Exterior Site Kingsbury High School Site</p> <p>Uniformat Code: B1080 Recommendation: <b>Replace in 2025</b></p>	<p>Priority Score: <b>81.7</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$11,000</p> <p><b>\$\$\$\$</b></p>
<p>The east stairs are significantly deteriorated, eroded concrete is a trip hazard. - AssetCALC ID: 7024040</p>		



## Site: Photographic Overview



1 - SIGNAGE



2 - LANDSCAPING



3 - PARKING LOTS



4 - PARKING LOTS



5 - WALKWAYS



6 - WALKWAYS





7 - WALKWAYS



8 - SHADE STRUCTURE



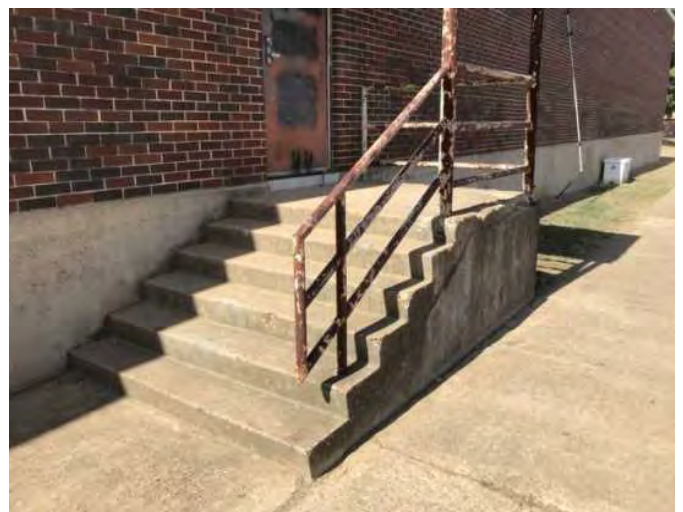
9 - FLAGPOLE



10 - SITE BLEACHERS



11 - SITE STAIRS



12 - SITE STAIRS

## 7. Property Space Use and Observed Areas

### Areas Observed

A representative sample 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 that were safely accessible.

See the *Key Spaces Not Observed Row* of the *Systems Summary* table in each building section to see specific areas of the various buildings that were not observed.





## 8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The following table summarizes the accessibility conditions at each site included in this portfolio:

Portfolio: Accessibility Summary			
Facility	Year Built/Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
Auditorium	1950/varies	No	No
Cafeteria/ROTC	1950/varies	No	No
Gymnasium	1950/varies	No	No
Main Building	1950/varies	No	No
ROTC	2023	No	No

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

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.



## 9. 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.

## 10. 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.



## 11. 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 High School, 1270 North Graham Street, Memphis, Tennessee 38122, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

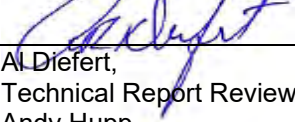
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

**Prepared by:** Deborah Whitham,  
Project Assessor

**Reviewed by:**   
\_\_\_\_\_  
Al Diefert,  
Technical Report Reviewer for  
Andy Hupp,  
Program Manager  
[Andy.Hupp@bureauveritas.com](mailto:Andy.Hupp@bureauveritas.com)  
800.733.0660 x7296632

## 12. Appendices

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

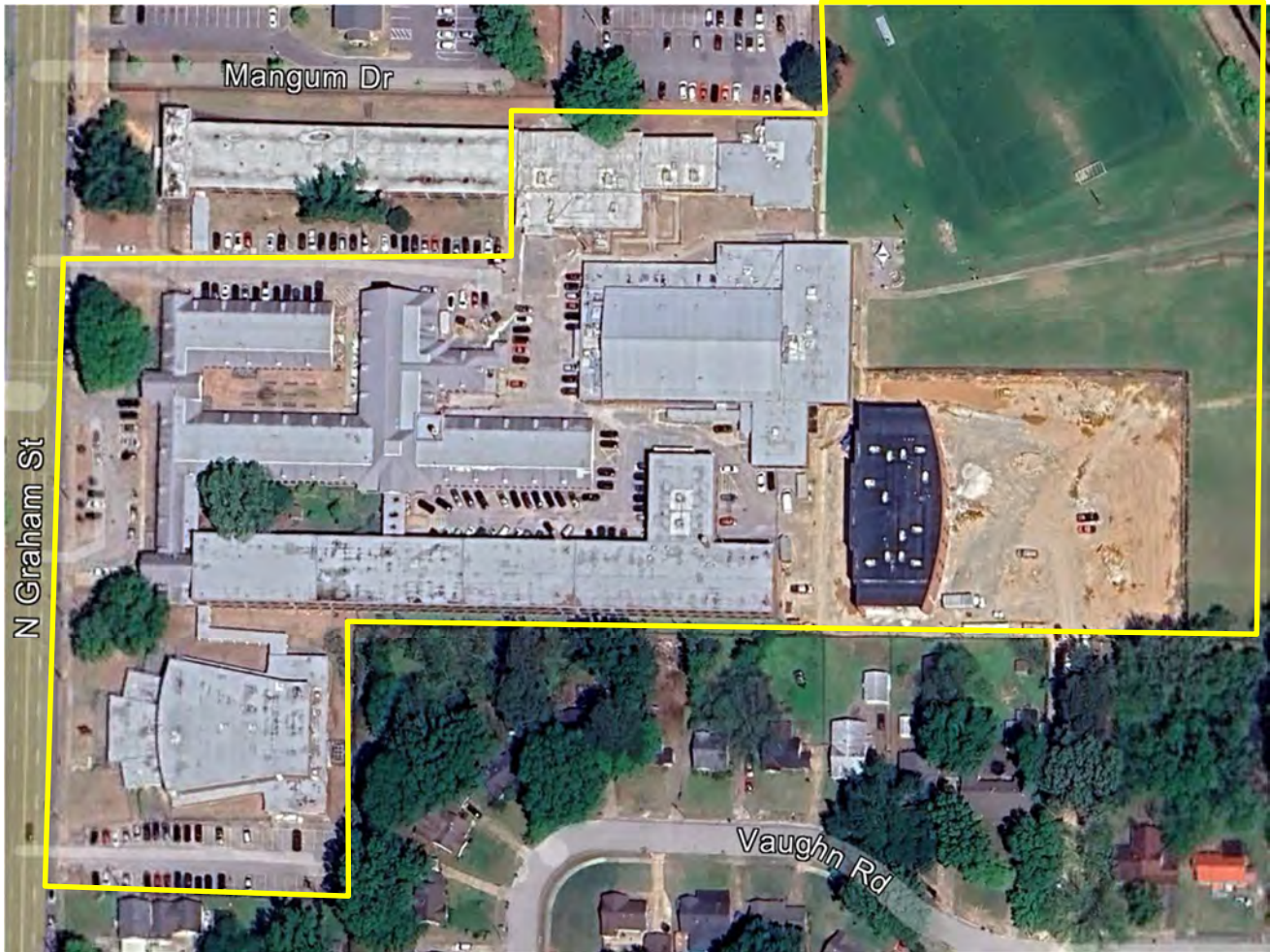
## Appendix A:

### Site Plan

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# Site Plan



**Project Number**

163745.23R000-001.354

**Source**

Google

**Project Name**

Kingsbury High School

**On-Site Date**

October 25-26, 2023



## Appendix B:

### Pre-Survey Questionnaire

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

<b>Building / Facility Name:</b>	Kingsbury High School
<b>Name of person completing form:</b>	NA
<b>Title / Association w/ property:</b>	NA
<b>Length of time associated w/ property:</b>	NA
<b>Date Completed:</b>	NA
<b>Phone Number:</b>	NA
<b>Method of Completion:</b>	INCOMPLETE - client/POC unable to complete

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The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



## **Appendix C:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Kingsbury High School

**BV Project Number:** 163745.23R000-001.354

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.	✗			
3	Has building management reported any accessibility-based complaints or litigation?			✗	

KHS-main building: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

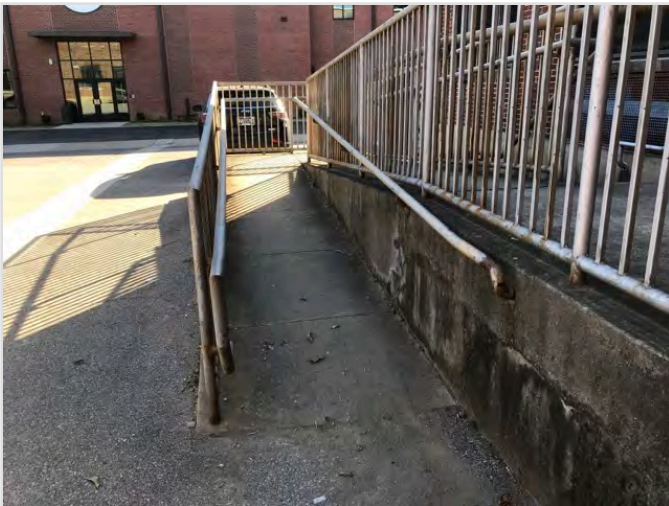
## Kingsbury High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



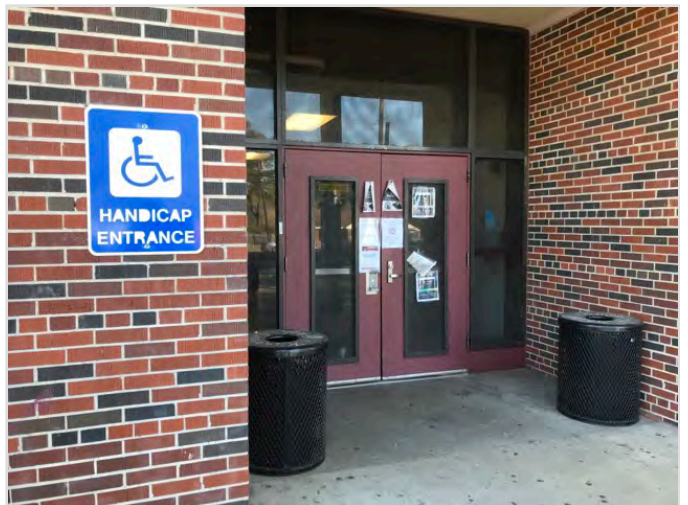
ACCESSIBLE RAMP



ACCESSIBLE RAMP



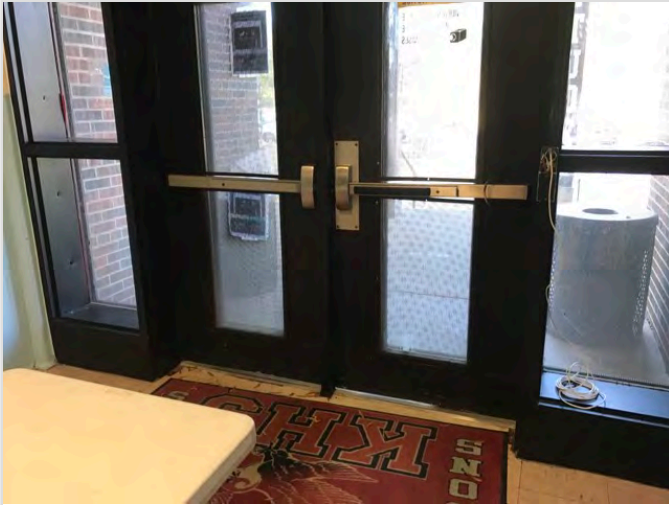
ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE



