

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



LaRose Elementary School  
864 South Wellington Street  
Memphis, Tennessee 38126

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**DATE OF REPORT:**

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**ON SITE DATE:**

*February 27, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Main Address</b>	864 South Wellington Street, Memphis, Tennessee 38126
<b>Site Developed</b>	1963 Phase I/1999 Phase II
<b>Site Area</b>	5.39 acres (estimated)
<b>Parking Spaces</b>	72 total spaces all in open lots; three of which are accessible
<b>Building Area</b>	94,426 SF
<b>Number of Stories</b>	Two above grade with one partial below-grade basement level
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 27, 2024
<b>Management Point of Contact</b>	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The subject property was originally built in 1963 as a school for the Shelby County School District. According to historical aerial imagery, a total of five buildings were constructed onsite. In 1999 a massive reconstruction effort occurred which resulted in most of the structures being demolished, and a new structure added to the remaining building.

### Architectural

The concrete framed structure sits atop a concrete foundation complete with a partial basement located on the east side of the facility due to the topography in the area. The building is wrapped in a brick facade with concrete block accents along the front elevation. Small areas of cracking and deterioration were noted at the bottom layers of concrete block in which exposed rebar could be seen. Patching should be done soon to prevent further damage. The roofing fields consist of TPO membrane on the original building and a modified bitumen over the 1999 addition. Both systems are placed over a metal deck. It was reported to Bureau Veritas (BV) that the TPO roof was replaced in 2018. Interior finishes consisted of vinyl and ceramic tiling flooring, and ACT ceiling finishes throughout. Typical gypsum construction walls is present in the classrooms and hallways with CMU block observed in the lower level. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

A boiler and chiller HVAC system provides conditioned air throughout the building dispersed by indoor and rooftop air handlers. Other means of climate control is possible through rooftop packaged units, fan coil units, and hydronic heaters. Most of the HVAC equipment was observed to be in fair condition with recommended replacement of most components occurring early in the term. Heated water for the plumbing fixtures is via gas fire water heaters. Electrical service to the building is possible by overhead transmission lines to a main 800-amp switchboard. Service is then transmitted to smaller subpanels throughout the building. The commercial kitchen equipment onsite appeared to be in mostly fair condition with replacement expected soon for some major components. Fire suppression in the building is through a wet-type sprinkler system backed up by a facility-wide fire alarm system. The fire alarm control panel was observed by BV to be 2x past it's recommended usual life and replacement should occur soon as this is part of the life safety system for the building.

### Site

The asphalt paving in the parking area and near the playground has potholes and extensive cracking and requires replacement. The sidewalks are in fair condition. The retaining wall has minor damage that will require repairs. The playground equipment is enclosed by a chain link fence and appears to be in good condition.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

FCI Ranges and Description	
<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:

FCI Analysis   LaRose Elementary(1963)			
Replacement Value	Total SF	Cost/SF	
\$ 37,770,400	94,426	\$ 400	
	Est Reserve Cost		FCI
<b>Current</b>	\$ 10,000		<b>0.0 %</b>
3-Year	\$ 225,000		0.6 %
5-Year	\$ 1,058,700		2.8 %
10-Year	\$ 2,547,900		<b>6.7 %</b>



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.

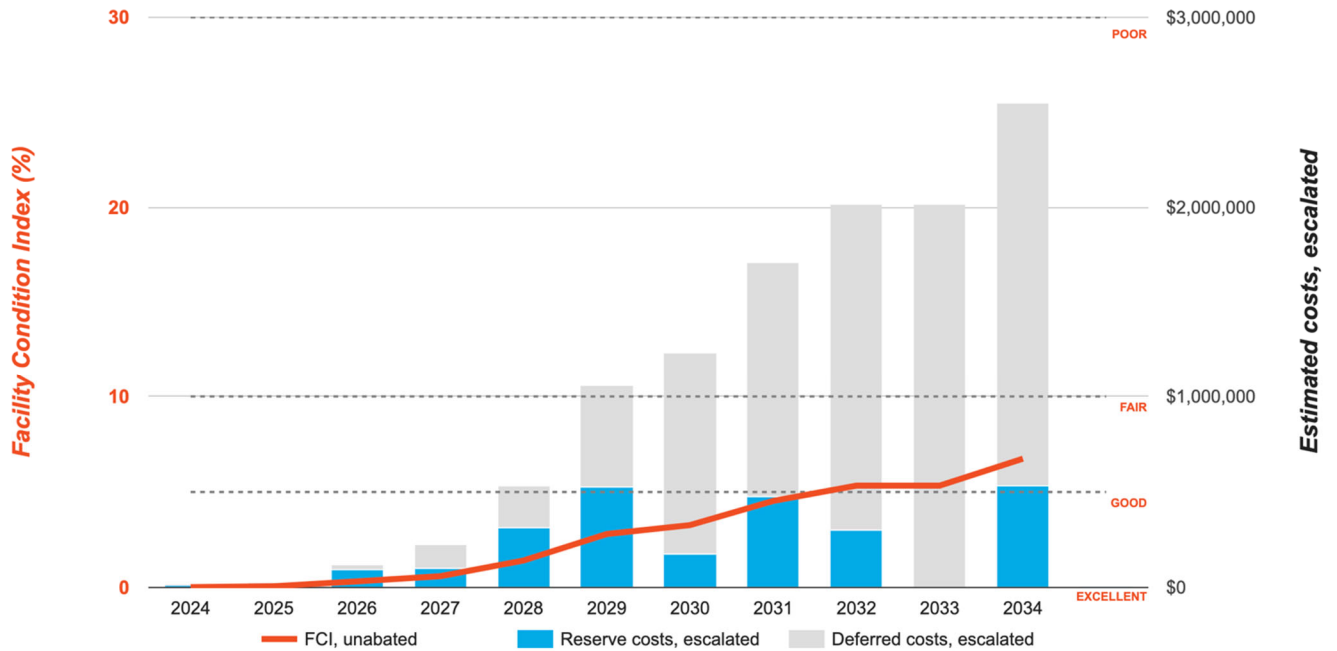
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: LaRose Elementary

