FACILITY CONDITION ASSESSMENT

prepared for

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

Kingsbury Middle School
1270 North Graham Street
Memphis, Tennessee 38122

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:
Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.Hupp@bureauveritas.com

BV PROJECT #:
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DATE OF REPORT:
October 1, 2024

ON SITE DATE:
August 12, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	1
Main Address	1270 North Graham Street, Memphis, TN 38122
Site Developed	1956 Renovated 1992
Site Area	1.7 acres (estimated)
Parking Spaces	27 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 12, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Taisha Ware
Assessment and Report Prepared By	Eric Fewson P.E., C.E.M.
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school site was originally developed in 1956 as part of the high school. Over the decades, the detached building was re-purposed to a dedicated middle school. Prior to Shelby County Schools, the site was operated by Memphis School District.

Architectural

All windows were replaced around 2000. The windows do show typical age wear and will reach the expected service life within the next 10 years. The roof membrane was replaced around 2014 and does not have major issues, although periodic leaks are reported. The exterior brick finishes are holding up over time. Some vinyl flooring replacements have occurred over the years, however there are still some original suspected ACM vinyl tile flooring remaining in the classrooms.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Classrooms in the main school are cooled and ventilated by cabinet style unit ventilators. The unit ventilators were replaced around 2021 and appear sufficient. The heating plant was upgraded in 2016 with new boilers and again in 2021 with new variable speed pumps. The heating plant should only require typical maintenance for beyond the next 10 years. During 2016, the school underwent some electrical upgrades, however some original electrical distribution has been retained and this equipment is obsolete and undersized. There are numerous issues related to insufficient electrical circuits. The public address system is outdated, obsolete and has ongoing reliability issues. The plumbing system has numerous problems with sanitary backups occurring once per week on average. The school does not have an elevator which limits accessibility to the first floor only. Currently, the school requires repurposing and relocation of classrooms to meet the needs of handicapped students.

Site

The site is comprised primarily of hard surfaces with little to no green space for students. The front entrance sidewalk is currently in a state of disrepair due to a hole developing underneath the primary school entrance pathway. Typical lifecycle replacements are anticipated for the remainder of the site assets.

Recommended Additional Studies

Due to the frequency of sewer backups causing disruption to school operations, it is recommended to retain a professional engineer 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.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Kingsbury Middle School(1956)

Replacement Value	*Total SF*	*Cost/SF*
$ 27,476,400	*69,210*	*$ 397*

	Est Reserve Cost	FCI
Current	$ 162,100	**0.6 %**
3-Year	$ 2,063,300	7.5 %
5-Year	$ 2,988,500	10.9 %
10-Year	$ 5,317,400	19.4 %

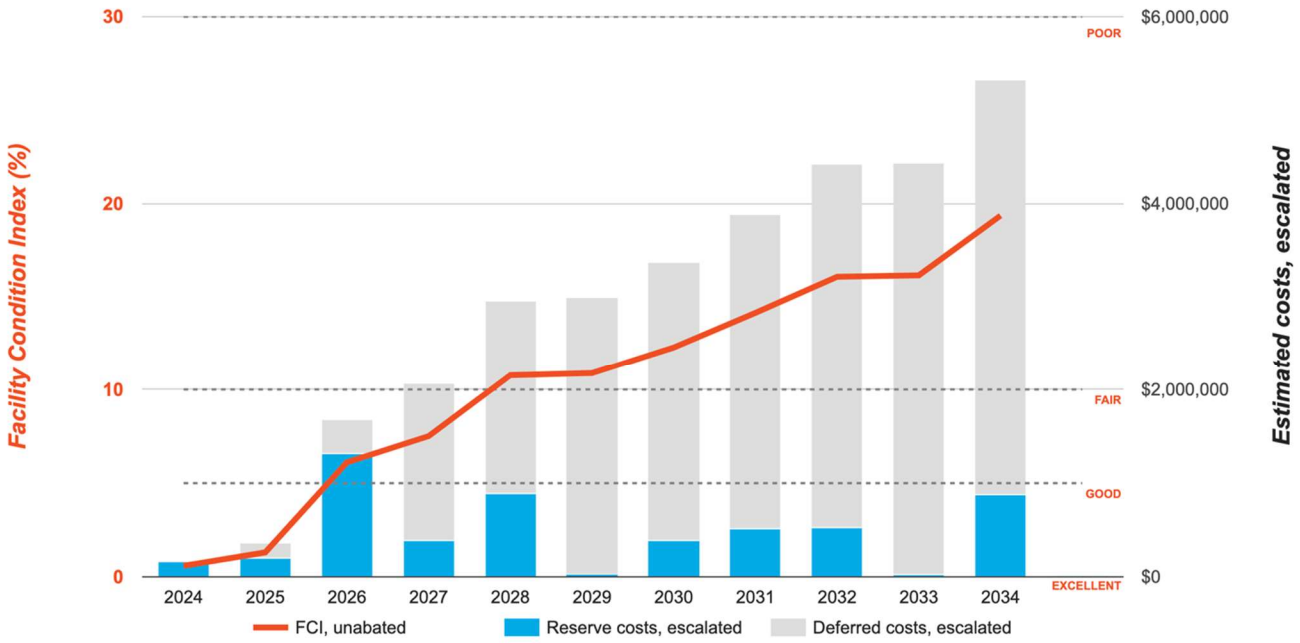
Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Kingsbury Middle School

Replacement Value: $27,476,400 Inflation Rate: 3.0% Average Needs per Year: $483,400