## KHS-main building: Photographic Overview



DOOR HARDWARE



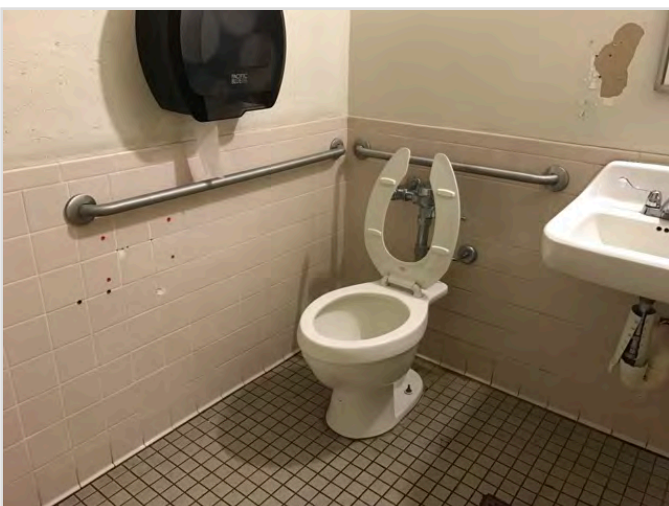
DOOR HARDWARE



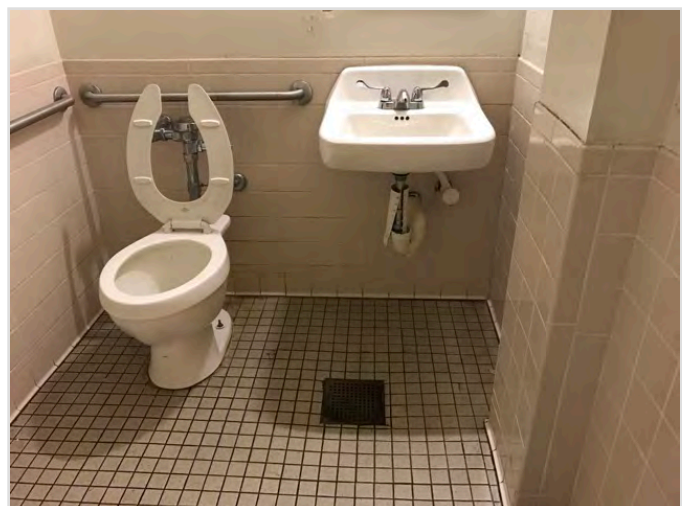
LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Appendix D:

### Component Condition Report

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## Component Condition Report | Kingsbury High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	180 SF	15	7023534
B1080	Site	Poor	Stairs, Concrete, Exterior	200 SF	2	7024040
B1080	Entry balconies	Poor	Stair/Ramp Rails, Metal, Refinish	750 LF	2	7024084
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	150	10	7024052
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	120 SF	15	7023668
F1020	Site, walkway	Fair	Ancillary Building, Wood-Framed or CMU, Standard	1,130 SF	20	7023553
Pedestrian Plazas & Walkways						
G2010	Site, cafeteria	Poor	Roadways, Guard Rails, Steel	100 LF	0	7024048
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	48,000 SF	8	7023616
G2020	Parking area	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,700 SF	5	7027721
G2020	Parking area	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,700 SF	25	7023896
G2020	Auditorium parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,000 SF	8	7023525
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	48,000 SF	3	7027064
G2020	Auditorium parking lot	Poor	Parking Lots, Curb & Gutter, Concrete, Repair	10 LF	0	7023531
G2020	Auditorium parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,000 SF	3	7025750
G2030	Site, gymnasium southwest entry	Poor	Sidewalk, Asphalt	1,500 SF	2	7024073
G2030	Throughout	Fair	Sidewalk, Concrete, Large Areas	1,200 SF	25	7023578
G2030	Site	Excellent	Sidewalk, Concrete, Large Areas	250 SF	50	7023900
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,200 SF	10	7023514
G2030	Site, gym, north and east side	Fair	Sidewalk, Concrete, Large Areas	1,850 SF	10	7024033
Sitework						



Component Condition Report | Kingsbury High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site-courtyard	Fair	Picnic Table, Wood/Composite/Fiberglass	3	5	7023583
G2060	Site	Excellent	Picnic Table, Metal Powder-Coated	16	20	7023918
G2060	Site	Fair	Flagpole, Metal	1	15	7023685
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable	1	10	7031274
G2080	Site, playing fields	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	237,000 SF	10	7023913
G2080	Site	Fair	Landscaping, Lawns & Grounds, Re-Establishment, Repair	14,000 SF	5	7023546
G4050	Site	Excellent	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	3	20	7023930

Component Condition Report | Kingsbury High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior trim and soffits	Poor	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	2	7023509
B2020	Auditorium	Poor	Window, Steel, up to 15 SF	35	2	7023506
B2020	Auditorium	Fair	Storefront, Glazing & Framing	300 SF	15	7023529
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	10	7023496
B2050	Auditorium	Poor	Exterior Door, Steel, any type, Refinish	10	0	7023504
B2050	Restrooms-auditorium	Fair	Exterior Door, Wood, Solid-Core	2	12	7023511
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	21,800 SF	13	7026043
Interiors						
C1030	Auditorium	Fair	Interior Door, Wood, Solid-Core Decorative High-End	8	20	7023518
C1030	Auditorium	Fair	Door Hardware, School, per Door	16	15	7023505
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	10	20	7025806
C1030	Throughout	Failed	Door Hardware, School, per Door	1	0	7023535
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,800 SF	13	7023533

Component Condition Report | Kingsbury High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Common area restrooms	Poor	Toilet Partitions, Wood	5	2	7023489
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	42,000 SF	5	7026044
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	10	7023508
C2030	Restrooms-auditorium	Fair	Flooring, Ceramic Tile	320 SF	20	7023519
C2030	Auditorium	Fair	Flooring, Vinyl Tile (VCT)	15,280 SF	5	7023488
C2030	Auditorium	Fair	Flooring, Wood, Strip	1,000 SF	15	7023482
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	5	7023487
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	5	7024498
C2030	Auditorium-storage	Fair	Flooring, Vinyl Tile (VCT)	200 SF	3	7023493
C2050	Auditorium-dressing room	Poor	Ceiling Finishes, Gypsum Board/Plaster	100 SF	2	7023527
Plumbing						
D2010	Common area restrooms	Fair	Urinal, Standard	1	3	7023523
D2010	Restrooms-janitors closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	15	7023495
D2010	Auditorium-boiler room	Poor	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,000 SF	2	7023481
D2010	Auditorium-boiler room	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	3	7023536
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	9	10	7023480
D2010	Common area restrooms, single use	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	7026250
D2010	Restrooms-auditorium	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	14	7023486
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	7023497
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,300 SF	2	7026041
D2030	Auditorium-boiler room	Fair	Pump, Sump, 1/2 HP	1	5	7023524
HVAC						
D3020	Auditorium-boiler room	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	15	7023517
D3020	Auditorium-boiler room	Fair	Boiler Supplemental Components, Expansion Tank, 11 to 30 GAL	1	20	7023520
D3020	Restrooms	Fair	Baseboard Heater, Electric, 3 LF, 0.75 KW	4	3	7023483

## Component Condition Report | Kingsbury High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Boiler room, exterior	Fair	Chiller, Air-Cooled, 101 to 150 TON	1	10	7023532
D3050	Auditorium-boiler room	Fair	HVAC Steam Components, Humidifier & Control, 50 LB/HR	1	3	7023521
D3050	Auditorium-boiler room	Fair	Pump, Distribution, HVAC Heating Water, 8 to 10 HP [Pump 1]	1	5	7023499
D3050	Auditorium-boiler room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM	1	5	7023485
D3050	Auditorium-boiler room	Fair	Pump, Distribution, HVAC Heating Water, 8 to 10 HP [Pump 2]	1	10	7023515
D3050	Auditorium-boiler room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM	1	15	7023484
D3050	Auditorium-boiler room	Fair	HVAC System, Hydronic Piping, 2-Pipe	21,800 SF	20	7023526
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	21,800 SF	10	7026040
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	21,800 SF	5	7023522
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	21,800 SF	7	7023512
D5020	Auditorium-boiler room	Fair	Distribution Panel, 120/208 V, 1000 AMP	1	5	7023503
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,800 SF	10	7023491
D5040	Auditorium-dressing room and bathrooms	Poor	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	600 SF	2	7023507
Fire Alarm & Electronic Systems						
D7010	Auditorium	Excellent	Access Control Devices, Card Reader	1	10	7023492
D7030	Building exterior	Fair	Security Camera, Typical	8	5	7023498
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	5	7023494
Equipment & Furnishings						
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	10	7023502
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Standard	1,200	10	7023510
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	5	7023528
Follow-up Studies						



Component Condition Report | Kingsbury High School / Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P2030	Throughout	NA	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	0	7026042

Component Condition Report | Kingsbury High School / Cafeteria/ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior trim	Poor	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	2	7023983
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	18	2	7023998
B2020	ROTC	Fair	Window, Aluminum Double-Glazed, up to 15 SF	12	15	7024013
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	80	15	7023958
B2050	Building Exterior cafeteria	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	10	7023977
B2050	ROTC	Fair	Exterior Door, Steel, Standard	2	10	7023947
Roofing						
B3010	Roof, cafeteria	Fair	Roofing, Single-Ply Membrane, TPO/PVC	12,165 SF	7	7024015
B3010	Roof ROTC	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,200 SF	7	7024007
Interiors						
C1030	Cafeteria	Fair	Interior Door, Steel, Standard	10	10	7024019
C1030	ROTC Throughout building	Fair	Interior Door, Steel, Standard	12	5	7023954
C1070	ROTC range	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	600 SF	2	7023951
C1070	Serving area	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,300 SF	13	7024002
C1070	ROTC throughout	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	20	7024020
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,635 SF	10	7028684
C1090	ROTC	Fair	Toilet Partitions, Metal	1	3	7023995
C2010	Restrooms, ROTC	Fair	Wall Finishes, Ceramic Tile	120 SF	20	7024028
C2010	ROTC	Good	Wall Finishes, any surface, Prep & Paint	10,400 SF	7	7023963
C2010	Cafeteria Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,330 SF	3	7023974