Replacement Value: \$37,770,400

Inflation Rate: 3.0%

Average Needs per Year: \$231,700



## Immediate Needs

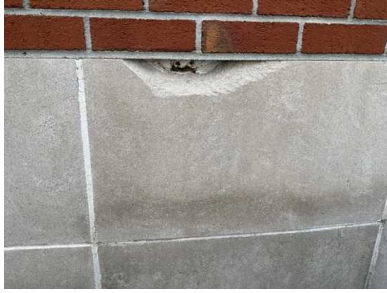
Facility/Building	Total Items	Total Cost
LaRose Elementary	1	\$10,000
<b>Total</b>	<b>1</b>	<b>\$10,000</b>

### LaRose Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7419670	LaRose Elementary	Building Exterior	B2010	Exterior Walls, Concrete Block (CMU), Repair	Poor	Performance/Integrity	\$10,000
<b>Total (1 items)</b>							<b>\$10,000</b>



## Key Findings



### Exterior Walls in Poor condition.

Concrete Block (CMU)  
LaRose Elementary Building Exterior

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

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,000

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Damage to stone at the base of the building along the front facade. - AssetCALC ID: 7419670



### Planter Boxes in Poor condition.

Basic or Wood Built-In Place  
LaRose Elementary Site

Uniformat Code: G2080  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

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Broken and rotted in places - AssetCALC ID: 7419169

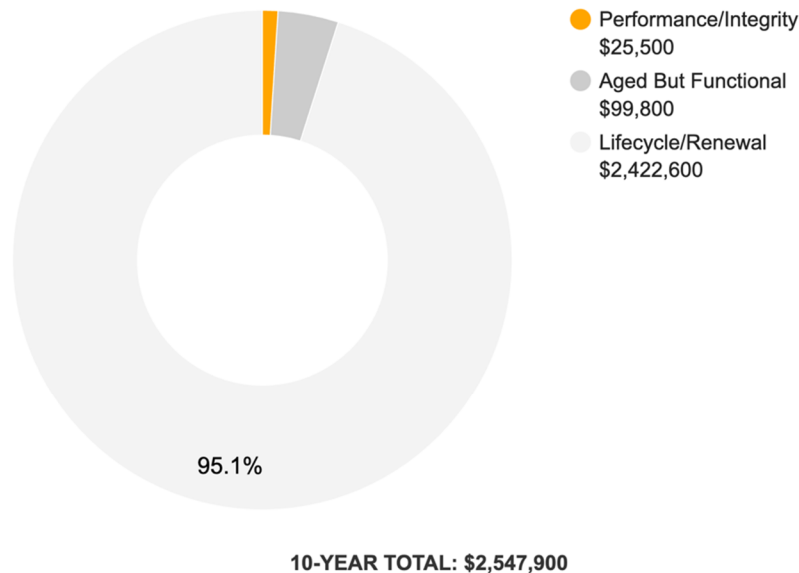
## Plan Types

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. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams and columns with cast-in-place floors, concrete footing foundation system atop partial basement walls.	Fair
<b>Façade</b>	Wall Finish: Brick veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish Tertiary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted/glazed CMU, and ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip, and sealed concrete Ceilings: Painted gypsum board, ACT, and unfinished/exposed	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, and air handlers, feeding fan coils and hydronic cabinet terminal units Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair



<b>Systems Summary</b>		
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and property entrance signage, chain link fencing Playgrounds and sports fields and courts	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls 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: None Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Damage to stone at the base of the building along the front facade	

## 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	-	-	-	-	\$9,900	\$9,900
Facade	\$10,000	-	-	\$30,500	\$37,800	\$78,200
Roofing	-	-	\$3,000	\$209,300	\$675,400	\$887,700
Interiors	-	-	\$671,000	\$128,700	\$2,100,400	\$2,900,200
Conveying	-	-	\$80,000	-	\$23,600	\$103,600
Plumbing	-	\$26,800	\$6,800	\$206,200	\$1,632,500	\$1,872,400
HVAC	-	\$48,700	-	\$181,400	\$2,066,800	\$2,296,900
Fire Protection	-	-	-	-	\$169,900	\$169,900
Electrical	-	-	-	\$6,000	\$1,193,000	\$1,198,900
Fire Alarm & Electronic Systems	-	-	\$16,400	\$253,800	\$268,300	\$538,500
Equipment & Furnishings	-	\$9,400	\$102,200	\$440,700	\$263,200	\$815,500
Site Development	-	\$15,500	\$57,600	\$19,700	\$150,700	\$243,400
Site Pavement	-	\$11,200	-	\$13,000	\$168,500	\$192,700
Site Utilities	-	-	-	-	\$6,500	\$6,500
<b>TOTALS (3% inflation)</b>	<b>\$10,000</b>	<b>\$111,700</b>	<b>\$937,000</b>	<b>\$1,489,200</b>	<b>\$8,766,500</b>	<b>\$11,314,400</b>

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



### 3. Property Space Use and Observed Areas

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#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1963 with extensive renovations and reconstruction occurring in 1999. During the renovation, some accessibility improvements appear to have been implemented at that time.

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

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

## 5. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<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.

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 7. Certification

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Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of LaRose Elementary School at 864 South Wellington Street in Memphis, Tennessee 38126, 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.