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

System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	$3,000	$800	-	-	$1,100	$4,900
Facade	-	-	-	$288,600	-	$288,600
Roofing	-	-	$1,400	$861,400	-	$862,900
Interiors	$22,500	$392,200	$897,500	$20,500	$1,055,800	$2,388,500
Plumbing	-	$73,800	$15,700	$31,600	$14,900	$136,100
HVAC	-	$1,300	$5,400	$442,800	$717,100	$1,166,700
Fire Protection	-	$4,800	$83,300	-	$6,400	$94,500
Electrical	$1,200	$1,009,800	$63,000	$82,200	$31,700	$1,187,900
Fire Alarm & Electronic Systems	$114,200	-	$155,800	$530,900	$449,000	$1,249,800
Equipment & Furnishings	$6,700	$34,800	$71,900	$47,700	$229,100	$390,100
Site Pavement	-	-	$14,800	-	-	$14,800
Site Development	-	-	-	$23,200	-	$23,200
Follow-up Studies	$7,000	-	-	-	-	$7,000
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS (3% inflation)	**$162,100**	**$1,517,500**	**$1,308,800**	**$2,328,900**	**$2,505,100**	**$7,822,400**

Immediate Needs

Facility/Building	Total Items	Total Cost
Kingsbury Middle School	7	$162,100
Total	**7**	**$162,100**

Kingsbury Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8026253	Kingsbury Middle School	Site General	B1080	Stairs, Concrete/Masonry, Exterior, Repair	Failed	Safety	$3,000
8026250	Kingsbury Middle School	Restrooms	C1090	Toilet Partitions, Plastic/Laminate, Replace	Poor	Retrofit/Adaptation	$22,500
8026207	Kingsbury Middle School	Building Exterior	D5040	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	Performance/Integrity	$1,200
8026213	Kingsbury Middle School	Throughout Building	D6060	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	Poor	Performance/Integrity	$114,200
8026203	Kingsbury Middle School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Retrofit/Adaptation	$6,700
8057203	Kingsbury Middle School	Throughout	P2030	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	$7,000
8135029	Kingsbury Middle School	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (7 items)							**$162,100**

Key Findings

Walkway in Failed condition.

Concrete/Masonry, Exterior
Kingsbury Middle School Site General

Uniformat Code: B1080
Recommendation: **Repair in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $3,000

**$$**$$

Hole in main walkway - AssetCALC ID: 8026253

Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Kingsbury Middle School Building Exterior

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Broken and rusted - AssetCALC ID: 8026207

Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Kingsbury Middle School Throughout

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

The school has weekly sewer backups - AssetCALC ID: 8057203

Intercom/PA System in Poor condition.

Public Address Upgrade, Facility-Wide
Kingsbury Middle School Throughout Building

Uniformat Code: D6060
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $114,200

$$$$

Multiple reliability issues, obsolete equipment - AssetCALC ID: 8026213

Foodservice Equipment in Failed condition.

Refrigerator, 3-Door Reach-In
Kingsbury Middle School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

1 section not working - AssetCALC ID: 8026226

Flooring in Poor condition.

Ceramic Tile
Kingsbury Middle School Restrooms

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $18,000

**$$$**$

Broken areas, uncleanable - AssetCALC ID: 8026194

Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Kingsbury Middle School Kitchen

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

Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: $6,700

**$$**$$

Not currently working - AssetCALC ID: 8026203

Toilet Partitions in Poor condition.

Plastic/Laminate
Kingsbury Middle School Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: $22,500

**$$$**$

Multiple areas of disrepair - AssetCALC ID: 8026250

Wall Finishes in Poor condition.

any surface
Kingsbury Middle School Throughout Building

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

Priority Score: **54.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $166,700

$$$$

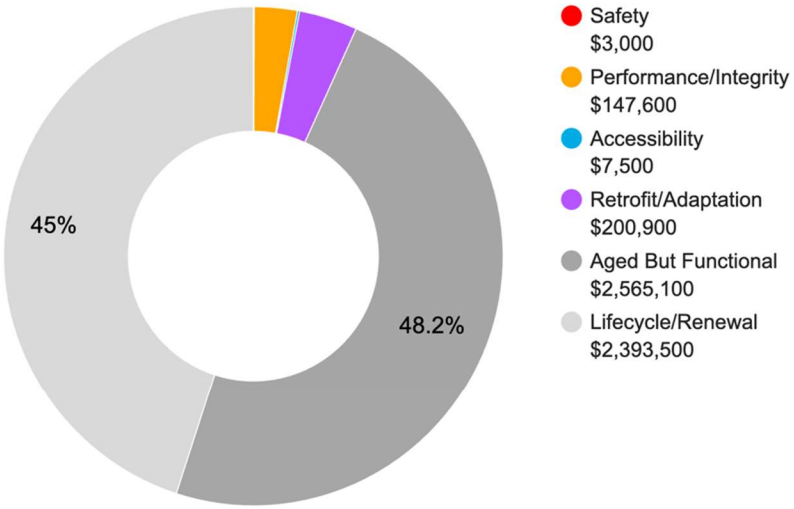
Many areas of chipped and missing paint - AssetCALC ID: 8026185

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,317,600

2. Middle School

Middle School: Systems Summary

Constructed/Renovated	1956 / 1992	
Building Size	69,210 SF	
Number of Stories	Two above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators and unit ventilators Non-Central System: Packaged rooftop units Supplemental components: PTAC units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers and kitchen hood system	Fair

Middle School: Systems Summary

Electrical	Source & Distribution: Main distribution panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations, back-up emergency lights and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Leaking roof, ongoing sewer backups, aged electrical infrastructure, public address system obsolete and unreliable, school lacks elevator, school is overdue for new painting	

3. Site Summary

Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Chain link fencing Little to no furnishings site-wide	Fair
Landscaping and Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, CFL	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Significant sidewalk trip hazards, lack of property signage	

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1956 and substantially renovated in 1992 and some widespread accessibility improvements appear to have been implemented since that time.

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

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1956 / 1992	No	No
Middle School	1956 / 1992	No	Yes

During the interview process with the client representatives, complaints associated with potential accessibility issues within the campus was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. 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.

