

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Levi Elementary  
1270 North Graham Street  
Memphis, Tennessee 38122

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-132.354*

## **DATE OF REPORT:**

*October 2, 2024*

## **ON SITE DATE:**

*September 11, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Two
Main Address	1270 North Graham Street, Memphis, Tennessee 38122
Site Developed	1991
Site Area	8.8 acres (estimated)
Parking Spaces	59 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	Cafeteria for Y-Care
Date(s) of Visit	September 11, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Louis Morganfield
Assessment and Report Prepared By	Randall Patzke
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The school was constructed around 1928. The gymnasium building is the oldest building on campus. The current classroom building was built in 1991. The new classroom building construction included new parking lots and playgrounds. Since, then a new pre-K playground was added.

### Architectural

The gymnasium building is the older building. The brick walls need cleaning and sealing. The fascia and soffit areas have failed in areas with dry rot which has open holes. The windows are single pane steel framed. The doors and frames are starting to rust out. The interior paint is peeling on the exterior walls. The ceiling in the restroom is cracking and starting to fall down. The classroom building has exterior doors that letting water into the hallway. The gutters in this area has holes in the bottom. The walls are painted CMU, the flooring is mainly VCT, some quarry tile, ceramic tile and paraquet, the ceilings are ACT and painted. The finishes are as expected for a building of this age.

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

The furnaces in the gymnasium are older and the air conditioner disconnects are turned off. The gymnasium and salon are heated with unit heaters. The whole HAVC system in the gymnasium should be reviewed. The classroom building is heated and cooled with a combination of Boiler, Chiller, and Rooftop package units. The rooftop package units and air handlers were replaced and are in the middle of there expected life. The lighting has not been upgraded to LED. Thee building is equipped with an emergency generator and automatic transfer switch. The electrical components are nearing end of normal life so future replacement could be considered in the future. The plumbing in the gymnasium is original and replacement maybe required. The hallway trough sinks have issues and replacements may be required. Based on age normal maintenance is required. The AED is missing from the gymnasium. The buildings are protected with portable fire extinguishers and a fire alarm system. The kitchen has an automatic hood system for the range.

### Site

The sidewalk near the small parking lot is cracked, heaved, and could be trip hazard. The playgrounds are either poured rubber or compacted dirt/grass, nothing to cushion a fall. The parking lot will need to be seal coated and striped. IN a few years Mill and Overlay will be required. The lights have been upgraded to LED. The tree in the HVAC fenced area and next to the building should be removed.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

## Facility Condition Index (FCI)

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

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

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

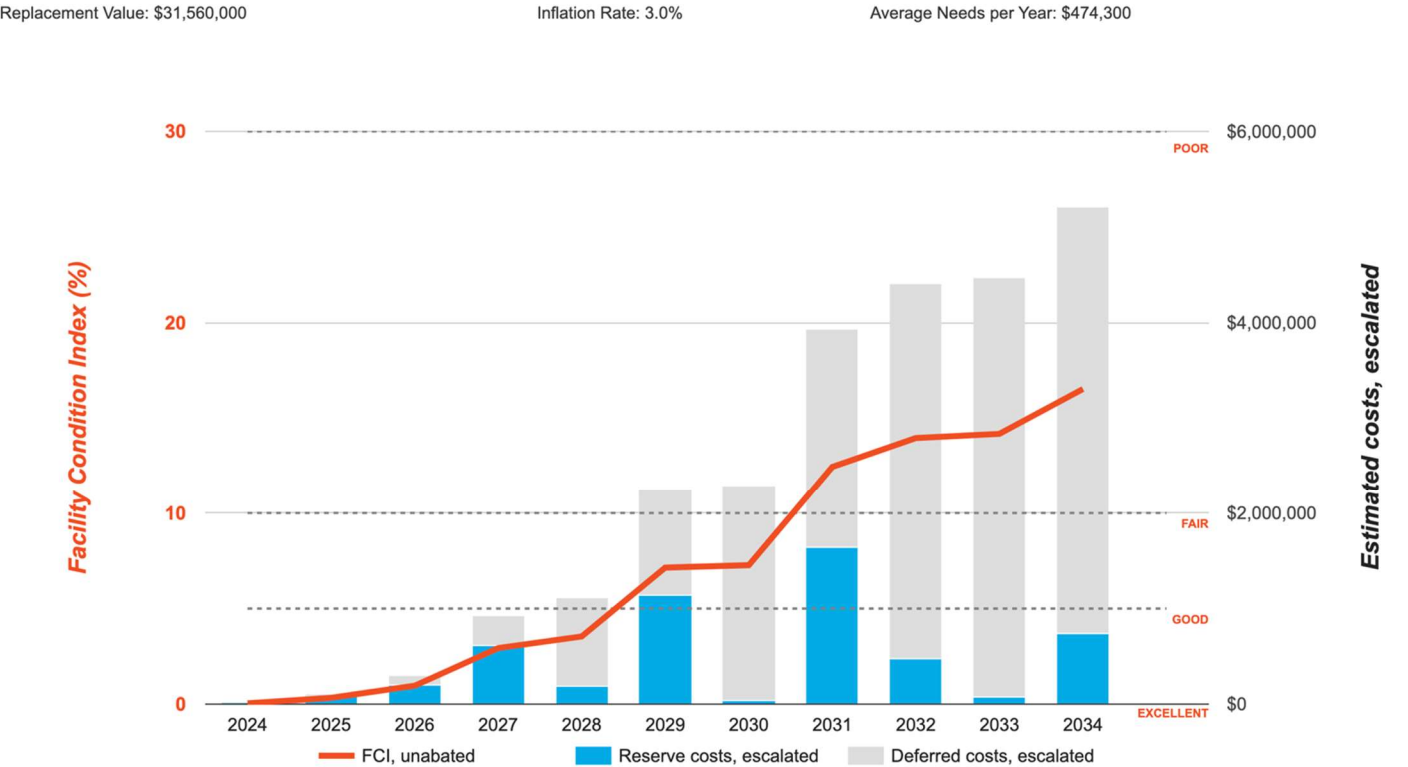
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Levi Elementary / Classroom Building (1991)	\$400	64,000	\$25,600,000	0.0%	1.4%	5.2%	13.7%
Levi Elementary / Gymnasium (1928)	\$400	14,900	\$5,960,000	0.1%	5.7%	11.4%	23.3%