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**Prepared by:** Matthew Van Camp,  
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**Reviewed by:**



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## 8. Appendices

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



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - EXTERIOR WALLS



6 - TPO MEMBRANE ROOFING

## Photographic Overview



7 - METAL ROOFING



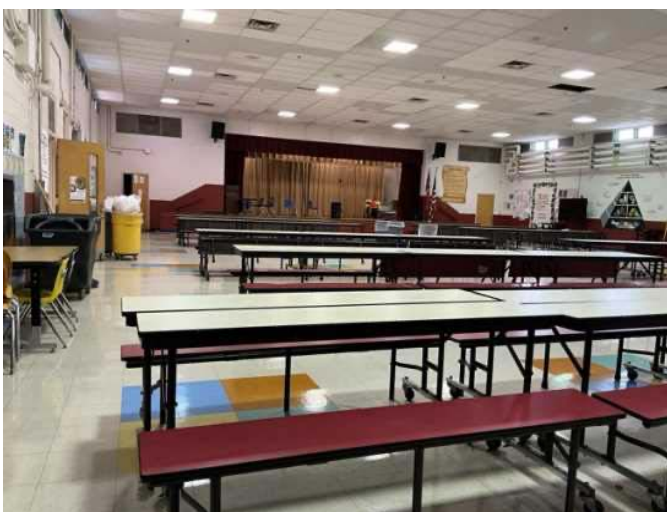
8 - HALLWAY FINISHES



9 - TYPICAL CLASSROOM FINISHES



10 - MAIN OFFICE AREA



11 - CAFETERIA



12 - LIBRARY



## Photographic Overview



13 - TYPICAL RESTROOM LAYOUT



14 - KITCHEN AREA



15 - BOILER ROOM



16 - WATER HEATER



17 - CHILLER



18 - AIR HANDLER

## Photographic Overview



19 - PACKAGED UNIT



20 - FIRE SUPPRESSION SYSTEM



21 - SWITCHBOARD



22 - FIRE ALARM PANEL



23 - ASPHALT PAVEMENT



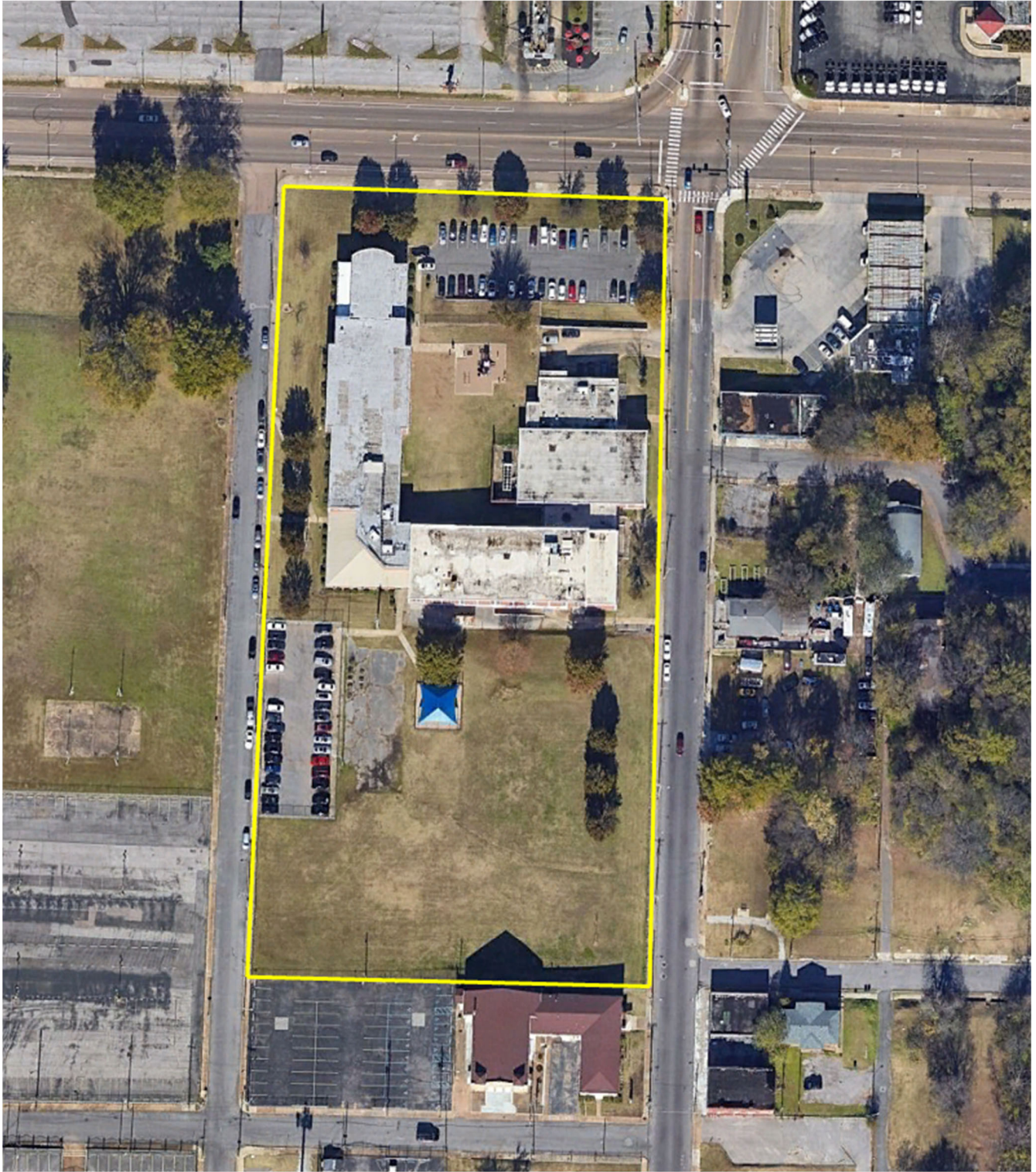
24 - PLAYGROUND AREA



# Appendix B:

## Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	163745.23R000-025.354	LaRose Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	February 27, 2024	