8. 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 Middle 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: Eric Fewson P.E., C.E.M.,
Project Manager

Reviewed by:

Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632 p

9. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

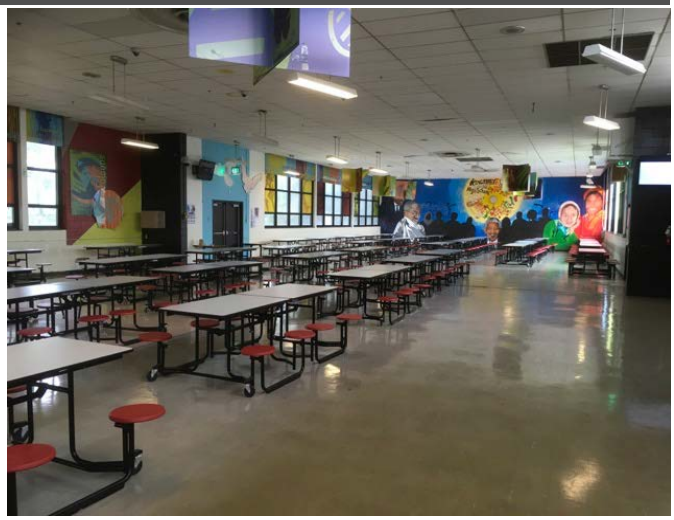
4 - RIGHT ELEVATION

5 – CONCRETE SIDEWALK DAMAGE

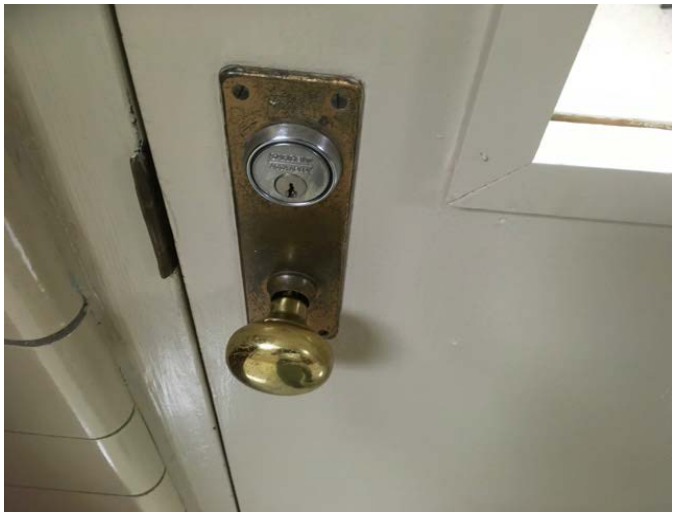
6 - STAIR/RAMP RAILS, METAL

Photographic Overview

7 - WINDOWS



8 - CAFETERIA



9 - DOOR HARDWARE

10 - TOILET PARTITIONS

11 – INTERIOR WALLS

12 - FLOORING, CERAMIC TILE

Photographic Overview

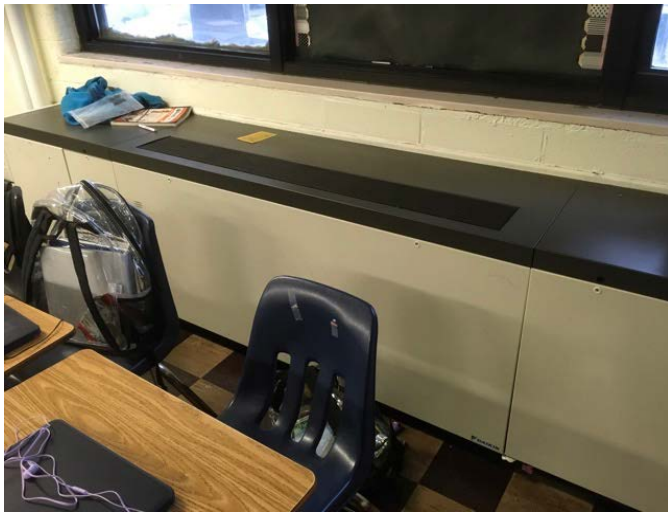
13 - FLOORING, VINYL TILE

14 – DOMESTIC BOILER

15 - TOILET, COMMERCIAL WATER CLOSET

16 - WASH BASIN

17 - BOILER, GAS



18 - UNIT VENTILATOR

Photographic Overview

19 - PACKAGED TERMINAL AIR CONDITIONER

20 - PUMP, DISTRIBUTION

21 - PACKAGED UNIT, RTU

22 - EXHAUST FAN, CENTRIFUGAL

23 - FIRE SUPPRESSION SYSTEM

24 - SECONDARY TRANSFORMER

Photographic Overview

25 - ELECTRICAL SYSTEM

26 - DISTRIBUTION PANEL

27 - VARIABLE FREQUENCY DRIVE

28 - INTERIOR LIGHTING SYSTEM

29 - EXTERIOR LIGHT FIXTURE

30 – INTERCOM / PA SYSTEM

Photographic Overview

31 - BAS/HVAC CONTROLS

32 - CONVECTION OVEN

33 - STEAMER, TABLETOP

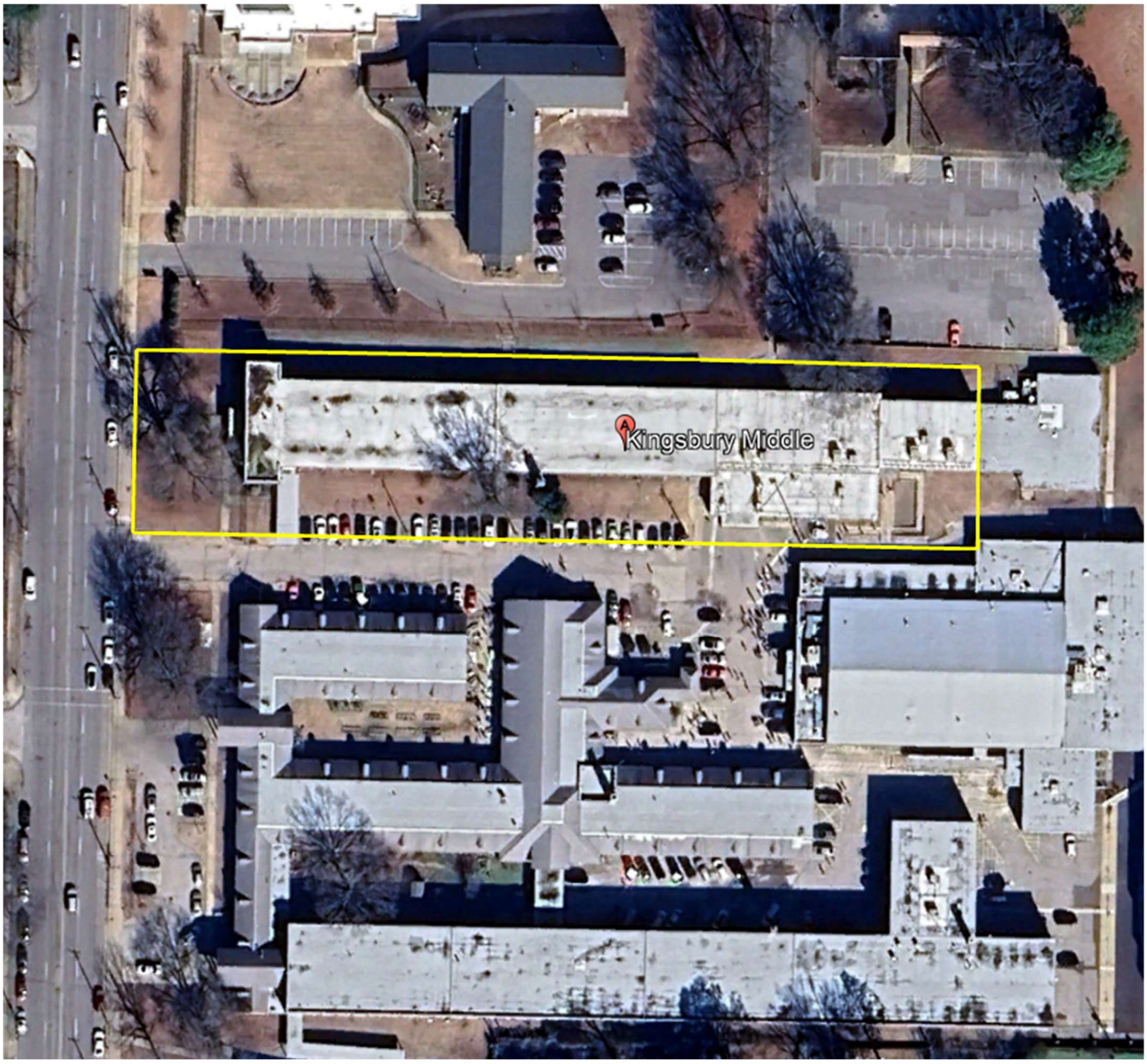
34 - EVAPORATOR FOR REFRIGERATOR/FREEZER

35 - SIDEWALK, CONCRETE

36 - FENCE, CHAIN LINK

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
163745.23R000-024.354	Kingsbury Middle School
Source	**On-Site Date**
Google	August 14, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Kingsbury Middle School

Name of person completing form: Taisha Ware

Title / Association w/ property: Principal

Length of time associated w/ property: 8

Date Completed: 8/12/2024

Phone Number: 901-416-6040

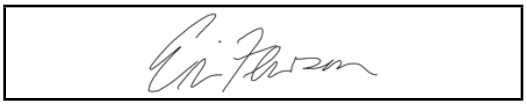
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1956	Renovated: 1992	
2	Building size in SF	69,210 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2023	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC related upgrades		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Undersized electric, plumbing backups,		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Sometimes roof
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Backups occur 1 per week
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				Cafeteria area
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?	X				Not enough circuits
15	Are there any problems or inadequacies with exterior lighting?	X				Rear
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Front sidewalk
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				No elevator for wheelchair bound students
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Kingsbury Middle School

BV Project Number: 163745.23R000-024.354

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Toilets
3	Has building management reported any accessibility-based complaints or litigation?	X			No elevator for wheelchair bound students

Kingsbury Middle School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Appears to be removed	X
Exterior Accessible Route				X
Building Entrances			Main entrance	
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms			Most 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 Middle School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE RAMP