Component Condition Report | Kingsbury High School / Cafeteria/ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	112 SF	20	7023944
C2010	Commercial kitchen	Fair	Wall Finishes, Ceramic Tile	800 SF	10	7023984
C2030	Restrooms cafeteria	Fair	Flooring, Ceramic Tile	130 SF	20	7023999
C2030	Restrooms ROTC	Fair	Flooring, Ceramic Tile	60 SF	10	7023942
C2030	ROTC	Fair	Flooring, Vinyl Tile (VCT)	4,400 SF	7	7024022
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	8,600 SF	3	7023992
C2030	Serving area, commercial kitchen	Fair	Flooring, Quarry Tile	3,200 SF	27	7024018
C2050	Kitchen	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,230 SF	3	7023941
Plumbing						
D2010	Commercial kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7024025
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	15	7024009
D2010	Restroom, staff	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	7023971
D2010	Commercial kitchen, restrooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,200 SF	7	7028674
D2010	Commercial kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	7028018
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	12,165 SF	2	7031076
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	10	7023990
D2010	Restrooms, ROTC	Fair	Toilet, Commercial Water Closet	2	10	7023940
D2010	ROTC	Fair	Urinal, Standard	2	5	7023993
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	7023970
D2010	Restrooms, ROTC	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	7023969
D2010	ROTC	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	13	7023986
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	2	10	7024016
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	13	7023980
HVAC						
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM	1	3	7023968

Component Condition Report | Kingsbury High School / Cafeteria/ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Cafeteria	Fair	HVAC System, Ductwork, Medium Density	12,165 SF	5	7028677
D3050	Building exterior, serves ROTC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [3]	1	19	7023948
D3050	Main roof, cafeteria	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	19	7023997
D3050	Main roof, cafeteria	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [7]	1	19	7024004
D3050	Main roof, cafeteria	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	19	7023979
D3050	Building exterior, ROTC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	19	7024010
D3050	Building exterior, ROTC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [2]	1	19	7023967
D3050	Main roof, cafeteria	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	19	7023996
D3050	ROTC	Fair	HVAC System, Ductwork, Medium Density	5,200 SF	5	7028679
D3050	Main roof, cafeteria	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	19	7023987
D3060	Roof, kitchen	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	10	7023988
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	5	7028686
D4010	Throughout Cafeteria & kitchen	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	12,165 SF	3	7024000
D4010	Roof	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	1 LF	10	7024006
D4010	Throughout ROTC	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,200 SF	3	7023945
Electrical						
D5020	Throughout ROTC	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	5,200 SF	7	7023973
D5020	Interior ROTC	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7023949
D5020	Throughout, cafeteria	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	12,165 SF	7	7028672
D5020	Cafeteria	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	10	7024023
D5040	ROTC	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,200 SF	3	7023976
Fire Alarm & Electronic Systems						
D7050	Throughout cafeteria, kitchen	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	12,165 SF	5	7028689
D7050	ROTC	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	5,200 SF	5	7028691



Component Condition Report | Kingsbury High School / Cafeteria/ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7023991
E1030	Commercial kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	3	7024005
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7023959
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	7023965
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	10	7023960
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	7023972
E1030	Commercial kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7023961
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7023975
E1030	Service area	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7023981
E1030	Serving area	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7023985
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7023964
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	7024026
E1030	Serving area	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	7023957
E1030	Serving area	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7024029
E1030	Serving area	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7024008
E1030	Serving area	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7024021
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7023966
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7023946
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	13	7023962
E1030	Commercial kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7023950
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7024012
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7024024
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7024017
E1030	Serving area	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	5	7024011

Component Condition Report | Kingsbury High School / Cafeteria/ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	7028668
E1030	Commercial kitchen	Fair	Foodservice Equipment, Pulper	1	5	7023989
E1030	Serving area	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7023982
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	7024003
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	4	10	7024014
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	0	7031080

Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior trim and soffits	Poor	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	2	7023687
B2020	Building exterior	Fair	Storefront, Glazing & Framing	8,600 SF	15	7023661
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	10	7023559
B2050	Building exterior	Poor	Exterior Door, Steel, any type, Refinish	10	2	7023662
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	34,180 SF	13	7023549
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	26,280 SF	13	7023571
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	5	7023584
B3020	Roof, 2-story building	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,200 LF	13	7023568
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	80	10	7023639
C1030	Classrooms	Fair	Door Hardware, School, per Door	60	15	7023606
C1030	Interior Stairs	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	10	7023670

Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Restrooms	Fair	Interior Door, Wood, Solid-Core	20	10	7023669
C1030	Interior	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	4	20	7023592
C1030		Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	20	7023564
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	110,000 SF	12	7023580
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	2	7023550
C1090	Corridors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	880	5	7023608
C1090	Restrooms-2nd floor	Poor	Toilet Partitions, Wood	24	2	7023541
C1090	Corridors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	460	5	7023684
C1090	Restrooms-1st	Poor	Toilet Partitions, Wood	30	2	7023621
C1090	Restrooms-girls (closed)	Poor	Toilet Partitions, Wood	10	2	7023538
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	200,000 SF	5	7023545
C2010	Restrooms, singles	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	7023660
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	2,400 SF	10	7023650
C2010	North wing	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	3	7023659
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	80,000 SF	5	7023581
C2030	Common area restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	20	7023640
C2030	Classrooms	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	10,000 SF	0	7023664
C2030	Restrooms-1st	Fair	Flooring, Ceramic Tile	2,200 SF	10	7023607
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	3	7023567
C2030	Restrooms-singles	Fair	Flooring, Ceramic Tile	640 SF	20	7023554
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7023635
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	7023609
Plumbing						
D2010	Maintenance office/storage	Fair	Toilet, Commercial Water Closet	1	5	7023658



Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	North boiler room	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	3	7023579
D2010	Restrooms-2nd floor	Good	Drinking Fountain, Wall-Mounted, Single-Level	9	12	7023617
D2010	Corridors	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	7023562
D2010	North boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7023602
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water, 0.75 IN	1	10	7023642
D2010	Restrooms-girls (closed)	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	7026253
D2010	Restrooms-boys (closed)	Fair	Urinal, Standard	4	5	7023589
D2010	Restrooms-singles	Fair	Toilet, Commercial Water Closet	11	10	7023610
D2010	Restrooms-2nd floor	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	5	7023543
D2010	Restrooms-2nd floor	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7023681
D2010	Restrooms-girls (closed)	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	500 SF	2	7023623
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	112,160 SF	2	7031078
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7023588
D2010	Restrooms-1st floor	Fair	Toilet, Commercial Water Closet	30	5	7023627
D2010	Restrooms-2nd floor	Fair	Urinal, Standard	10	15	7023637
D2010	Science room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7023547
D2010	Restrooms-girls (closed)	Fair	Toilet, Commercial Water Closet	10	5	7023587
D2010	Science room	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	10	7023613
D2010	Maintenance office/storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7023688
D2010	Restrooms-1st	Fair	Urinal, Standard	12	5	7023652
D2010	Restrooms-single	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	7023582
D2010	Restrooms-single	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	7026251
D2010	Corridors	Good	Drinking Fountain, Wall-Mounted, Single-Level	16	12	7023560
D2010	Restrooms-2nd floor	Fair	Toilet, Commercial Water Closet	24	10	7023558
D2010	Restrooms-1st	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	17	5	7023566

Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	North boiler room	Fair	Boiler Supplemental Components, Expansion Tank, 31 to 60 GAL	2	25	7023542
D3020	North boiler room	Fair	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	10	7023682
D3020	Boiler room 2/generator room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 2]	1	17	7023667
D3020	Boiler room 2/generator room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 1]	1	17	7023557
D3020	Throughout	Fair	Unit Heater, Hydronic, 86 to 100 MBH	83	3	7023678
D3020	Maintenance office/storage	Fair	Unit Heater, Electric, 6 to 10 KW	2	5	7023653
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 1]	1	17	7023689
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 2]	1	17	7023677
D3030	North exterior	Fair	Split System, Condensing Unit/Heat Pump, 16 to 20 TON	1	3	7023631
D3030	Site-courtyard	Fair	Split System, Condensing Unit/Heat Pump, 3 TON [Unit 1]	1	3	7023597
D3030	Site-courtyard	Good	Split System, Condensing Unit/Heat Pump, 4 TON [Unit 2]	1	10	7023611
D3030	Site parking courtyard	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7023596
D3030	Site-courtyard	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7023644
D3030	Site-courtyard	Good	Split System, Condensing Unit/Heat Pump, 4 TON [UNIT 4]	1	14	7023657
D3030	Site-courtyard	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	3	7023599
D3030	Science	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	1	6	7023555
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	2	7023556
D3050	North boiler room, single story	Fair	HVAC System, Hydronic Piping, 2-Pipe	43,800 SF	20	7023612
D3050	Boiler room 2/generator room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [Pump 2]	1	10	7023646
D3050	North boiler room	Fair	Pump, Distribution, HVAC Heating Water, 1/3 HP	9	7	7023632
D3050	Mechanical 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 20001 to 25000 CFM	1	8	7023598
D3050	Classrooms	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	83	3	7023576
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP [Pump 1]	1	7	7023601
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP [Pump 2]	1	7	7023629

## Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	7	7023625
D3050	Boiler room 2/generator room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP [Pump 1]	1	7	7023563
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	112,000 SF	10	7027357
Electrical						
D5010	Boiler room 2/generator room	Fair	Automatic Transfer Switch, ATS	1	16	7023569
D5010	Boiler room 2/generator room	Fair	Generator, Gas or Gasoline	1	5	7023630
D5020	Boiler room 2/generator room	Fair	Motor Control Center, w/ Main Breaker, 600 AMP [HVP1]	1	5	7023651
D5020	Mechanical 2	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	10	7023636
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	10	7023633
D5020	Boiler room 2/generator room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	10	7023575
D5020	Boiler room 2/generator room	Fair	Supplemental Components, Circuit Breaker/Disconnect, 75 AMP	1	3	7023600
D5020	Boiler room	Fair	Motor Control Center, w/ Main Breaker, 600 AMP [HVP2]	1	5	7023638
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	112,000 SF	7	7023634
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	112,000 SF	10	7027355
Fire Alarm & Electronic Systems						
D7010	Throughout	Fair	Access Control Devices, Exit Pushbar	30	3	7023673
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	7	7023586
D7050	Mechanical room	Fair	Fire Alarm Panel, Fully Addressable	1	3	7023604
D7050	Mechanical room	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	112,000 SF	8	7027356
D8010	Boiler room 2/generator room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	112,000 SF	3	7023676
Equipment & Furnishings						
E1040	Science classroom	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	3	7023572
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7023645
Sitework						



Component Condition Report | Kingsbury High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	10	10	7023626
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	0	7027354