## Appendix C:

### Pre-Survey Questionnaire

---

## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** LaRose Elementary  
\_\_\_\_\_  
**Name of person completing form:** \_\_\_\_\_  
**Title / Association w/ property:** \_\_\_\_\_  
**Length of time associated w/ property:** \_\_\_\_\_  
**Date Completed:** 2/26/2024  
\_\_\_\_\_  
**Phone Number:** \_\_\_\_\_  
**Method of Completion:** INCOMPLETE - client/POC unwilling or unable to complete  
\_\_\_\_\_

---

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



*Signature of Assessor*

*Signature of POC*

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** LaRose Elementary

**BV Project Number:** 163745.23R000-025.354

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			Building addition
3	Has building management reported any accessibility-based complaints or litigation?		X		

LaRose Elementary: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>			Van stall needed	
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>			Sign needed for area of refuge	
<b>Elevators</b>				X
<b>Public Restrooms</b>			Pipe protection	
<b>Kitchens/Kitchenettes</b>				X
<b>Playgrounds &amp; Swimming Pools</b>				X
<b>Other</b>	NA			

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

# LaRose Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



ADDITIONAL ENTRANCE

# LaRose Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



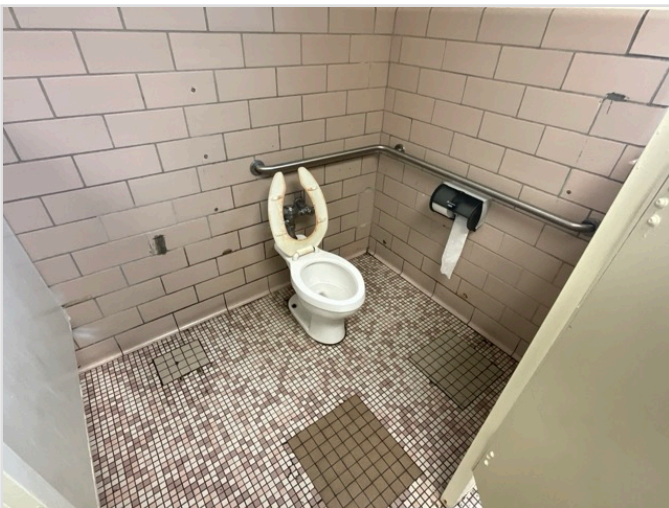
DOOR HARDWARE



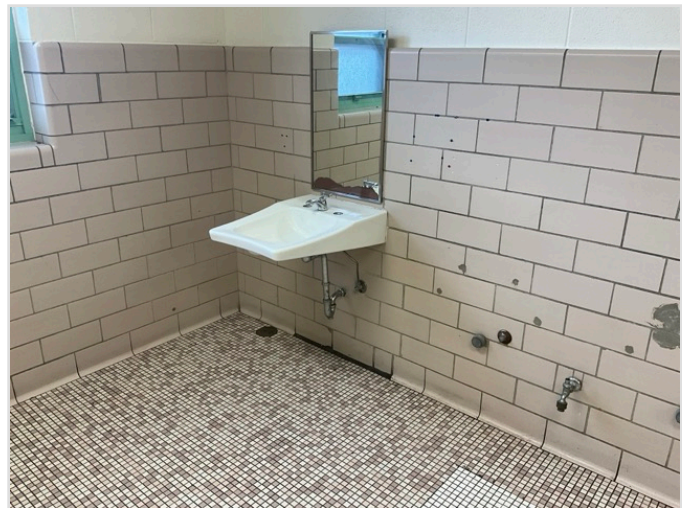
LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## LaRose Elementary: Photographic Overview



KITCHEN PATH OF TRAVEL



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

## **Appendix E:** Component Condition Report

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**Component Condition Report | LaRose Elementary**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stairs, Concrete, Exterior	100 SF	20	7419632
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	25,000 SF	25	7419654
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU), Repair	500 SF	0	7419670
B2020	Hallways	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	12	7419662
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	8	7419633
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	15	7419668
B2070	Building exterior	Fair	Louvers, Aluminum	3	15	7419092
B2080	Site	Fair	Awning, Fabric, per SF of awning	1,000 SF	6	7419163
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal	3,000 SF	34	7419130
B3010	Roof	Fair	Roofing, Modified Bitumen	16,400 SF	8	7419646
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	26,000 SF	14	7419649
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	14	7419651
B3060	Roof	Fair	Roof Hatch, Metal	2	5	7419666
B3080	Roof	Fair	Soffit, Gypsum Board	150 SF	7	7419663
<b>Interiors</b>						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	300 LF	15	7419657
C1030	Hallways	Fair	Interior Door, Wood, Solid-Core	71	15	7419645
C1030	Hallways	Fair	Door Hardware, School, per Door	109	16	7419647
C1030	Hallways	Fair	Interior Door, Steel, Standard	18	15	7419634
C1070	Hallways and Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	70,000 SF	4	7419673
C1090	Restrooms	Fair	Toilet Partitions, Metal	28	7	7419093
C1090	Classrooms	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	208	13	7419648
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	20,000 SF	15	7419672
C2010	Hallways and Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	55,000 SF	6	7419630
C2030	Restrooms	Fair	Flooring, Ceramic Tile	15,000 SF	15	7419665
C2030	Theater	Fair	Flooring, Wood, Strip	2,500 SF	13	7419631
C2030	Theater	Fair	Flooring, Wood, Strip, Refinish	2,500 SF	3	7421252
C2030	Mechanical Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,000 SF	3	7419650
C2030	Kitchen and Restrooms	Fair	Flooring, Quarry Tile	10,000 SF	25	7419660
C2030	Hallways and Classrooms	Fair	Flooring, Vinyl Tile (VCT)	55,000 SF	5	7419667
C2050	Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,000 SF	6	7419637
<b>Conveying</b>						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	7419087
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	7419106
D1010	Elevator	Good	Elevator Controls, Automatic, 1 Car	1	13	7419105