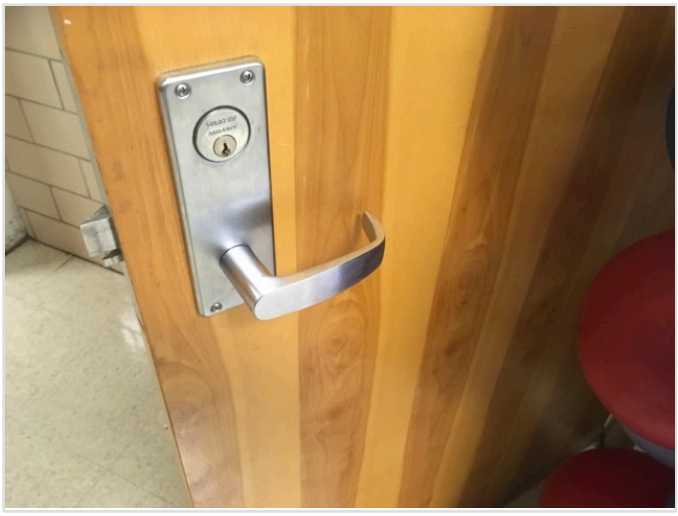
CURB CUT

MAIN ENTRANCE

DOOR HARDWARE

Kingsbury Middle School: Photographic Overview

ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Kingsbury Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site General	Failed	Stairs, Concrete/Masonry, Exterior, Repair	100 SF	0	8026253
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	2	8026266
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	24	6	8026242
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	208	6	8026202
B2050	Building Exterior	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	14	8	8026214
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	37,000 SF	10	8026236
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	6	8026231
B3060	Roof	Fair	Roof Hatch, Metal	1	3	8026235
Interiors						
C1030	Cafeteria	Fair	Interior Door, Wood, Solid-Core	2	3	8026267
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	60	3	8026240
C1030	Throughout Building	Fair	Door Hardware, School, per Door	76	2	8026258
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	69,210 SF	4	8026261
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	520 LF	3	8026262
C1090	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	30	0	8026250
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	8	8026264
C2010	Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	111,111 SF	1	8026185
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	18	8026257
C2030	Restrooms	Poor	Flooring, Ceramic Tile	1,000 SF	1	8026194
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	49,210 SF	4	8026223
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	20,000 SF	2	8026215
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	8	8026273
Plumbing						
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	9	11	8026196
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water [Recirc]	1	6	8026205
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	2	8026232
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	8	8026251
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	2	8026249
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	8026199
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	2	8026209
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	3	8026248
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	3	8026247
D2010	Restrooms	Fair	Urinal, Standard	8	2	8026190
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	4	8026184
HVAC						

Component Condition Report | Kingsbury Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical Room	Good	Boiler, Gas, HVAC [Boiler 1]	1	22	8026259
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic, 13 to 36 MBH	2	12	8026245
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	8	8026227
D3020	Mechanical Room	Fair	Unit Heater, Natural Gas	1	12	8026239
D3020	Mechanical Room	Good	Boiler, Gas, HVAC [Boiler 2]	1	22	8026192
D3030	Throughout Building	Good	Unit Ventilator, approx/nominal 3 Ton	28	17	8026222
D3030	Throughout Building	Good	Packaged Terminal Air Conditioner, PTAC	7	11	8026275
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water [P-1]	1	12	8026244
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8026193
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	18	8026208
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8026238
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8026274
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	69,210 SF	8	8026237
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water [P-2]	1	12	8026276
D3050	Building Exterior	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8026277
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	18	8026263
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	5,000 SF	28	8026256
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [3]	1	18	8026255
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	4	8026272
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	5	2	8026228
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	69,210 SF	4	8026212
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30	2	8071866
Electrical						
D5020	Cafeteria	Fair	Secondary Transformer, Dry, Stepdown	1	4	8026195
D5020	Throughout Building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	34,210 SF	32	8026270
D5020	Cafeteria	Fair	Secondary Transformer, Dry, Stepdown	1	4	8026260
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	35,000 SF	2	8026219
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown [TA]	1	4	8026186
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V [BR4]	1	4	8026265
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	2	8026204
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	17	8026252
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	17	8026216
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	16	8026218
D5040	Throughout	Fair	Emergency & Exit Lighting, Exit Sign, LED	20	2	8071867
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	69,210 SF	2	8026225
D5040	Building Exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	0	8026207
D5040	Throughout Building	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	40	6	8026254
Fire Alarm & Electronic Systems						

Component Condition Report | Kingsbury Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Poor	Intercom/PA System, Public Address Upgrade, Facility-Wide	69,210 SF	0	8026213
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	69,210 SF	4	8026201
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	10	8026220
D8010	Mechanical Room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	69,210 SF	7	8026224
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	8026206
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	8026271
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	1	8026226
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	8026229
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	8026200
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	5	8026210
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	8026278
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8026191
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8026234
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	8026203
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	3	4	8026189
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	3	8026211
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	8026197
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8026243
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	8026188
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	10	8026187
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	8026221
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	2	8026268
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	3	4	8026269
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	8026217
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	8026241
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	100 LF	2	8026230
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,500 SF	3	8026198
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	700 LF	8	8026246
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	20 LF	8	8026233
Follow-up Studies						
P2030	Throughout	Poor	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	8057203
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8135029