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: Levi Elementary



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	-	-	\$400	-	\$600	\$1,000
Facade	-	\$141,100	\$124,400	\$371,700	\$935,300	\$1,572,600
Roofing	-	\$3,900	\$21,400	-	\$1,840,700	\$1,866,000
Interiors	-	\$66,500	\$94,500	\$1,068,200	\$1,022,100	\$2,251,400
Conveying	-	-	-	\$33,600	\$24,200	\$57,800
Plumbing	-	\$10,600	\$27,400	\$216,900	\$1,177,300	\$1,432,200
HVAC	\$6,800	-	\$109,100	\$436,900	\$1,317,400	\$1,870,300
Fire Protection	-	-	\$3,700	\$4,900	\$5,000	\$13,600
Electrical	-	-	\$564,200	\$628,900	\$54,100	\$1,247,200
Fire Alarm & Electronic Systems	-	-	\$532,100	\$11,400	\$775,200	\$1,318,700
Equipment & Furnishings	\$1,500	\$64,900	\$195,800	\$98,800	\$190,200	\$551,200
Special Construction & Demo	-	-	-	-	\$39,200	\$39,200
Site Development	-	\$2,500	\$52,400	\$84,400	\$175,700	\$315,100
Site Pavement	-	-	\$223,100	\$7,100	\$163,600	\$393,900
Site Utilities	-	-	-	-	\$74,900	\$74,900
<b>TOTALS (3% inflation)</b>	<b>\$8,300</b>	<b>\$289,500</b>	<b>\$1,948,600</b>	<b>\$2,962,800</b>	<b>\$7,795,700</b>	<b>\$13,004,900</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Levi Elementary / Gymnasium	3	\$8,300
<b>Total</b>	<b>3</b>	<b>\$8,300</b>

### Gymnasium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8304254	Levi Elementary / Gymnasium	Building Exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$3,400
8304248	Levi Elementary / Gymnasium	Building Exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$3,400
8304246	Levi Elementary / Gymnasium	Gymnasium	E1040	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	Failed	Safety	\$1,500
<b>Total (3 items)</b>							<b>\$8,300</b>

## Key Findings

**Healthcare Equipment in Failed condition.**

Defibrillator (AED), Cabinet-Mounted  
Gymnasium Levi Elementary Gymnasium

Uniformat Code: E1040  
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,500

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Cabinet empty - AssetCALC ID: 8304246

**Bleachers in Failed condition.**

Telescoping Manual, up to 15 Tier (per Seat)  
Gymnasium Levi Elementary Gymnasium

Uniformat Code: E2010  
Recommendation: **Replace in 2025**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$63,000

\$\$\$\$

These do not have vertical stops for legs - AssetCALC ID: 8304265

**Exterior Walls in Poor condition.**

any surface  
Gymnasium Levi Elementary Building Exterior

Uniformat Code: B2010  
Recommendation: **Clean in 2026**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$45,000