**Component Condition Report | LaRose Elementary**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	13	7419068
D2010	Mechanical room	Fair	Water Heater, Electric, Residential	1	4	7419138
D2010	Breakroom	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	2	7419102
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	94,426 SF	15	7419090
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	2	7419133
D2010	Breakroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	12	7419094
D2010	Restrooms	Fair	Toilet, Residential Water Closet	42	10	7419077
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	17	7419089
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419161
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	15	8	7419132
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419154
D2010	Utility closet	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	2	7419124
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419074
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419167
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (200 MBH)	1	2	7419139
D2010	Restrooms	Fair	Urinal, Standard	14	10	7419152
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	28	10	7419158
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419144
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419170
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419096
D2010	Hallways	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	5	7419146
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water	1	6	7419085
<b>HVAC</b>						
D3020	Mechanical room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	2	7419098
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	13	7419088
D3020	Hallways	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	15	8	7419125
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	2	15	7419112
D3020	Mechanical room	Good	Unit Heater, Hydronic	1	17	7419113
D3030	Site	Fair	Chiller, Air-Cooled	1	13	7419114
D3050	Roof	Fair	Air Handler, Exterior AHU	1	2	7419097
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	94,426 SF	20	7419134
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	7419155
D3050	Cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7419084
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	7419120
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7419135
D3050	Roof	Fair	Air Handler, Exterior AHU	1	7	7419147
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	94,426 SF	15	7419162
D3050	Hallways	Fair	Fan Coil Unit, Hydronic Terminal	9	10	7419080

**Component Condition Report | LaRose Elementary**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Good	Supplemental Components, Air Separator, HVAC	2	11	7419107
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7419127
D3050	Cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	7419118
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	7	7	7419101
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	15	7419070
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	7	7419075
<b>Fire Protection</b>						
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	15	7419142
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	94,426 SF	15	7419079
<b>Electrical</b>						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	15	7419121
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	19	7419151
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	7419160
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	7419116
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	7419156
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	14	7419115
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	94,426 SF	20	7419126
D5040	Hallways	Good	Emergency & Exit Lighting, Exit Sign, LED	22	7	7419083
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	94,426 SF	13	7419143
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	94,426 SF	15	7419145
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	94,426 SF	10	7419082
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7419128
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	7	7419109
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	5	7419108
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7419081
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	5	7419123
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7419073
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	7	7419095
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	10	7419140
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	7419111
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	7419165
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	7419136
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	14	7419166
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	7419157
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7419150
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7419141
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7419148

**Component Condition Report | LaRose Elementary**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	10	7419076
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7419110
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	1 LS	7	7419091
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7419159
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	5	7419086
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	7419137
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	7419153
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	7419149
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	7419168
E1070	Theater	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	4	7419653
E2010	Office and Classrooms	Fair	Casework, Countertop, Plastic Laminate	2,500 LF	7	7419671
E2010	Office and Classrooms	Fair	Casework, Countertop, Plastic Laminate	2,500 LF	7	7419658
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	3,600 SF	25	7419078
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,500 SF	2	7419131
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,500 SF	17	7419119
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	5,800 SF	5	7419122
G2050	Site	Good	Play Structure, Multipurpose, Medium	2	15	7419164
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	3	7419129
G2050	Site	Good	Athletic Surfaces & Courts, Track Surface, Rubber	3,200 SF	7	7419069
<b>Sitework</b>						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	35	11	7419629
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7419664
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	3	12	7419100
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,500 LF	12	7419071
G2060	Site	Fair	Flagpole, Metal	1	15	7419103
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	700 SF	25	7419104
G2080	Site	Poor	Planter Boxes, Basic or Wood Built-In Place	150 LF	1	7419169
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	7419636

## Appendix F: Replacement Reserves

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Replacement Reserves Report

LaRose Elementary



3/14/2024

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
LaRose Elementary	\$10,000	\$15,450	\$96,218	\$103,263	\$310,528	\$523,180	\$198,690	\$477,511	\$303,518	\$0	\$532,422	\$45,749	\$78,666	\$1,495,873	\$731,942	\$3,924,892	\$247,285	\$214,316	\$86,824	\$64,704	\$1,908,509	\$11,369,542
<b>Grand Total</b>	<b>\$10,000</b>	<b>\$15,450</b>	<b>\$96,218</b>	<b>\$103,263</b>	<b>\$310,528</b>	<b>\$523,180</b>	<b>\$198,690</b>	<b>\$477,511</b>	<b>\$303,518</b>	<b>\$0</b>	<b>\$532,422</b>	<b>\$45,749</b>	<b>\$78,666</b>	<b>\$1,495,873</b>	<b>\$731,942</b>	<b>\$3,924,892</b>	<b>\$247,285</b>	<b>\$214,316</b>	<b>\$86,824</b>	<b>\$64,704</b>	<b>\$1,908,509</b>	<b>\$11,369,542</b>