Component Condition Report | Kingsbury High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	68	15	7024054
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	24	15	7024051
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	33,000 SF	7	7031264
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	34	10	7024045
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	18,000 SF	10	7024083
C1090	Common area restrooms	Poor	Toilet Partitions, Wood	6	2	7024044
C2010	Restrooms-not used, east	Fair	Wall Finishes, Ceramic Tile	240 SF	20	7024038
C2010	Restrooms, locker room, west end	Fair	Wall Finishes, Quarry Tile	1,200 SF	15	7024074
C2010	Offices	Poor	Wall Finishes, any surface, Prep & Paint	2,200 SF	2	7024064
C2010	Common area restrooms	Fair	Wall Finishes, Ceramic Tile	440 SF	20	7024030
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	66,000 SF	3	7024060
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	18,000 SF	5	7024046
C2030	Main gymnasium	Fair	Flooring, Wood, Sports	9,000 SF	17	7024069
C2030	Main gymnasium	Fair	Flooring, Wood, Sports, Refinish	9,000 SF	7	7028715
C2030	Restrooms-not used, east	Fair	Flooring, Ceramic Tile	200 SF	20	7024070
C2050	Gymnasiums	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	15,000 SF	3	7024055

Component Condition Report | Kingsbury High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Building exterior, canopies	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,120 SF	2	7024059
C2050	Storage	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,000 SF	2	7024034
Plumbing						
D2010	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	10	7024062
D2010	Common area restrooms	Fair	Toilet, Commercial Water Closet	14	10	7024079
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	7024057
D2010	Restrooms-not used	Poor	Toilet, Commercial Water Closet	2	2	7024031
D2010	Common area restrooms	Fair	Urinal, Standard	2	10	7024043
D2010	Common area restrooms, locker rooms	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	18,000 SF	7	7024037
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	18,000 SF	2	7031077
D2010	Restrooms-not used, east	Fair	Urinal, Standard	2	3	7024081
D2010	Corridors	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	13	7024067
D2010	Restrooms-not used, east	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	7024066
HVAC						
D3020	Classrooms	Fair	Unit Heater, Hydronic, 86 to 100 MBH	10	3	7024061
D3020	Changing room	Fair	Unit Heater, Natural Gas, 56 to 75 MBH	1	5	7024082
D3020	Gymnasium	Fair	Unit Heater, Natural Gas, 56 to 75 MBH	4	5	7024049
D3020	Small Gym	Fair	Unit Heater, Natural Gas, 76 to 125 MBH	4	3	7024078
D3020	Office	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	1	5	7024077
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 751 to 1000 MBH	1	12	7024039
D3050	Interior	Fair	Fan Coil Unit, Hydronic Terminal, 2501 to 4000 CFM	1	10	7024058
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	3	19	7024041
Electrical						
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	3	7024080
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	33,000 SF	9	7024076

Component Condition Report | Kingsbury High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Gymnasiums	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,000 SF	5	7024065
Fire Alarm & Electronic Systems						
D7050	Gymnasium	Fair	Fire Alarm Panel, Fully Addressable	1	3	7024068
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	33,000 SF	5	7024063
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7024050
E2010	Main gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	420	10	7024035
Athletic, Recreational & Playfield Areas						
G2050	Small Gym	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	5	7024053
G2050	Gym main gym	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	12	7024085
G2050	Main gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	12	7024036
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	0	7031082

Component Condition Report | Kingsbury High School / ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Excellent	Storefront, Glazing & Framing	1,600 SF	30	7023874
B2020	Building exterior	Excellent	Window, Aluminum Double-Glazed, up to 15 SF	48	30	7023894
B2050	Building exterior	Excellent	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	30	7023910
Roofing						
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, EPDM	12,715 SF	20	7023887
B3060	Roof	Excellent	Roof Hatch, Metal	1	30	7023883
Interiors						
C1030	Throughout building	Excellent	Interior Door, Wood, Solid-Core	22	40	7023902



Component Condition Report | Kingsbury High School / ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Excellent	Suspended Ceilings, Acoustical Tile (ACT)	24,430 SF	25	7023936
C1090	Restrooms	Excellent	Toilet Partitions, Plastic/Laminate	16	20	7023917
C2010	Common area restrooms	Excellent	Wall Finishes, Ceramic Tile	770 SF	40	7023877
C2010	Throughout building	Excellent	Wall Finishes, any surface, Prep & Paint	60,575 SF	10	7023925
C2030	Common area restrooms	Excellent	Flooring, Ceramic Tile	900 SF	40	7023879
C2030	Throughout building	Excellent	Flooring, Luxury Vinyl Tile (LVT)	24,430 SF	15	7023882
Conveying						
D1010	Elevator	Excellent	Elevator Cab Finishes, Standard	1	15	7023890
D1010	Elevator	Excellent	Elevator Controls, Automatic, 1 Car	1	20	7023937
Plumbing						
D2010	Common area restrooms	Excellent	Urinal, Standard	4	30	7023884
D2010	Common area restrooms	Excellent	Sink/Lavatory, Drop-In Style, Vitreous China	16	30	7023911
D2010	Corridors	Excellent	Drinking Fountain, Wall-Mounted, Bi-Level	4	15	7023893
D2010	Single restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	4	30	7023926
D2010	Utility room	Excellent	Water Heater, Electric, Commercial, 30 to 80 GAL	1	20	7023901
D2010	Common area restrooms	Excellent	Toilet, Commercial Water Closet	20	30	7023885
D2010	Janitor closet	Excellent	Sink/Lavatory, Service Sink, Floor	1	35	7023903
HVAC						
D3030	Roof	Excellent	Split System Ductless, Single Zone, 0.75 to 1 TON	1	15	7023904
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-206]	1	20	7023907
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-218]	1	20	7023908
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-108]	1	20	7023932
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-124]	1	20	7023905
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-123]	1	20	7023912
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-114]	1	20	7023881

Component Condition Report | Kingsbury High School / ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-220]	1	20	7023935
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-125]	1	20	7023914
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-207]	1	20	7023889
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-107]	1	20	7023880
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-205]	1	20	7023875
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-219]	1	20	7023923
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU F-208]	1	20	7023928
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-7]	1	25	7023929
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-5]	1	25	7023934
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-6]	1	25	7023898
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-2]	1	25	7023916
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-5]	1	25	7023909
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-3]	1	25	7023924
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [EF-1]	1	25	7023876
Fire Protection						
D4010	Throughout	Excellent	Fire Suppression System, Existing Sprinkler Heads, by SF	25,430 SF	25	7023915
Electrical						
D5020	Electrical room	Excellent	Secondary Transformer, Dry, Stepdown [XFMR T-R]	1	30	7023927
D5020	Electrical room	Excellent	Secondary Transformer, Dry, Stepdown, 30 KVA [XFMR T-L]	1	30	7023891
D5020	Electrical room	Excellent	Distribution Panel, 277/480 V, 300 AMP [Panel MDP]	1	30	7023906
D5030	Throughout	Excellent	Electrical System, Wiring & Switches, Average or Low Density/Complexity	25,430 SF	40	7023895
D5040	Throughout	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	25,430 SF	20	7023899
D5040	Electrical room	Excellent	Lighting Controls, Dimming Panel, Standard	1	20	7023920
Fire Alarm & Electronic Systems						
D7010	Building exterior	Excellent	Access Control Devices, Card Reader w/ Keypad	4	10	7023888

Component Condition Report | Kingsbury High School / ROTC

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building exterior	Excellent	Security Camera, Typical	10	10	7023897
D7050	Fire alarm room	Excellent	Fire Alarm Panel, Fully Addressable	1	15	7023919
D7050	Throughout	Excellent	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	25,430 SF	20	7031269
Equipment & Furnishings						
E2010	Staff lounge	Excellent	Casework, Cabinetry, Standard	10 LF	20	7023922
Sitework						
G4050	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	6	20	7023892

## Appendix E:

### Replacement Reserves

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## Replacement Reserves Report



11/9/2023

Lifeformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D3050	Auditorium-boiler room	7023485	Air Handler, Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM, Replace	30	25	5	1	EA	\$134,000.00	\$134,000						\$134,000																\$134,000	
D3050	Throughout	7026040	HVAC System, Ductwork, Medium Density, Replace	30	20	10	21800	SF	\$4.00	\$87,200											\$87,200											\$87,200	
D3050	Auditorium-boiler room	7023484	Air Handler, Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM, Replace	30	15	15	1	EA	\$134,000.00	\$134,000																\$134,000						\$134,000	
D4010	Throughout	7023522	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	21800	SF	\$1.07	\$23,326						\$23,326																\$23,326	
D5020	Auditorium-boiler room	7023503	Distribution Panel, 120/208 V, 1000 AMP, Replace	30	25	5	1	EA	\$11,500.00	\$11,500						\$11,500																\$11,500	
D5020	Throughout	7023512	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	21800	SF	\$18.00	\$392,400								\$392,400														\$392,400	
D5040	Auditorium-dressing room and bathrooms	7023507	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	600	SF	\$2.10	\$1,260			\$1,260																			\$1,260	
D5040	Throughout	7023491	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	21800	SF	\$4.50	\$98,100											\$98,100											\$98,100	
D7010	Auditorium	7023492	Access Control Devices, Card Reader, Replace	10	0	10	1	EA	\$1,200.00	\$1,200											\$1,200									\$1,200		\$2,400	
D7030	Building exterior	7023498	Security Camera, Typical, Replace	10	5	5	8	EA	\$2,400.00	\$19,200						\$19,200										\$19,200						\$38,400	
D7050	Lobby	7023494	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000		\$30,000	
E1070	Stage	7023502	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	1000	SF	\$15.00	\$15,000											\$15,000											\$15,000	
E2010	Auditorium	7023510	Fixed Seating, Auditorium/Theater, Standard, Replace	20	10	10	1200	EA	\$350.00	\$420,000											\$420,000											\$420,000	
G4050	Building exterior	7023528	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	15	5	4	EA	\$400.00	\$1,600						\$1,600																\$1,600	
P2030	Throughout	7026042	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	0	0	1	EA	\$2,000.00	\$2,000	\$2,000																						\$2,000
Totals, Unescalated											\$3,400	\$0	\$95,060	\$9,160		\$0	\$398,096	\$0	\$392,400	\$0	\$0	\$874,000	\$0	\$5,900	\$443,400	\$3,600	\$357,300	\$0	\$0	\$2,300	\$0	\$233,810	\$2,818,426
Totals, Escalated (3.0% inflation, compounded annually)											\$3,400	\$0	\$100,849	\$10,009		\$0	\$461,502	\$0	\$482,603	\$0	\$0	\$1,174,583	\$0	\$8,412	\$651,148	\$5,445	\$556,662	\$0	\$0	\$3,916	\$0	\$422,287	\$3,880,816