Appendix F:
Replacement Reserves

Replacement Reserves Report

Kingsbury Middle School

10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Kingsbury Middle School	$162,097	$196,798	$1,320,741	$383,656	$895,072	$30,118	$386,157	$510,717	$531,904	$21,607	$878,518	$278,600	$59,354	$0	$31,764	$62,288	$16,047	$730,807	$342,019	$703,209	$281,025	**$7,822,497**
Grand Total	**$162,097**	**$196,798**	**$1,320,741**	**$383,656**	**$895,072**	**$30,118**	**$386,157**	**$510,717**	**$531,904**	**$21,607**	**$878,518**	**$278,600**	**$59,354**	**$0**	**$31,764**	**$62,288**	**$16,047**	**$730,807**	**$342,019**	**$703,209**	**$281,025**	**$7,822,497**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1080	Site General	8026253	Stairs, Concrete/Masonry, Exterior, Repair	0	0	0	100	SF	$30.00	$3,000	$3,000																					**$3,000**
B1080	Site	8026266	Stair/Ramp Rails, Metal, Refinish	10	8	2	500	LF	$1.50	$750			$750										$750									**$1,500**
B2020	Building Exterior	8026242	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	24	6	24	EA	$1,250.00	$30,000							$30,000															**$30,000**
B2020	Building Exterior	8026202	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	208	EA	$950.00	$197,600							$197,600															**$197,600**
B2050	Building Exterior	8026214	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	32	8	14	EA	$950.00	$13,300									$13,300													**$13,300**
B3010	Roof	8026236	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	37000	SF	$17.00	$629,000											$629,000											**$629,000**
B3020	Roof	8026231	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	1500	LF	$9.00	$13,500							$13,500															**$13,500**
B3060	Roof	8026235	Roof Hatch, Metal, Replace	30	27	3	1	EA	$1,300.00	$1,300				$1,300																		**$1,300**
C1030	Cafeteria	8026267	Interior Door, Wood, Solid-Core, Replace	40	37	3	2	EA	$700.00	$1,400				$1,400																		**$1,400**
C1030	Throughout Building	8026240	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	37	3	60	EA	$950.00	$57,000				$57,000																		**$57,000**
C1030	Throughout Building	8026258	Door Hardware, School, per Door, Replace	30	28	2	76	EA	$400.00	$30,400			$30,400																			**$30,400**
C1070	Throughout Building	8026261	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	69210	SF	$3.50	$242,235					$242,235																	**$242,235**
C1090	Restrooms	8026250	Toilet Partitions, Plastic/Laminate, Replace	20	20	0	30	EA	$750.00	$22,500	$22,500																				$22,500	**$45,000**
C1090	Hallways & Common Areas	8026262	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	520	LF	$500.00	$260,000				$260,000																		**$260,000**
C2010	Restrooms	8026264	Wall Finishes, Ceramic Tile, Replace	40	32	8	400	SF	$18.00	$7,200									$7,200													**$7,200**
C2010	Throughout Building	8026185	Wall Finishes, any surface, Prep & Paint	10	9	1	111111	SF	$1.50	$166,667		$166,667										$166,667										**$333,333**
C2030	Restrooms	8026194	Flooring, Ceramic Tile, Replace	40	39	1	1000	SF	$18.00	$18,000																						**$18,000**
C2030	Restrooms	8026273	Flooring, Ceramic Tile, Replace	40	32	8	500	SF	$18.00	$9,000		$18,000																				**$9,000**
C2030	Commercial Kitchen	8026257	Flooring, Quarry Tile, Replace	50	32	18	2000	SF	$26.00	$52,000									$9,000													**$52,000**
C2030	Classrooms General	8026215	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	20000	SF	$8.00	$160,000																			$52,000			**$320,000**
C2030	Throughout Building	8026223	Flooring, Vinyl Tile (VCT), Replace	15	11	4	49210	SF	$5.00	$246,050			$160,000															$160,000				**$492,100**
D2010	Mechanical Room	8026248	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	$3,000.00	$3,000					$246,050														$246,050			**$3,000**
D2010	Mechanical Room	8026205	Pump, Circulation, Domestic Water, Replace	15	9	6	1	EA	$2,600.00	$2,600				$3,000																		**$2,600**
D2010	Mechanical Room	8026251	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	17	8	1	EA	$22,500.00	$22,500						$2,600																**$22,500**
D2010	Commercial Kitchen	8026199	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$1,400			$1,400						$22,500													**$1,400**
D2010	Restrooms	8026232	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	12	EA	$1,500.00	$18,000			$18,000																			**$18,000**
D2010	Restrooms	8026249	Toilet, Commercial Water Closet, Replace	30	28	2	18	EA	$1,300.00	$23,400			$23,400																			**$23,400**
D2010	Restrooms	8026190	Urinal, Standard, Replace	30	28	2	8	EA	$1,100.00	$8,800			$8,800																			**$8,800**
D2010	Hallways & Common Areas	8026209	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	3	EA	$6,000.00	$18,000			$18,000																			**$18,000**
D2010	Restrooms	8026247	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	4	EA	$1,500.00	$6,000				$6,000																		**$6,000**
D2010	Restrooms	8026184	Toilet, Commercial Water Closet, Replace	30	26	4	4	EA	$1,300.00	$5,200					$5,200																	**$5,200**
D2010	Hallways & Common Areas	8026196	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	9	EA	$1,200.00	$10,800												$10,800										**$10,800**
D3020	Mechanical Room	8026239	Unit Heater, Natural Gas, Replace	20	8	12	1	EA	$5,500.00	$5,500													$5,500									**$5,500**
D3020	Hallways & Common Areas	8026245	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	8	12	2	EA	$1,700.00	$3,400													$3,400									**$3,400**
D3020	Mechanical Room	8026227	Boiler Supplemental Components, Expansion Tank, Replace	40	32	8	1	EA	$3,540.00	$3,540									$3,540													**$3,540**
D3030	Throughout Building	8026275	Packaged Terminal Air Conditioner, PTAC, Replace	15	4	11	7	EA	$3,400.00	$23,800												$23,800										**$23,800**
D3030	Throughout Building	8026222	Unit Ventilator, approx/nominal 3 Ton, Replace	20	3	17	28	EA	$9,000.00	$252,000																		$252,000				**$252,000**
D3050	Throughout Building	8026237	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	69210	SF	$5.00	$346,050									$346,050													**$346,050**
D3050	Mechanical Room	8026244	Pump, Distribution, HVAC Heating Water, Replace	15	3	12	1	EA	$5,100.00	$5,100													$5,100									**$5,100**
D3050	Mechanical Room	8026276	Pump, Distribution, HVAC Heating Water, Replace	15	3	12	1	EA	$5,100.00	$5,100													$5,100									**$5,100**
D3050	Roof	8026193	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
D3050	Roof	8026208	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Roof	8026238	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Roof	8026274	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
D3050	Building Exterior	8026277	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
D3050	Roof	8026263	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
D3050	Roof	8026255	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
D3060	Restrooms	8026228	Exhaust Fan, Residential Bathroom, Replace	15	13	2	5	EA	$250.00	$1,250			$1,250															$1,250				**$2,500**
D3060	Roof	8026272	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	2	EA	$2,400.00	$4,800					$4,800																	**$4,800**
D4010	Throughout Building	8026212	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	69210	SF	$1.07	$74,055					$74,055																	**$74,055**
D4030	Throughout	8071866	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	30	EA	$150.00	$4,500			$4,500										$4,500									**$9,000**
D5020	Cafeteria	8026195	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$16,000					$16,000																	**$16,000**