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	7419632	Stairs, Concrete, Exterior, Replace	50	30	20	100	SF	\$55.00	\$5,500																				\$5,500	\$5,500		
B2010	Building Exterior	7419670	Exterior Walls, Concrete Block (CMU), Repair	0	25	0	500	SF	\$20.00	\$10,000	\$10,000																				\$10,000		
B2020	Building Exterior	7419633	Glazing, any type by SF, Replace	30	22	8	300	SF	\$55.00	\$16,500														\$16,500							\$16,500		
B2020	Hallways	7419662	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	8	12	1	EA	\$1,200.00	\$1,200															\$1,200						\$1,200		
B2050	Building Exterior	7419668	Exterior Door, Steel, Standard, Replace	40	25	15	20	EA	\$600.00	\$12,000																		\$12,000			\$12,000		
B2070	Building exterior	7419092	Louvers, Aluminum, Replace	40	25	15	3	EA	\$970.00	\$2,910																		\$2,910			\$2,910		
B2080	Site	7419163	Awning, Fabric, per SF of awning, Replace	10	4	6	1000	SF	\$8.00	\$8,000																			\$8,000		\$8,000		
B3010	Roof	7419646	Roofing, Modified Bitumen, Replace	20	12	8	16400	SF	\$10.00	\$164,000																					\$164,000		
B3010	Roof	7419649	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	26000	SF	\$17.00	\$442,000																					\$442,000		
B3020	Roof	7419651	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	6	14	500	LF	\$9.00	\$4,500																					\$4,500		
B3060	Roof	7419666	Roof Hatch, Metal, Replace	30	25	5	2	EA	\$1,300.00	\$2,600																						\$2,600	
B3080	Roof	7419663	Soffit, Gypsum Board, Replace	20	13	7	150	SF	\$8.30	\$1,245																						\$1,245	
C1010	Classrooms	7419657	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	10	15	300	LF	\$29.40	\$8,820																			\$8,820			\$8,820	
C1030	Hallways	7419634	Interior Door, Steel, Standard, Replace	40	25	15	18	EA	\$600.00	\$10,800																			\$10,800			\$10,800	
C1030	Hallways	7419645	Interior Door, Wood, Solid-Core, Replace	40	25	15	71	EA	\$700.00	\$49,700																			\$49,700			\$49,700	
C1030	Hallways	7419647	Door Hardware, School, per Door, Replace	30	14	16	109	EA	\$400.00	\$43,600																				\$43,600			\$43,600
C1070	Hallways and Classrooms	7419673	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	70000	SF	\$3.50	\$245,000																						\$245,000	
C1090	Restrooms	7419093	Toilet Partitions, Metal, Replace	20	13	7	28	EA	\$850.00	\$23,800																						\$23,800	
C1090	Classrooms	7419648	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	208	EA	\$500.00	\$104,000																						\$104,000	
C2010	Restrooms	7419672	Wall Finishes, Ceramic Tile, Replace	40	25	15	20000	SF	\$18.00	\$360,000																						\$360,000	
C2010	Hallways and Classrooms	7419630	Wall Finishes, any surface, Prep & Paint	10	4	6	55000	SF	\$1.50	\$82,500																						\$82,500	
C2030	Mechanical Room	7419650	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	5000	SF	\$12.00	\$60,000																						\$60,000	
C2030	Restrooms	7419665	Flooring, Ceramic Tile, Replace	40	25	15	15000	SF	\$18.00	\$270,000																						\$270,000	
C2030	Theater	7421252	Flooring, Wood, Strip, Refinish	10	7	3	2500	SF	\$4.00	\$10,000																						\$10,000	
C2030	Theater	7419631	Flooring, Wood, Strip, Replace	30	17	13	2500	SF	\$15.00	\$37,500																						\$37,500	
C2030	Hallways and Classrooms	7419667	Flooring, Vinyl Tile (VCT), Replace	15	10	5	55000	SF	\$5.00	\$275,000																						\$275,000	
C2050	Restroom	7419637	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	10000	SF	\$2.00	\$20,000																						\$20,000	
D1010	Elevator	7419106	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000																						\$9,000	
D1010	Elevator	7419087	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	25	5	1	EA	\$60,000.00	\$60,000																						\$60,000	
D1010	Elevator	7419105	Elevator Controls, Automatic, 1 Car, Replace	20	7	13	1	EA	\$5,000.00	\$5,000																						\$5,000	
D2010	Kitchen	7419139	Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	\$16,600.00	\$16,600																						\$16,600	
D2010	Mechanical room	7419138	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$900.00	\$900																						\$900	
D2010	Mechanical room	7419085	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,625.00	\$7,625																						\$7,625	
D2010	Mechanical room	7419144	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,600.00	\$7,600																						\$7,600	
D2010	Mechanical room	7419170	Pump, Circulation/Booster, Domestic Water, Replace	15	9	6	1	EA	\$5,100.00	\$5,100																						\$5,100	
D2010	Mechanical room	7419096	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,625.00	\$7,625																						\$7,625	
D2010	Mechanical room	7419161	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,625.00	\$7,625																						\$7,625	
D2010	Mechanical room	7419167	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,600.00	\$7,600																						\$7,600	
D2010	Mechanical room	7419074	Pump, Circulation/Booster, Domestic Water, Replace	15	9	6	1	EA	\$5,100.00	\$5,100																						\$5,100	
D2010	Mechanical room	7419154	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	\$7,625.00	\$7,625																						\$7,625	
D2010	Utility closet	7419068	Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$900.00	\$900																						\$900	
D2010	Throughout building	7419090	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	94426	SF	\$11.00	\$1,038,686																						\$1,038,686	
D2010	Breakroom	7419102	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	28	2	1	EA	\$1,100.00	\$1,100																						\$1,100	
D2010	Utility closet	7419133	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	\$800.00	\$800																						\$800	
D2010	Utility closet	7419124	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	4	EA	\$1,700.00	\$6,800																						\$6,800	
D2010	Hallways	7419146	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	25	5	2	EA	\$2,500.00	\$5,000																						\$5,000	
D2010	Hallways	7419132	Drinking Fountain, Wall-Mounted, Single-Level, Replace																														