Kingsbury High School / Cafeteria/ROTC

Information Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior trim	7023983	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1300	SF	\$3.00	\$3,900			\$3,900										\$3,900									\$7,800
B2020	Building Exterior	7023998	Window, Steel, up to 15 SF, Replace	30	28	2	18	EA	\$1,100.00	\$19,800			\$19,800																			\$19,800
B2020	ROTC	7024013	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	12	EA	\$650.00	\$7,800																\$7,800						\$7,800
B2020	Building Exterior	7023958	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	80	EA	\$650.00	\$52,000																\$52,000						\$52,000
B2050	Building Exterior cafeteria	7023977	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	4	EA	\$1,300.00	\$5,200											\$5,200										\$5,200	
B2050	ROTC	7023947	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	\$600.00	\$1,200											\$1,200										\$1,200	
B3010	Roof, cafeteria	7024015	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	12165	SF	\$17.00	\$206,805								\$206,805														\$206,805
B3010	Roof ROTC	7024007	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	5200	SF	\$17.00	\$88,400								\$88,400														\$88,400
C1030	ROTC Throughout building	7023954	Interior Door, Steel, Standard, Replace	40	35	5	12	EA	\$600.00	\$7,200						\$7,200																\$7,200
C1030	Cafeteria	7024019	Interior Door, Steel, Standard, Replace	40	30	10	10	EA	\$600.00	\$6,000											\$6,000											\$6,000
C1070	ROTC range	7023951	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	600	SF	\$3.50	\$2,100			\$2,100																			\$2,100
C1070	Cafeteria	7028684	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7635	SF	\$3.50	\$26,723											\$26,723											\$26,723
C1070	Serving area	7024002	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1300	SF	\$3.50	\$4,550													\$4,550									\$4,550
C1070	ROTC throughout	7024020	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	4500	SF	\$3.50	\$15,750																			\$15,750			\$15,750
C1090	ROTC	7023995	Toilet Partitions, Metal, Replace	20	17	3	1	EA	\$850.00	\$850				\$850																		\$850
C2010	Commercial kitchen	7023984	Wall Finishes, Ceramic Tile, Replace	40	30	10	800	SF	\$18.00	\$14,400											\$14,400											\$14,400
C2010	Restrooms, ROTC	7024028	Wall Finishes, Ceramic Tile, Replace	40	20	20	120	SF	\$18.00	\$2,160																			\$2,160			\$2,160
C2010	Restrooms	7023944	Wall Finishes, Ceramic Tile, Replace	40	20	20	112	SF	\$18.00	\$2,016																			\$2,016			\$2,016
C2010	Cafeteria Throughout building	7023974	Wall Finishes, any surface, Prep & Paint	10	7	3	24330	SF	\$1.50	\$36,495				\$36,495									\$36,495									\$72,990
C2010	ROTC	7023963	Wall Finishes, any surface, Prep & Paint	10	3	7	10400	SF	\$1.50	\$15,600								\$15,600									\$15,600					\$31,200
C2030	Restrooms ROTC	7023942	Flooring, Ceramic Tile, Replace	40	30	10	60	SF	\$18.00	\$1,080											\$1,080											\$1,080
C2030	Restrooms cafeteria	7023999	Flooring, Ceramic Tile, Replace	40	20	20	130	SF	\$18.00	\$2,340																			\$2,340			\$2,340
C2030	Cafeteria	7023992	Flooring, Vinyl Tile (VCT), Replace	15	12	3	8600	SF	\$5.00	\$43,000				\$43,000															\$43,000			\$86,000
C2030	ROTC	7024022	Flooring, Vinyl Tile (VCT), Replace	15	8	7	4400	SF	\$5.00	\$22,000								\$22,000														\$22,000
C2050	Kitchen	7023941	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3230	SF	\$2.00	\$6,460				\$6,460									\$6,460									\$12,920
D2010	Throughout	7031076	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	12165	SF	\$5.00	\$60,825			\$60,825																			\$60,825
D2010	Commercial kitchen, restrooms	7028674	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	2200	SF	\$11.00	\$24,200								\$24,200														\$24,200
D2010	ROTC	7023993	Urinal, Standard, Replace	30	25	5	2	EA	\$1,100.00	\$2,200						\$2,200																\$2,200
D2010	Commercial kitchen	7024025	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$1,500											\$1,500											\$1,500
D2010	Restroom, staff	7023971	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$1,500											\$1,500											\$1,500
D2010	Commercial kitchen	7023990	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	2	EA	\$2,500.00	\$5,000											\$5,000											\$5,000
D2010	Restrooms, ROTC	7023940	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,300.00	\$2,600											\$2,600											\$2,600
D2010	Commercial kitchen	7023970	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,100.00	\$2,100											\$2,100											\$2,100

## Replacement Reserves Report



11/9/2023

Information Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit		Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms, ROTC	7023969	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$1,500.00	\$4,500											\$4,500										\$4,500	
D2010	Common area restrooms	7024016	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,300.00	\$2,600											\$2,600										\$2,600	
D2010	ROTC	7023986	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	1	EA	\$1,200.00	\$1,200													\$1,200								\$1,200	
D2010	Cafeteria	7023980	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	2	EA	\$1,200.00	\$2,400												\$2,400									\$2,400	
D2010	Common area restrooms	7024009	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	2	EA	\$1,500.00	\$3,000															\$3,000						\$3,000	
D2010	Commercial kitchen	7028018	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,400.00	\$1,400															\$1,400						\$1,400	
D3030	Roof	7023968	Evaporative Cooler, 0.75 to 1 HP, 8000 CFM, Replace	15	12	3	1	EA	\$5,200.00	\$5,200				\$5,200														\$5,200			\$10,400	
D3050	Cafeteria	7028677	HVAC System, Ductwork, Medium Density, Replace	30	25	5	12165	SF	\$4.00	\$48,660						\$48,660															\$48,660	
D3050	ROTC	7028679	HVAC System, Ductwork, Medium Density, Replace	30	25	5	5200	SF	\$4.00	\$20,800						\$20,800															\$20,800	
D3050	Building exterior, serves ROTC	7023948	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Main roof, cafeteria	7023997	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
D3050	Main roof, cafeteria	7024004	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Main roof, cafeteria	7023979	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
D3050	Building exterior, ROTC	7024010	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																			\$20,000		\$20,000	
D3050	Building exterior, ROTC	7023967	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																			\$15,000		\$15,000	
D3050	Main roof, cafeteria	7023996	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
D3050	Main roof, cafeteria	7023987	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																			\$25,000		\$25,000	
D3060	Roof, kitchen	7023988	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	15	10	1	EA	\$2,400.00																							



Replacement Reserves Report

11/9/2023

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate				
E1030	Commercial kitchen	7028668	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700				
E1030	Commercial kitchen	7023960	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600											\$4,600				
E1030	Commercial kitchen	7023961	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400				
E1030	Kitchen	7023962	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	\$2,700.00	\$2,700														\$2,700								\$2,700				
G4050	Building exterior	7024014	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	4	EA	\$600.00	\$2,400											\$2,400											\$2,400				
P2030	Throughout	7031080	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	0	0	1	EA	\$2,000.00	\$2,000	\$2,000																						\$2,000			
Totals, Unescalated											\$2,000	\$0	\$86,625	\$172,886	\$0	\$219,355	\$0	\$689,475	\$11,000	\$3,400	\$100,603	\$0	\$3,900	\$53,805	\$0	\$86,900	\$0	\$15,600	\$60,600	\$165,000	\$58,166	\$1,729,314				
Totals, Escalated (3.0% inflation, compounded annually)											\$2,000	\$0	\$91,900	\$188,917	\$0	\$254,293	\$0	\$847,967	\$13,934	\$4,436	\$135,201	\$0	\$5,560	\$79,014	\$0	\$135,387	\$0	\$25,784	\$103,167	\$289,328	\$105,054					\$2,281,946

Kingsbury High School / Gymnasium

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2020	Building Exterior	7024054	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	68	EA	\$650.00	\$44,200																	\$44,200						\$44,200	
B2050	Building exterior	7024051	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	24	EA	\$1,300.00	\$31,200																	\$31,200						\$31,200	
B3010	Roof	7031264	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	33000	SF	\$17.00	\$561,000								\$561,000															\$561,000	
C1030	Throughout building	7024045	Interior Door, Wood, Solid-Core, Replace	40	30	10	34	EA	\$700.00	\$23,800											\$23,800												\$23,800	
C1070	Throughout building	7024083	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	18000	SF	\$3.50	\$63,000											\$63,000												\$63,000	
C1090	Common area restrooms	7024044	Toilet Partitions, Wood, Replace	20	18	2	6	EA	\$500.00	\$3,000			\$3,000																				\$3,000	
C2010	Restrooms, locker room, west end	7024074	Wall Finishes, Quarry Tile, Replace	50	35	15	1200	SF	\$26.00	\$31,200																	\$31,200						\$31,200	
C2010	Restrooms-not used, east	7024038	Wall Finishes, Ceramic Tile, Replace	40	20	20	240	SF	\$18.00	\$4,320																					\$4,320		\$4,320	
C2010	Common area restrooms	7024030	Wall Finishes, Ceramic Tile, Replace	40	20	20	440	SF	\$18.00	\$7,920																						\$7,920		\$7,920
C2010	Offices	7024064	Wall Finishes, any surface, Prep & Paint	10	8	2	2200	SF	\$1.50	\$3,300			\$3,300										\$3,300										\$6,600	
C2010	Throughout building	7024060	Wall Finishes, any surface, Prep & Paint	10	7	3	66000	SF	\$1.50	\$99,000				\$99,000										\$99,000									\$198,000	
C2030	Restrooms-not used, east	7024070	Flooring, Ceramic Tile, Replace	40	20	20	200	SF	\$18.00	\$3,600																					\$3,600		\$3,600	
C2030	Throughout building	7024046	Flooring, Vinyl Tile (VCT), Replace	15	10	5	18000	SF	\$5.00	\$90,000						\$90,000															\$90,000		\$180,000	
C2030	Main gymnasium	7028715	Flooring, Wood, Sports, Refinish	10	3	7	9000	SF	\$5.00	\$45,000								\$45,000										\$45,000					\$90,000	
C2030	Main gymnasium	7024069	Flooring, Wood, Sports, Replace	30	13	17	9000	SF	\$17.00	\$153,000																		\$153,000						\$153,000
C2050	Building exterior, canopies	7024059	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1120	SF	\$2.50	\$2,800			\$2,800										\$2,800										\$5,600	
C2050	Storage	7024034	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1000	SF	\$2.50	\$2,500			\$2,500										\$2,500										\$5,000	
C2050	Gymnasiums	7024055	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	15000	SF	\$2.50	\$37,500				\$37,500										\$37,500									\$75,000	
D2010	Throughout	7031077	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	18000	SF	\$5.00	\$90,000			\$90,000																				\$90,000	
D2010	Common area restrooms, locker rooms	7024037	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	33	7	18000	SF	\$15.00	\$270,000								\$270,000															\$270,000	
D2010	Restrooms-not used	7024031	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	\$1,300.00	\$2,600			\$2,600																				\$2,600	
D2010	Restrooms-not used, east	7024081	Urinal, Standard, Replace	30	27	3	2	EA	\$1,100.00	\$2,200				\$2,200																			\$2,200	
D2010	Common area restrooms	7024062	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	13	EA	\$1,500.00	\$19,500											\$19,500												\$19,500	
D2010	Common area restrooms	7024079	Toilet, Commercial Water Closet, Replace	30	20	10	14	EA	\$1,300.00	\$18,200																								