Replacement Reserves Report

Kingsbury Middle School

10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5020	Cafeteria	8026260	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Mechanical Room	8026186	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D5020	Throughout Building	8026219	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	38	2	35000	SF	$18.00	$630,000			$630,000																			**$630,000**
D5020	Mechanical Room	8026204	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5020	Mechanical Room	8026265	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5030	Mechanical Room	8026252	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$5,300.00	$5,300																		$5,300				**$5,300**
D5030	Mechanical Room	8026216	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	3	17	1	EA	$5,300.00	$5,300																		$5,300				**$5,300**
D5040	Throughout Building	8026254	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	9	6	40	EA	$1,720.00	$68,800							$68,800															**$68,800**
D5040	Building Exterior	8026207	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	20	0	2	EA	$600.00	$1,200	$1,200																				$1,200	**$2,400**
D5040	Throughout Building	8026225	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	69210	SF	$4.50	$311,445			$311,445																			**$311,445**
D5040	Throughout	8071867	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	20	EA	$220.00	$4,400			$4,400										$4,400									**$8,800**
D5040	Building Exterior	8026218	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	6	EA	$600.00	$3,600																$3,600						**$3,600**
D6060	Throughout Building	8026213	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	20	0	69210	SF	$1.65	$114,197	$114,197																				$114,197	**$228,393**
D7030	Throughout Building	8026201	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	69210	SF	$2.00	$138,420					$138,420															$138,420		**$276,840**
D7050	Office Areas	8026220	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D8010	Mechanical Room	8026224	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	8	7	69210	SF	$6.00	$415,260								$415,260														**$415,260**
E1030	Kitchen	8026203	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	$6,700.00	$6,700	$6,700														$6,700							**$13,400**
E1030	Kitchen	8026226	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	14	1	1	EA	$6,400.00	$6,400		$6,400														$6,400						**$12,800**
E1030	Kitchen	8026200	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$8,280.00	$8,280			$8,280										$8,280									**$16,560**
E1030	Kitchen	8026268	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	3	EA	$1,700.00	$5,100			$5,100															$5,100				**$10,200**
E1030	Kitchen	8026217	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	8026278	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600															$3,600				**$7,200**
E1030	Kitchen	8026234	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			**$3,400**
E1030	Kitchen	8026211	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	2	EA	$3,600.00	$7,200				$7,200															$7,200			**$14,400**
E1030	Kitchen	8026189	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	3	EA	$7,000.00	$21,000					$21,000									$21,000								**$42,000**
E1030	Kitchen	8026269	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	26	4	3	EA	$2,500.00	$7,500					$7,500																	**$7,500**
E1030	Kitchen	8026271	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	8026243	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280									$8,280							**$16,560**
E1030	Kitchen	8026210	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	3	EA	$4,700.00	$14,100						$14,100															$14,100	**$28,200**
E1030	Kitchen	8026191	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500															**$4,500**
E1030	Kitchen	8026221	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	1	EA	$6,400.00	$6,400							$6,400															**$6,400**
E1030	Kitchen	8026229	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	$8,280.00	$8,280										$8,280										$8,280		**$16,560**
E1030	Kitchen	8026197	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	$8,280.00	$8,280										$8,280										$8,280		**$16,560**
E1030	Kitchen	8026206	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Commercial Kitchen	8026187	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	8026188	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									**$4,600**
E1030	Kitchen	8026241	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	$25,000.00	$25,000															$25,000							**$25,000**
E2010	Throughout Building	8026230	Casework, Countertop, Plastic Laminate, Replace	15	13	2	100	LF	$50.00	$5,000			$5,000															$5,000				**$10,000**
G2030	Site	8026198	Sidewalk, Concrete, Large Areas, Replace	50	47	3	1500	SF	$9.00	$13,500				$13,500																		**$13,500**
G2060	Site	8026246	Fences & Gates, Fence, Chain Link 8', Replace	40	32	8	700	LF	$25.00	$17,500								$17,500														**$17,500**
G2060	Site	8026233	Fences & Gates, Fence, Metal Tube 6', Replace	40	32	8	20	LF	$40.00	$800								$800														**$800**
P2030	Throughout	8057203	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
Y1090	Throughout	8135029	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$162,097**	**$191,067**	**$1,244,925**	**$351,100**	**$795,260**	**$25,980**	**$323,400**	**$415,260**	**$419,890**	**$16,560**	**$653,700**	**$201,267**	**$41,630**	**$0**	**$21,000**	**$39,980**	**$10,000**	**$442,150**	**$200,900**	**$401,030**	**$155,597**	**$6,112,791**
Totals, Escalated (3.0% inflation, compounded annually)											**$162,097**	**$196,798**	**$1,320,741**	**$383,656**	**$895,072**	**$30,118**	**$386,157**	**$510,717**	**$531,904**	**$21,607**	**$878,518**	**$278,600**	**$59,354**	**$0**	**$31,764**	**$62,288**	**$16,047**	**$730,807**	**$342,019**	**$703,209**	**$281,025**	**$7,822,497**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026248	D2010	**Storage Tank**	Domestic Water	250 GAI	Kingsbury Middle School	Mechanical Room	No dataplate	No dataplate	No dataplate	1995		
2	8026251	D2010	**Boiler**	Gas, Domestic, 260 to 500 MBH	500 MBH	Kingsbury Middle School	Mechanical Room	Raypak	No dataplate	No dataplate	1995		
3	8026205	D2010	**Pump** [Recirc]	Circulation, Domestic Water	0.5 HP	Kingsbury Middle School	Mechanical Room	Bell & Gossett	Illegible	Illegible	2015		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026259	D3020	**Boiler** [Boiler 1]	Gas, HVAC	1800 MBH	Kingsbury Middle School	Mechanical Room	Cleaver-Brooks	CFC-700-1800-125HW	16010180110533	2016		
2	8026192	D3020	**Boiler** [Boiler 2]	Gas, HVAC	1800 MBH	Kingsbury Middle School	Mechanical Room	Cleaver-Brooks	CFC-700-1800-125HW	16010180110535	2016		
3	8026245	D3020	**Unit Heater**	Hydronic, 13 to 36 MBH	15 MBH	Kingsbury Middle School	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2016		2
4	8026239	D3020	**Unit Heater**	Natural Gas	75 MBH	Kingsbury Middle School	Mechanical Room	Modine Manufacturing	Inaccessible	Inaccessible	2016		
5	8026227	D3020	**Boiler Supplemental Components**	Expansion Tank	100 GAL	Kingsbury Middle School	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	1992		
6	8026275	D3030	**Packaged Terminal Air Conditioner**	PTAC	1.5 TON	Kingsbury Middle School	Throughout Building	GE	Inaccessible	Inaccessible	2020		7
7	8026222	D3030	**Unit Ventilator**	approx/nominal 3 Ton	800 CFM	Kingsbury Middle School	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2021		28
8	8026244	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	3 HP	Kingsbury Middle School	Mechanical Room	Illegible	Illegible	Illegible	2021		
9	8026276	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	3 HP	Kingsbury Middle School	Mechanical Room	Illegible	Illegible	Illegible	2021		
10	8026193	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Kingsbury Middle School	Roof	Lennox	Illegible	Illegible	2022		
11	8026238	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	Kingsbury Middle School	Roof	Lennox	LGH150H4BS2G	5622A08079	2022		
12	8026274	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	Kingsbury Middle School	Roof	Lennox	LGH150H4BS2G	5622A08075	2022		
13	8026277	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8.5 TON	Kingsbury Middle School	Building Exterior	Lennox	LGH102H4BS4G	5622A07659	2022		
14	8026208	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Kingsbury Middle School	Roof	Lennox	LGH150H4BS2G	5622A08071	2022		
15	8026263	D3050	**Packaged Unit** [2]	RTU, Pad or Roof-Mounted	7.5 TON	Kingsbury Middle School	Roof	Lennox	LGH092H4BS4G	5622A07661	2022		
16	8026255	D3050	**Packaged Unit** [3]	RTU, Pad or Roof-Mounted	7.5 TON	Kingsbury Middle School	Roof	Lennox	LGH092H4BS4G	5622A07662	2022		
17	8026272	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	2000 CFM	Kingsbury Middle School	Roof	No dataplate	No dataplate	No dataplate	1992		2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8071866	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Kingsbury Middle School	Throughout				2015		30