Replacement Reserves Report

LaRose Elementary



3/14/2024

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
E1030	Kitchen	7419166	Foodservice Equipment, Walk-In, Freezer, Replace	20	6	14	1	EA	\$25,000.00	\$25,000														\$25,000							\$25,000	
E1070	Theater	7419653	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	2000	SF	\$15.00	\$30,000					\$30,000														\$30,000		\$60,000	
E2010	Office and Classrooms	7419671	Casework, Countertop, Plastic Laminate, Replace	15	8	7	2500	LF	\$50.00	\$125,000								\$125,000													\$125,000	
E2010	Office and Classrooms	7419658	Casework, Countertop, Plastic Laminate, Replace	15	8	7	2500	LF	\$50.00	\$125,000								\$125,000													\$125,000	
G2020	Site	7419131	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	23500	SF	\$0.45	\$10,575			\$10,575				\$10,575					\$10,575					\$10,575			\$42,300		
G2020	Site	7419119	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	23500	SF	\$3.50	\$82,250																	\$82,250			\$82,250		
G2050	Gymnasium	7419129	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	1	EA	\$9,500.00	\$9,500				\$9,500																	\$9,500	
G2050	Site	7419122	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	20	5	5800	SF	\$6.50	\$37,700					\$37,700																\$37,700	
G2050	Site	7419069	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	3	7	3200	SF	\$5.00	\$16,000							\$16,000										\$16,000				\$32,000	
G2050	Site	7419164	Play Structure, Multipurpose, Medium, Replace	20	5	15	2	EA	\$20,000.00	\$40,000														\$40,000							\$40,000	
G2060	Site	7419100	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	13	12	3	EA	\$1,700.00	\$5,100												\$5,100									\$5,100	
G2060	Site	7419071	Fences & Gates, Fence, Chain Link 6', Replace	40	28	12	1500	LF	\$21.00	\$31,500												\$31,500									\$31,500	
G2060	Site	7419664	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
G2060	Site	7419629	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	35	EA	\$150.00	\$5,250												\$5,250									\$5,250	
G2060	Site	7419103	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500														\$2,500							\$2,500	
G2080	Site	7419169	Planter Boxes, Basic or Wood Built-In Place, Replace	25	24	1	150	LF	\$100.00	\$15,000		\$15,000																			\$15,000	
G4050	Building exterior	7419636	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$600.00	\$4,200															\$4,200						\$4,200	
<b>Totals, Unescalated</b>											<b>\$10,000</b>	<b>\$15,000</b>	<b>\$90,695</b>	<b>\$94,500</b>	<b>\$275,900</b>	<b>\$451,300</b>	<b>\$166,400</b>	<b>\$388,260</b>	<b>\$239,600</b>	<b>\$0</b>	<b>\$396,172</b>	<b>\$33,050</b>	<b>\$55,175</b>	<b>\$1,018,617</b>	<b>\$483,900</b>	<b>\$2,519,239</b>	<b>\$154,100</b>	<b>\$129,665</b>	<b>\$51,000</b>	<b>\$36,900</b>	<b>\$1,056,695</b>	<b>\$7,666,168</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$10,000</b>	<b>\$15,450</b>	<b>\$96,218</b>	<b>\$103,263</b>	<b>\$310,528</b>	<b>\$523,180</b>	<b>\$198,690</b>	<b>\$477,511</b>	<b>\$303,518</b>	<b>\$0</b>	<b>\$532,422</b>	<b>\$45,749</b>	<b>\$78,666</b>	<b>\$1,495,873</b>	<b>\$731,942</b>	<b>\$3,924,892</b>	<b>\$247,285</b>	<b>\$214,316</b>	<b>\$86,824</b>	<b>\$64,704</b>	<b>\$1,908,509</b>	<b>\$11,369,542</b>