Replacement Reserves Report



11/9/2023

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D2010	Restrooms-1st	7023652	Urinal, Standard, Replace	30	25	5	12	EA	\$1,100.00	\$13,200						\$13,200																\$13,200	
D2010	Restrooms-single	7026251	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	6	EA	\$1,500.00	\$9,000						\$9,000																\$9,000	
D2010	Restrooms-1st	7023566	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	17	EA	\$1,500.00	\$25,500						\$25,500																\$25,500	
D2010	North boiler room	7023602	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400	
D2010	Restrooms-singles	7023610	Toilet, Commercial Water Closet, Replace	30	20	10	11	EA	\$1,300.00	\$14,300											\$14,300											\$14,300	
D2010	Restrooms-2nd floor	7023681	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400	
D2010	Janitor closet	7023588	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400	
D2010	Science room	7023547	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400	
D2010	Science room	7023613	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	\$2,300.00	\$2,300											\$2,300											\$2,300	
D2010	Maintenance office/storage	7023688	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400	
D2010	Restrooms-2nd floor	7023558	Toilet, Commercial Water Closet, Replace	30	20	10	24	EA	\$1,300.00	\$31,200											\$31,200											\$31,200	
D2010	Restrooms-2nd floor	7023617	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	9	EA	\$1,200.00	\$10,800												\$10,800										\$10,800	
D2010	Corridors	7023562	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	\$1,200.00	\$1,200												\$1,200										\$1,200	
D2010	Corridors	7023560	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	16	EA	\$1,200.00	\$19,200												\$19,200										\$19,200	
D2010	Restrooms-2nd floor	7023637	Urinal, Standard, Replace	30	15	15	10	EA	\$1,100.00	\$11,000																\$11,000							\$11,000
D2010	Restrooms-single	7023582	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	6	EA	\$1,500.00	\$9,000																\$9,000							\$9,000
D3020	North boiler room	7023682	Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace	30	20	10	1	EA	\$135,000.00	\$135,000											\$135,000											\$135,000	
D3020	Boiler room 2/generator room	7023667	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	13	17	1	EA	\$50,800.00	\$50,800																		\$50,800					\$50,800
D3020	Boiler room 2/generator room	7023557	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	13	17	1	EA	\$50,800.00	\$50,800																		\$50,800					\$50,800
D3020	Boiler room	7023689	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	13	17	1	EA	\$50,800.00	\$50,800																		\$50,800					\$50,800
D3020	Boiler room	7023677	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	13	17	1	EA	\$50,800.00	\$50,800																		\$50,800					\$50,800
D3020	Throughout	7023678	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	17	3	83	EA	\$2,400.00	\$199,200				\$199,200																			\$199,200
D3020	Maintenance office/storage	7023653	Unit Heater, Electric, 6 to 10 KW, Replace	20	15	5	2	EA	\$2,200.00	\$4,400						\$4,400																	\$4,400
D3030	Roof	7023556	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	13	2	1	EA	\$7,100.00	\$7,100				\$7,100															\$7,100				\$14,200
D3030	North exterior	7023631	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, Replace	15	12	3	1	EA	\$37,800.00	\$37,800					\$37,800															\$37,800			\$75,600
D3030	Site-courtyard	7023597	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	12	3	1	EA	\$4,000.00	\$4,000					\$4,000															\$4,000			\$8,000
D3030	Site parking courtyard	7023596	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100					\$6,100															\$6,100			\$12,200
D3030	Site-courtyard	7023644	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	\$7,100.00	\$7,100					\$7,100															\$7,100			\$14,200
D3030	Site-courtyard	7023599	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	12	3	1	EA	\$6,100.00	\$6,100					\$6,100															\$6,100			\$12,200
D3030	Science	7023555	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	14	6	1	EA	\$9,000.00	\$9,000							\$9,000																\$9,000
D3030	Site-courtyard	7023611	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	5	10	1	EA	\$5,200.00	\$5,200											\$5,200												\$5,200
D3030	Site-courtyard	7023657	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	1	14	1	EA	\$5,200.00	\$5,200															\$5,200								\$5,200
D3050	North boiler room	7023632	Pump, Distribution, HVAC Heating Water, 1/3 HP, Replace	15	8	7	9	EA	\$5,100.00	\$45,900								\$45,900															\$45,900
D3050	Boiler room	7023601	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	8	7	1	EA	\$5,100.00	\$5,100																							

Replacement Reserves Report



11/9/2023

Unformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	Mechanical room	7023604	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000															\$15,000			\$30,000
D7050	Lobby	7023586	Fire Alarm Panel, Annunciator, Replace	15	8	7	1	EA	\$1,580.00	\$1,580								\$1,580														\$1,580
D7050	Mechanical room	7027356	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	12	8	112000	SF	\$3.00	\$336,000									\$336,000													\$336,000
D8010	Boiler room 2/generator room	7023676	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	15	12	3	112000	SF	\$2.50	\$280,000				\$280,000															\$280,000			\$560,000
E1040	Science classroom	7023572	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	12	3	1	EA	\$2,800.00	\$2,800				\$2,800															\$2,800			\$5,600
E1040	Lobby	7023645	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500											\$1,500					\$3,000
G4050	Building exterior	7023626	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	10	EA	\$600.00	\$6,000										\$6,000												\$6,000
P2030	Throughout	7027354	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	0	0	1	EA	\$2,000.00	\$2,000	\$2,000																					\$2,000
Totals, Unescalated											\$82,000	\$0	\$615,900	\$961,090	\$0	\$1,609,800	\$9,000	\$353,780	\$423,000	\$0	\$1,079,840	\$0	\$423,200	\$724,724	\$5,200	\$898,500	\$8,500	\$210,300	\$512,200	\$0	\$701,120	\$8,618,154
Totals, Escalated (3.0% inflation, compounded annually)											\$82,000	\$0	\$653,408	\$1,050,209	\$0	\$1,866,199	\$10,746	\$435,105	\$535,844	\$0	\$1,451,215	\$0	\$603,382	\$1,064,282	\$7,865	\$1,399,834	\$13,640	\$347,594	\$871,986	\$0	\$1,266,301	\$11,659,610

Kingsbury High School / ROTC

Unformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B3010	Roof	7023887	Roofing, Single-Ply Membrane, EPDM, Replace	20	0	20	12715	SF	\$11.00	\$139,865																					\$139,865	\$139,865	
C1090	Restrooms	7023917	Toilet Partitions, Plastic/Laminate, Replace	20	0	20	16	EA	\$750.00	\$12,000																					\$12,000	\$12,000	
C2010	Throughout building	7023925	Wall Finishes, any surface, Prep & Paint	10	0	10	60575	SF	\$1.50	\$90,863											\$90,863										\$90,863	\$181,725	
C2030	Throughout building	7023882	Flooring, Luxury Vinyl Tile (LVT), Replace	15	0	15	24430	SF	\$7.50	\$183,225																\$183,225						\$183,225	
D1010	Elevator	7023890	Elevator Cab Finishes, Standard, Replace	15	0	15	1	EA	\$9,000.00	\$9,000																\$9,000						\$9,000	
D1010	Elevator	7023937	Elevator Controls, Automatic, 1 Car, Replace	20	0	20	1	EA	\$5,000.00	\$5,000																					\$5,000	\$5,000	
D2010	Utility room	7023901	Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	20	0	20	1	EA	\$12,400.00	\$12,400																					\$12,400	\$12,400	
D2010	Corridors	7023893	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	0	15	4	EA	\$1,500.00	\$6,000																\$6,000						\$6,000	
D3030	Roof	7023904	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	0	15	1	EA	\$3,500.00	\$3,500																	\$3,500						\$3,500
D3050	Roof	7023907	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023908	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023932	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023905	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023912	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023881	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023935	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023914	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023889	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023880	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023875	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023923	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D3050	Roof	7023928	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	\$7,500.00	\$7,500																					\$7,500	\$7,500	
D5040	Electrical room	7023920	Lighting Controls, Dimming Panel, Standard, Replace	20	0	20	1	EA	\$1,760.00	\$1,760																					\$1,760	\$1,760	
D5040	Throughout	7023899	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	0	20	25430	SF	\$4.50	\$114,435																					\$114,435	\$114,435	
D7010	Building exterior	7023888	Access Control Devices, Card Reader w/ Keypad, Replace	10	0	10	4	EA	\$1,500.00	\$6,000											\$6,000										\$6,000	\$12,000	
D7030	Building exterior	7023897	Security Camera, Typical, Replace	10	0	10	10	EA	\$2,400.00	\$24,000											\$24,000										\$24,000	\$48,000	
D7050	Fire alarm room	7023919	Fire Alarm Panel, Fully Addressable, Replace	15	0	15	1	EA	\$15,000.00	\$15,000																\$15,000							\$15,000
D7050	Throughout	7031269	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	0	20	25430	SF	\$3.00	\$76,290																					\$76,290	\$76,290	
E2010	Staff lounge	7023922	Casework, Cabinetry, Standard, Replace	20	0	20	10	LF	\$300.00	\$3,000																					\$3,000	\$3,000	
G4050	Building exterior	7023892	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	0	20	6	EA	\$600.00	\$3,600																					\$3,600	\$3,600	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,863	\$0	\$0	\$0	\$0	\$216,725	\$0	\$0	\$0	\$0	\$586,713		\$924,300
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,429	\$0	\$0	\$0	\$0	\$337,650	\$0	\$0	\$0	\$0	\$1,059,668		\$1,559,748

Kingsbury High School / Site

Unformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B1080	Site	7024040	Stairs, Concrete, Exterior, Replace	50	48	2	200	SF	\$55.00	\$11,000			\$11,000																			\$11,000	
B1080	Building exterior	7023534	Stairs, Concrete, Exterior, Replace	50	35	15	180	SF	\$55.00	\$9,900																\$9,900						\$9,900	
B1080	Entry balconies	7024084	Stair/Ramp Rails, Metal, Refinish	10	8	2	750	LF	\$1.50	\$1,125			\$1,125										\$1,125									\$2,250	
E2010	Site	7024052	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	150	EA	\$120.00	\$18,000										\$18,000												\$18,000	
F1020	Site	7023668	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	20	15	120	SF	\$60.00	\$7,200																\$7,200							\$7,200