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026195	D5020	**Secondary Transformer**	Dry, Stepdown		Kingsbury Middle School	Cafeteria	Acme Transformer	Inaccessible	Inaccessible	1992		
2	8026260	D5020	**Secondary Transformer**	Dry, Stepdown		Kingsbury Middle School	Cafeteria	Acme Transformer	Inaccessible	Inaccessible	1992		
3	8026186	D5020	**Secondary Transformer** [TA]	Dry, Stepdown	150 KVA	Kingsbury Middle School	Mechanical Room	Siemens	No dataplate	No dataplate	1992		
4	8026204	D5020	**Distribution Panel**	120/208 V	400 AMP	Kingsbury Middle School	Mechanical Room	GE	No dataplate	No dataplate	1956		
5	8026265	D5020	**Distribution Panel** [BR4]	277/480 V	800 AMP	Kingsbury Middle School	Mechanical Room	Siemens	No dataplate	No dataplate	1992		
6	8026252	D5030	**Variable Frequency Drive** [P-1]	VFD, by HP of Motor		Kingsbury Middle School	Mechanical Room	ABB	No dataplate	No dataplate	2021		
7	8026216	D5030	**Variable Frequency Drive** [P-2]	VFD, by HP of Motor		Kingsbury Middle School	Mechanical Room	ABB	No dataplate	No dataplate	2021		
8	8071867	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		Kingsbury Middle School	Throughout				2015		20

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026220	D7050	**Fire Alarm Panel**	Fully Addressable		Kingsbury Middle School	Office Areas	Notifier	NFS-320	Inaccessible	2019		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8026229	E1030	**Foodservice Equipment**	Convection Oven, Double		Kingsbury Middle School	Kitchen	ACCUTEMP	Inaccessible		2023		
2	8026200	E1030	**Foodservice Equipment**	Convection Oven, Double		Kingsbury Middle School	Kitchen	Blodgett			1992		
3	8026197	E1030	**Foodservice Equipment**	Convection Oven, Double		Kingsbury Middle School	Kitchen	ACCUTEMP	N61201D06000200	51604	2023		
4	8026243	E1030	**Foodservice Equipment**	Convection Oven, Double		Kingsbury Middle School	Kitchen	Blodgett	BD0-100-G-ES	072619C1022T	2007		
5	8026271	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Kingsbury Middle School	Kitchen	Beverage-Air Corporation	ST58HC-W	14108482	2014		
6	8026278	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Kingsbury Middle School	Kitchen	Nor-Lake	AR164WVS/0-A	1811286178	2010		

7	8026211	E1030	**Foodservice Equipment**	Dairy Cooler/Wells	Kingsbury Middle School	Kitchen	Beverage-Air Corporation	SMF58		2005	2
8	8026191	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Kingsbury Middle School	Kitchen				2015	
9	8026234	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Kingsbury Middle School	Kitchen	Metro			2010	
10	8026268	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels	Kingsbury Middle School	Kitchen	FWE			1992	3
11	8026206	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In	Kingsbury Middle School	Kitchen	True Manufacturing Co	T-49F-HC	10724643	2019	
12	8026203	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Kingsbury Middle School	Kitchen	Manitowoc			1992	
13	8026210	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich	Kingsbury Middle School	Kitchen				2014	3
14	8026188	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Kingsbury Middle School	Kitchen	Economy	ER1A-FS	L01564H	2021	
15	8026217	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Kingsbury Middle School	Kitchen	Master-Bilt	MWR722SSS/0X	1903 292437	2003	
16	8026226	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Kingsbury Middle School	Kitchen	Hoshizaki	Inaccessible		2010	
17	8026221	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Kingsbury Middle School	Kitchen	Hoshizaki	CR3B-FS	E50370D	2015	
18	8026189	E1030	**Foodservice Equipment**	Steamer, Tabletop	Kingsbury Middle School	Kitchen		Illegible		1992	3
19	8026187	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Kingsbury Middle School	Commercial Kitchen				2019	
20	8026241	E1030	**Foodservice Equipment**	Walk-In, Freezer	Kingsbury Middle School	Kitchen				2019	
21	8026269	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl	Kingsbury Middle School	Kitchen				1992	3