## Appendix G: Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419105	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		LaRose Elementary	Elevator						
2	7419087	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	3000 LB	LaRose Elementary	Elevator	Dover	EP12540	EJ7911	1999		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419161	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	7.5 HP	LaRose Elementary	Mechanical room	Baldor	Illegible	Illegible			
2	7419154	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	7.5 HP	LaRose Elementary	Mechanical room	Baldor	EM3311T	Illegible			
3	7419074	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	3 HP	LaRose Elementary	Mechanical room	Baldor	EM3211T	Illegible			
4	7419167	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	15 HP	LaRose Elementary	Mechanical room	Baldor	EM2513T	0990113			
5	7419144	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	15 HP	LaRose Elementary	Mechanical room	Baldor	EM2513T	0990113			
6	7419170	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	3 HP	LaRose Elementary	Mechanical room	Baldor	EM3211T	F1298			
7	7419096	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	7.5 HP	LaRose Elementary	Mechanical room	Baldor	Illegible	Illegible			
8	7419085	D2010	<b>Pump</b>	Circulation/Booster, Domestic Water	7.5 HP	LaRose Elementary	Mechanical room	Baldor	EM331.1	F1298			
9	7419068	D2010	<b>Water Heater</b>	Electric, Residential	40 GAL	LaRose Elementary	Utility closet	A.O. Smith	ENS-40 110	2239131099648	2022		
10	7419138	D2010	<b>Water Heater</b>	Electric, Residential	40 GAL	LaRose Elementary	Mechanical room	A.O. Smith	ECT 40 200	1324A025451	2013		
11	7419139	D2010	<b>Water Heater</b>	Gas, Commercial (200 MBH)	125 GAL	LaRose Elementary	Kitchen	Ventura	40V125	089792371	1997		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419088	D3020	<b>Boiler</b>	Gas, HVAC	350 MBH	LaRose Elementary	Mechanical room	Cleaver-Brooks	FLX	T-6449			
2	7419125	D3020	<b>Radiator</b>	Hydronic, Column/Cabinet Style (per EA)		LaRose Elementary	Hallways						15
3	7419113	D3020	<b>Unit Heater</b>	Hydronic	50 MBH	LaRose Elementary	Mechanical room	Inaccessible	Inaccessible	Inaccessible			
4	7419112	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	100 GAL	LaRose Elementary	Mechanical room	Taco	No dataplate	No dataplate	1999		2
5	7419114	D3030	<b>Chiller</b>	Air-Cooled	250 TON	LaRose Elementary	Site	McQuay	AWS250BDHEWNN-ER10	STNU121200038	2012		
6	7419097	D3050	<b>Air Handler</b>	Exterior AHU	4000 CFM	LaRose Elementary	Roof	McQuay	RDS800CYY	39F00068	1999		
7	7419147	D3050	<b>Air Handler</b>	Exterior AHU	1500 CFM	LaRose Elementary	Roof	Illegible	Illegible	Illegible			
8	7419084	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	4000 CFM	LaRose Elementary	Cafeteria	Inaccessible	Inaccessible	Inaccessible			
9	7419118	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	4000 CFM	LaRose Elementary	Cafeteria	Inaccessible	Inaccessible	Inaccessible			
10	7419080	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	2000 CFM	LaRose Elementary	Hallways	Inaccessible	Inaccessible	Inaccessible			9
11	7419155	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	8.5 TON	LaRose Elementary	Roof	Lennox	KCA102H4MN1Y	5615D07380	2015		
12	7419120	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	6 TON	LaRose Elementary	Roof	Johnson Controls	ZYG06S2C1EB1C123A3	N2B2069972	2022		
13	7419135	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	LaRose Elementary	Roof	Illegible	Illegible	Illegible	2003		
14	7419127	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	LaRose Elementary	Roof	AAON	22022	8903C043	2003		
15	7419101	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	400 CFM	LaRose Elementary	Roof	No dataplate	No dataplate	No dataplate			7
16	7419070	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	2000 CFM	LaRose Elementary	Roof	No dataplate	CNU185RG	TX8818302			
17	7419075	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1500 CFM	LaRose Elementary	Roof	Greenheck	G-150-	99C05644			5
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419142	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		LaRose Elementary	Kitchen						20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419121	D5020	<b>Switchboard</b>	120/208 V	800 AMP	LaRose Elementary	Electrical room	General Electric	Spectra Series	No dataplate	1999		
2	7419151	D5020	<b>Distribution Panel</b>	120/208 V	400 AMP	LaRose Elementary	Mechanical room	General Electric	A Series	No dataplate			
3	7419160	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	LaRose Elementary	Mechanical room	Rockwell Automation	No dataplate	No dataplate			
4	7419116	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	15 HP	LaRose Elementary	Mechanical room	Rockwell Automation	No dataplate	No dataplate			
5	7419156	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	15 HP	LaRose Elementary	Mechanical room	Rockwell Automation	No dataplate	No dataplate			
6	7419115	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	LaRose Elementary	Mechanical room	Rockwell Automation	No dataplate	No dataplate			
7	7419083	D5040	<b>Emergency &amp; Exit Lighting</b>	Exit Sign, LED		LaRose Elementary	Hallways						22

**D70 Electronic Safety & Security**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419128	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		LaRose Elementary	Office				1998		

**E10 Equipment**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7419073	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		LaRose Elementary	Kitchen	Masterbuilt	No dataplate	No dataplate			
2	7419111	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		LaRose Elementary	Kitchen	Beverage-Air	SM85N	No dataplate			
3	7419123	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF		LaRose Elementary	Kitchen	No dataplate	No dataplate	No dataplate			2
4	7419081	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	Blodgett	Inaccessible	Inaccessible			
5	7419150	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	No dataplate	No dataplate	No dataplate			
6	7419141	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	FWE	MTU-12	092544301	2009		
7	7419148	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	Blodgett	Inaccessible	Inaccessible			
8	7419159	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	Blodgett	No dataplate	No dataplate			
9	7419137	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		LaRose Elementary	Kitchen	Blodgett	No dataplate	No dataplate			
10	7419168	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding		LaRose Elementary	Kitchen	Inaccessible	Inaccessible	Inaccessible			
11	7419109	E1030	<b>Foodservice Equipment</b>	Range/Oven, 4-Burner		LaRose Elementary	Kitchen	Illegible	No dataplate	No dataplate			
12	7419095	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In		LaRose Elementary	Kitchen	Illegible	R72S	R72S11120008			
13	7419110	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In		LaRose Elementary	Kitchen	True Manufacturing Co.	T72	4959462			
14	7419157	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding		LaRose Elementary	Kitchen	AccuTemp	N61201E06000200	69938	2022		
15	7419153	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding		LaRose Elementary	Kitchen	AccuTemp	N61201E06000200	69939	2022		
16	7419140	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		LaRose Elementary	Roof	Standex	MHMD010AC	1906298147	2019		
17	7419136	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		LaRose Elementary	Roof	HeatCraft	BCH0031LBACHA0200	T22A07976	2022		
18	7419076	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		LaRose Elementary	Kitchen	HeatCraft	05 - 02583	E221900212	2019		
19	7419149	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		LaRose Elementary	Kitchen	HeatCraft	BELO135BS4EEAB0400	T21L17547	2021		
20	7419166	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		LaRose Elementary	Kitchen	No dataplate	No dataplate	No dataplate			
21	7419165	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		LaRose Elementary	Kitchen	No dataplate	No dataplate	No dataplate			