Replacement Reserves Report



11/9/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
F1020	Site, walkway	7023553	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	15	20	1130	SF	\$100.00	\$113,000																					\$113,000	\$113,000	
G2010	Site, cafeteria	7024048	Roadways, Guard Rails, Steel, Replace	30	30	0	100	LF	\$50.00	\$5,000	\$5,000																					\$5,000	
G2020	Parking area	7027064	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	48000	SF	\$0.45	\$21,600				\$21,600					\$21,600						\$21,600				\$21,600			\$86,400	
G2020	Auditorium parking lot	7025750	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	13000	SF	\$0.45	\$5,850				\$5,850					\$5,850						\$5,850				\$5,850			\$23,400	
G2020	Parking area	7027721	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	14700	SF	\$0.45	\$6,615						\$6,615					\$6,615					\$6,615					\$6,615	\$26,460	
G2020	Parking area	7023616	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	48000	SF	\$3.50	\$168,000									\$168,000													\$168,000	
G2020	Auditorium parking lot	7023525	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	13000	SF	\$3.50	\$45,500									\$45,500													\$45,500	
G2020	Auditorium parking lot	7023531	Parking Lots, Curb & Gutter, Concrete, Repair	0	0	0	10	LF	\$30.00	\$300	\$300																					\$300	
G2030	Site, gymnasium southwest entry	7024073	Sidewalk, Asphalt, Replace	25	23	2	1500	SF	\$5.50	\$8,250			\$8,250																			\$8,250	
G2030	Site	7023514	Sidewalk, Concrete, Large Areas, Replace	50	40	10	2200	SF	\$9.00	\$19,800											\$19,800											\$19,800	
G2030	Site, gym, north and east side	7024033	Sidewalk, Concrete, Large Areas, Replace	50	40	10	1850	SF	\$9.00	\$16,650											\$16,650											\$16,650	
G2060	Site-courtyard	7023583	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	3	EA	\$600.00	\$1,800						\$1,800																\$1,800	
G2060	Site	7023918	Picnic Table, Metal Powder-Coated, Replace	20	0	20	16	EA	\$700.00	\$11,200																				\$11,200		\$11,200	
G2060	Site	7031274	Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000											\$25,000	
G2060	Site	7023685	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500	
G2080	Site, playing fields	7023913	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	237000	SF	\$1.00	\$237,000											\$237,000											\$237,000	
G2080	Site	7023546	Landscaping, Lawns & Grounds, Re-Establishment, Repair	10	5	5	14000	SF	\$3.20	\$44,800						\$44,800										\$44,800							\$89,600
G4050	Site	7023930	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	0	20	3	EA	\$4,000.00	\$12,000																					\$12,000	\$12,000	
Totals, Unescalated											\$5,300	\$0	\$20,375	\$27,450	\$0	\$53,215	\$0	\$0	\$240,950	\$0	\$323,065	\$0	\$1,125	\$27,450	\$0	\$71,015	\$0	\$0	\$27,450	\$0	\$142,815		\$940,210
Totals, Escalated (3.0% inflation, compounded annually)											\$5,300	\$0	\$21,616	\$29,995	\$0	\$61,691	\$0	\$0	\$305,228	\$0	\$434,172	\$0	\$1,604	\$40,311	\$0	\$110,639	\$0	\$0	\$46,732	\$0	\$257,940		\$1,315,228



## Appendix F:

### 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	7023609	D1010	Elevator Controls	Automatic, 1 Car		Kingsbury High School / Main Building	Elevator	ThyssenKrupp	MEP070	EM6260	2001		
2	7023937	D1010	Elevator Controls	Automatic, 1 Car		Kingsbury High School / ROTC	Elevator				2023		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7023901	D2010	Water Heater	Electric, Commercial, 30 to 80 GAL	50 GAL	Kingsbury High School / ROTC	Utility room	Bradford White	LE350S3-3NCWW	YK50457121	2023		
2	7023579	D2010	Water Heater	Gas, Residential, 30 to 50 GAL	40 GAL	Kingsbury High School / Main Building	North boiler room	Bradford White	MI40T6FBN7	BJ6633603	2005		
3	7023536	D2010	Water Heater	Gas, Residential, 30 to 50 GAL	40 GAL	Kingsbury High School / Auditorium	Auditorium-boiler room	Ruud	P40-38	RUNG 0202428234	2002		
4	7023642	D2010	Backflow Preventer	Domestic Water, 0.75 IN		Kingsbury High School / Main Building	Boiler room						
5	7023524	D2030	Pump	Sump, 1/2 HP		Kingsbury High School / Auditorium	Auditorium-boiler room	Marathon	SKC42GN0018X	K07J010068			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7023517	D3020	Boiler	Gas, HVAC, 2001 to 2500 MBH	2500 MBH	Kingsbury High School / Auditorium	Auditorium-boiler room	Cleaver-Brooks	CFC-700-2500-60HW	01842-1-1	2008		
2	7023682	D3020	Boiler	Gas, HVAC, 2501 to 5000 MBH	3000 MBH	Kingsbury High School / Main Building	North boiler room	Cleaver-Brooks	FLX-700-300-160 HW	10329	2003		
3	7024039	D3020	Boiler	Gas, HVAC, 751 to 1000 MBH	1000 MBH	Kingsbury High School / Gymnasium	Mechanical room	HydroTherm	KN-10	KN-2005-1061	2005		
4	7023557	D3020	Boiler [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	1800 MBH	Kingsbury High School / Main Building	Boiler room 2/generator room	Cleaver-Brooks	CFC-700-1800-125HW	16010180110534			
5	7023689	D3020	Boiler [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Kingsbury High School / Main Building	Boiler room	Cleaver-Brooks	CFC-700-1500-125HW	16010150110426			

6	7023667	D3020	<b>Boiler</b> [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	1800 MBH	Kingsbury High School / Main Building	Boiler room 2/generator room	Cleaver-Brooks	CFC-700-1800-125HW	16010180110513	2010
7	7023677	D3020	<b>Boiler</b> [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Kingsbury High School / Main Building	Boiler room	Cleaver-Brooks	CFC-700-1500-125HW	16010150110416	
8	7023483	D3020	<b>Baseboard Heater</b>	Electric, 3 LF, 0.75 KW		Kingsbury High School / Auditorium	Restrooms				4
9	7023653	D3020	<b>Unit Heater</b>	Electric, 6 to 10 KW		Kingsbury High School / Main Building	Maintenance office/storage	Inaccessible	Inaccessible	Inaccessible	2
10	7024061	D3020	<b>Unit Heater</b>	Hydronic, 86 to 100 MBH		Kingsbury High School / Gymnasium	Classrooms	Inaccessible	Inaccessible	Inaccessible	10
11	7023678	D3020	<b>Unit Heater</b>	Hydronic, 86 to 100 MBH		Kingsbury High School / Main Building	Throughout	No dataplate	No dataplate	No dataplate	83
12	7024077	D3020	<b>Unit Heater</b>	Natural Gas, 26 to 55 MBH	30 MBH	Kingsbury High School / Gymnasium	Office	Modine	PA30AB	32012010887	
13	7024082	D3020	<b>Unit Heater</b>	Natural Gas, 56 to 75 MBH	75 MBH	Kingsbury High School / Gymnasium	Changing room	Modine	CD 25AA0111	30011011002-0965	
14	7024049	D3020	<b>Unit Heater</b>	Natural Gas, 56 to 75 MBH		Kingsbury High School / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible	4
15	7024078	D3020	<b>Unit Heater</b>	Natural Gas, 76 to 125 MBH		Kingsbury High School / Gymnasium	Small Gym	Inaccessible	Inaccessible	Inaccessible	4
16	7023520	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank, 11 to 30 GAL	Inaccessible	Kingsbury High School / Auditorium	Auditorium-boiler room	Inaccessible	Inaccessible	Inaccessible	
17	7023542	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank, 31 to 60 GAL		Kingsbury High School / Main Building	North boiler room	Inaccessible	Inaccessible	Inaccessible	2
18	7023532	D3030	<b>Chiller</b>	Air-Cooled, 101 to 150 TON	143 TON	Kingsbury High School / Auditorium	Boiler room, exterior	York	YLAA0115SE17XAASD	2HVM004211	
19	7023968	D3030	<b>Evaporative Cooler</b>	0.75 to 1 HP, 8000 CFM		Kingsbury High School / Cafeteria/ROTC	Roof	No dataplate	No dataplate	No dataplate	
20	7023631	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 16 to 20 TON	18 TON	Kingsbury High School / Main Building	North exterior	Carrier	38AKS024---610	0101F55124	2001

21	7023644	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 5 TON	5 TON	Kingsbury High School / Main Building	Site-courtyard	Lennox	TSA060S4N43Y	5809H13079	2009	S5809H13079
22	7023556	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 5 TON	5 TON	Kingsbury High School / Main Building	Roof	Carrier	50TC-A07A2A6A0A0A0	3910G30174	2010	
23	7023597	D3030	<b>Split System</b> [Unit 1]	Condensing Unit/Heat Pump, 3 TON	3 TON	Kingsbury High School / Main Building	Site-courtyard	Lennox	TSA036S4N42Y	5809H07127	2009	S5809H07127
24	7023611	D3030	<b>Split System</b> [Unit 2]	Condensing Unit/Heat Pump, 4 TON	4 TON	Kingsbury High School / Main Building	Site-courtyard	Carrier	TSA048S4N44Y	5818D18373	2018	S5818D18373
25	7023657	D3030	<b>Split System</b> [UNIT 4]	Condensing Unit/Heat Pump, 4 TON	4 TON	Kingsbury High School / Main Building	Site-courtyard	ICP	N4A348GHB200	E220922729	2022	
26	7023904	D3030	<b>Split System Ductless</b>	Single Zone, 0.75 to 1 TON	1 TON	Kingsbury High School / ROTC	Roof	Daikin	RX12AXVJU	K029957	2023	
27	7023596	D3030	<b>Split System Ductless</b>	Single Zone, 2.5 to 3 TON	Illegible	Kingsbury High School / Main Building	Site parking courtyard	EMI	Illegible	Illegible		
28	7023599	D3030	<b>Split System Ductless</b>	Single Zone, 2.5 to 3 TON	3 TON	Kingsbury High School / Main Building	Site-courtyard	EMI	S1CA6000D00	1-09-J-0188-32	2009	
29	7023555	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton, 751 to 1250 CFM	1000 CFM	Kingsbury High School / Main Building	Science	Daikin	U.AHF.6.S10.A.G.66.F.17.AT.27.G.S.B.A	AUBU094200067	2009	
30	7023632	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 1/3 HP	1/3 HP	Kingsbury High School / Main Building	North boiler room	ITT	M80121			9
31	7023601	D3050	<b>Pump</b> [Pump 1]	Distribution, HVAC Heating Water, 1 to 3 HP	2 HP	Kingsbury High School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		
32	7023563	D3050	<b>Pump</b> [Pump 1]	Distribution, HVAC Heating Water, 1 to 3 HP		Kingsbury High School / Main Building	Boiler room 2/generator room	Illegible	Illegible	Illegible		
33	7023499	D3050	<b>Pump</b> [Pump 1]	Distribution, HVAC Heating Water, 8 to 10 HP	10 HP	Kingsbury High School / Auditorium	Auditorium-boiler room	A.O. Smith	7-850033-04-0J	BZ05		
34	7023629	D3050	<b>Pump</b> [Pump 2]	Distribution, HVAC Heating Water, 1 to 3 HP	2 HP	Kingsbury High School / Main Building	Boiler room	No dataplate	No dataplate	No dataplate		
35	7023646	D3050	<b>Pump</b> [Pump 2]	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	Kingsbury High School / Main Building	Boiler room 2/generator room	Illegible	Illegible	Illegible		



36	7023515	D3050	Pump [Pump 2]	Distribution, HVAC Heating Water, 8 to 10 10 HP HP		Kingsbury High School / Auditorium	Auditorium-boiler room	A.O. Smith	7-850093-01-0J		BZ10		
37	7023521	D3050	HVAC Steam Components	Humidifier & Control, 50 LB/HR		Kingsbury High School / Auditorium	Auditorium-boiler room	Landis+Gyr	544-449		March 1992	1992	
38	7023598	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 20001 to 25000 CFM	24000 CFM	Kingsbury High School / Main Building	Mechanical 2	Carrier	40RM-024--B610HC		0501F59739	2001	
39	7023485	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM	No dataplate	Kingsbury High School / Auditorium	Auditorium-boiler room	No dataplate	No dataplate		No dataplate		
40	7023484	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM	No dataplate	Kingsbury High School / Auditorium	Auditorium-boiler room	No dataplate	No dataplate		No dataplate		
41	7024058	D3050	Fan Coil Unit	Hydronic Terminal, 2501 to 4000 CFM		Kingsbury High School / Gymnasium	Interior	Inaccessible	Inaccessible		Inaccessible		
42	7023576	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM		Kingsbury High School / Main Building	Classrooms	Inaccessible	Inaccessible		Inaccessible	83	
43	7023997	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Kingsbury High School / Cafeteria/ROTC	Main roof, cafeteria	Lennox	LGH150H4BS2G		5622A08079	2022	
44	7023979	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Kingsbury High School / Cafeteria/ROTC	Main roof, cafeteria	Lennox	LGH150H4BS2G		5622A08075	2022	
45	7023996	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Kingsbury High School / Cafeteria/ROTC	Main roof, cafeteria	Lennox	LGH150H4BS2G		3S5622A08233	2022	
46	7023987	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Kingsbury High School / Cafeteria/ROTC	Main roof, cafeteria	Lennox	LGH150H4BS2G		5622A08071	2022	
47	7024041	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 13 to 15 TON		Kingsbury High School / Gymnasium	Roof	Lennox	Inaccessible		Inaccessible	2022	3
48	7023625	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Kingsbury High School / Main Building	Roof	Carrier	50TC-A07A2A6A0A0A0		3910G30176	2010	
49	7024010	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 8 to 10 TON	8.5 TON	Kingsbury High School / Cafeteria/ROTC	Building exterior, ROTC	Lennox	LGH102H4BS4G		5622A07659	2022	

50	7023967	D3050	<b>Packaged Unit</b> [2]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Kingsbury High School / Cafeteria/ROTC	Building exterior, ROTC	Lennox	LGH092H4BS4G	5622A07661	2022
51	7023948	D3050	<b>Packaged Unit</b> [3]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Kingsbury High School / Cafeteria/ROTC	Building exterior, serves ROTC	Lennox	LGH092H4BS4G	5622A07662	2022
52	7024004	D3050	<b>Packaged Unit</b> [7]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Kingsbury High School / Cafeteria/ROTC	Main roof, cafeteria	Lennox	LGH074H4	5622A07684	2022
53	7023880	D3050	<b>Packaged Unit</b> [RTU F-107]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09120	2023
54	7023932	D3050	<b>Packaged Unit</b> [RTU F-108]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09106	2023
55	7023881	D3050	<b>Packaged Unit</b> [RTU F-114]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09134	2023
56	7023912	D3050	<b>Packaged Unit</b> [RTU F-123]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09108	2023
57	7023905	D3050	<b>Packaged Unit</b> [RTU F-124]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09121	2023
58	7023914	D3050	<b>Packaged Unit</b> [RTU F-125]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09103	2023
59	7023875	D3050	<b>Packaged Unit</b> [RTU F-205]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09133	2023
60	7023907	D3050	<b>Packaged Unit</b> [RTU F-206]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09125	2023
61	7023889	D3050	<b>Packaged Unit</b> [RTU F-207]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09128	2023
62	7023928	D3050	<b>Packaged Unit</b> [RTU F-208]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09122	2023
63	7023908	D3050	<b>Packaged Unit</b> [RTU F-218]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623B00916	2023
64	7023923	D3050	<b>Packaged Unit</b> [RTU F-219]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	5623A09098	2023
65	7023935	D3050	<b>Packaged Unit</b> [RTU F-220]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Kingsbury High School / ROTC	Roof	Lennox	LTG036H4EB1G	S5623A09131	2023
66	7023988	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper, 1001 to 2000 CFM		Kingsbury High School / Cafeteria/ROTC	Roof, kitchen	No dataplate	No dataplate	No dataplate	
67	7023876	D3060	<b>Exhaust Fan</b> [EF-1]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-120B	50170-1-00001	2023
68	7023916	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B	500017714-00003	2023

69	7023924	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B		500024525-00001	2023		
70	7023934	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B		500024526-00001	2023		
71	7023909	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B		500024525-00002	2023		
72	7023898	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B		500024527-00001	2023		
73	7023929	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper, 100 to 1000 CFM	1000 CFM	Kingsbury High School / ROTC	Roof	Twin City	DCRD-085B		500024525-00003	2023		
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7028686	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood	12 LF	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen							12
2	7024006	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Kingsbury High School / Cafeteria/ROTC	Roof							
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7023630	D5010	Generator	Gas or Gasoline	39 KW	Kingsbury High School / Main Building	Boiler room 2/generator room	Kohler	45RZ282		230364			
2	7023569	D5010	Automatic Transfer Switch	ATS	100 AMP	Kingsbury High School / Main Building	Boiler room 2/generator room	Kohler	No dataplate		No dataplate			
3	7023633	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Kingsbury High School / Main Building	Boiler room	Siemens	3F3Y150		No dataplate			
4	7023575	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Kingsbury High School / Main Building	Boiler room 2/generator room	Siemens	3F3Y150		No dataplate			
5	7023636	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Kingsbury High School / Main Building	Mechanical 2	Siemens	36B		3F3Y075B			
6	7024080	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Kingsbury High School / Gymnasium	Mechanical room	Siemens	36 B		1-S-0320P07			

7	7024023	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA		Kingsbury High School / Cafeteria/ROTC	Cafeteria	Inaccessible	Inaccessible		Inaccessible			
8	7023891	D5020	Secondary Transformer [XFMR T-L]	Dry, Stepdown, 30 KVA	30 KVA	Kingsbury High School / ROTC	Electrical room	Square D	EXN30T3HCU		1020823300	2023		
9	7023927	D5020	Secondary Transformer [XFMR T-R]	Dry, Stepdown	112.5 KVA	Kingsbury High School / ROTC	Electrical room	Square D	EXN112T3HCU		2011623037A	2023		
10	7023503	D5020	Distribution Panel	120/208 V, 1000 AMP	1000 AMP	Kingsbury High School / Auditorium	Auditorium-boiler room	Westinghouse	CDP 3PH 4W		MHYB86250STX			
11	7023949	D5020	Distribution Panel	120/208 V, 200 AMP		Kingsbury High School / Cafeteria/ROTC	Interior ROTC	Square D	No dataplate		No dataplate			
12	7023906	D5020	Distribution Panel [Panel MDP]	277/480 V, 300 AMP	300 AMP	Kingsbury High School / ROTC	Electrical room	Square D	JGP36175		No dataplate	2023		
13	7023651	D5020	Motor Control Center [HVP1]	w/ Main Breaker, 600 AMP	600 AMP	Kingsbury High School / Main Building	Boiler room 2/generator room	Siemens	SPP		18-51713-C02	1992		
14	7023638	D5020	Motor Control Center [HVP2]	w/ Main Breaker, 600 AMP	No dataplate	Kingsbury High School / Main Building	Boiler room	No dataplate	No dataplate		No dataplate			
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7023494	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury High School / Auditorium	Lobby	Honeywell	FireVac IV-50		2500-0741			
2	7023604	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury High School / Main Building	Mechanical room	Fire Control Instruments, FCI	7100 Series			2005		
3	7023919	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury High School / ROTC	Fire alarm room	Notifier	NFW-100X		No dataplate	2023		
4	7024068	D7050	Fire Alarm Panel	Fully Addressable		Kingsbury High School / Gymnasium	Gymnasium	No dataplate	No dataplate		No dataplate			
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	7023964	E1030	Foodservice Equipment	Convection Oven, Double		Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Blodgett	BDO-100-G-ES		072619CI031B			



2	7024017	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Blodgett	No dataplate	No dataplate
3	7023981	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Kingsbury High School / Cafeteria/ROTC	Service area	Beverage-Air	SMF58	
4	7024008	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Kingsbury High School / Cafeteria/ROTC	Serving area	Beverage-Air	ST58HC-W	14108482
5	7024021	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Kingsbury High School / Cafeteria/ROTC	Serving area	Standex	AR164WVS/0-A	1811286178
6	7023946	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Illegible	Illegible	Illegible
7	7023982	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Kingsbury High School / Cafeteria/ROTC	Serving area	Beverage-Air	SMF58	29309.231.03
8	7023975	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 3 to 6 LF	Kingsbury High School / Cafeteria/ROTC	Kitchen			
9	7024026	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 3 to 6 LF	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	No dataplate	No dataplate	No dataplate
10	7023985	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Serving area	FWE	MTU-12	102721702
11	7024029	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Serving area	No dataplate	No dataplate	No dataplate
12	7023966	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Accutemp	SNH-20-06	20271
13	7024012	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Accutemp	N61201D06000200	516382017
14	7024024	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	FWE	MTU-12	102721701
15	7028668	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Accutemp	N61201D06000200	516042017
16	7023991	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen			

17	7023957	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)	Kingsbury High School / Cafeteria/ROTC	Serving area	Duke Manufacturing	Illegible		Illegible	
18	7023950	E1030	Foodservice Equipment	Icemaker, Freestanding	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Manitowoc	KY0420A-161		1120232363	1120232363
19	7024011	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Kingsbury High School / Cafeteria/ROTC	Serving area					3
20	7023962	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Kingsbury High School / Cafeteria/ROTC	Kitchen	Hoshizaki	ER1A-FS		L01564H	2021
21	7023965	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Inaccessible	Inaccessible		Inaccessible	
22	7023972	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Standex	MWR722SSS/0X		1903292437	
23	7023959	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Kingsbury High School / Cafeteria/ROTC	Kitchen	Hoshizaki	CR3B-FS		E50370D	
24	7023961	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Hoshizaki	CR3B-FS		D50273B	
25	7024005	E1030	Foodservice Equipment	Tilting Skillet	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen					
26	7023960	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	Masterbuilt	05-02597		E18B00823224006002	
27	7024003	E1030	Foodservice Equipment	Walk-In, Freezer	Kingsbury High School / Cafeteria/ROTC	Commercial kitchen	No dataplate	No dataplate		No dataplate	
28	7023572	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Kingsbury High School / Main Building	Science classroom	Air Master Systems	No dataplate		No dataplate	2005
29	7024050	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Kingsbury High School / Gymnasium	Lobby					
30	7023645	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Kingsbury High School / Main Building	Lobby					