\$\$\$\$

Growth on bricks - AssetCALC ID: 8304240

**Window in Poor condition.**

Steel, 16-25 SF  
Gymnasium Levi Elementary Building Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$54,400

\$\$\$\$

Single pane - AssetCALC ID: 8304222

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Gymnasium Levi Elementary Building Exterior

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Disconnect off - AssetCALC ID: 8304248

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Gymnasium Levi Elementary Building Exterior

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Disconnect off - AssetCALC ID: 8304254

**Landscaping in Poor condition.**

Mature Trees, Removal/Trimming  
Gymnasium Levi Elementary Site

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

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Too close to bldg, and equipment - AssetCALC ID: 8304264

**Soffit/Fascia in Poor condition.**

Metal  
Gymnasium Levi Elementary Roof

Uniformat Code: B3080  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,800

\$\$\$\$

Holes and missing - AssetCALC ID: 8304247



### Ceiling Finishes in Failed condition.

any flat surface  
Gymnasium Levi Elementary Throughout Building

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,200

\$\$\$\$

Paint peeling, stained, cracking - AssetCALC ID: 8304245



### Picnic Table in Poor condition.

Wood/Composite/Fiberglass  
Classroom Building Levi Elementary Site

Uniformat Code: G2060  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

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Wood is cupped - AssetCALC ID: 8305196



### Exterior Door in Poor condition.

Steel, Standard  
Classroom Building Levi Elementary Building Exterior

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$33,600

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Showing rust damage - AssetCALC ID: 8305215



### Wall Finishes in Poor condition.

any surface  
Gymnasium Levi Elementary Gymnasium

Uniformat Code: C2010  
Recommendation: **Prep & Paint in 2026**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$45,000

\$\$\$\$

Paint is peeling - AssetCALC ID: 8304215



Sink/Lavatory in Poor condition.

Trough Style, Solid Surface  
Classroom Building Levi Elementary Hallways  
& Common Areas

Unifomat Code: D2010  
Recommendation: **Replace in 2026**

Priority Score: **56.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$10,000

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have issues with these - AssetCALC ID: 8190896

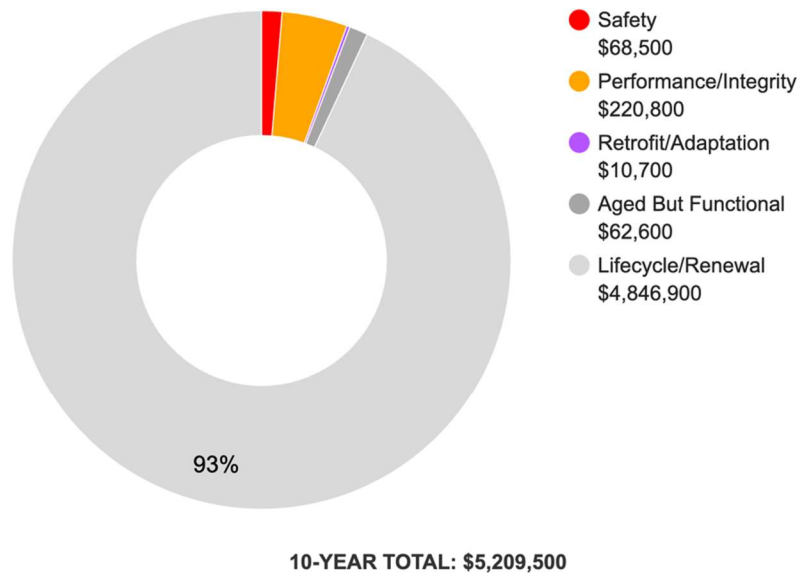
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



## 2. Classroom Building



### Classroom Building: Systems Summary

Constructed/Renovated	1991	
Building/Group Size	64,000 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift serving stage area	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler, chiller, air handlers, feeding unit ventilators Non-Central System: Rooftop Packaged units Supplemental components: Make-up air units	Fair

Classroom Building: Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboards 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>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Some steel doors and frames are rusting out. The wooden picnic tables and benches are warped.	

### 3. Gymnasium



#### Gymnasium: Systems Summary

Constructed/Renovated	1928	
Building Size	14,900 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by open-web steel trusses and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Mansard construction with metal finish	Fair
Interiors	Walls: Painted lath & plaster, painted CMU Floors: VCT, ceramic tile, wood strip Ceilings: Painted lath & plaster and ACT	Fair
Elevators	Wheelchair lifts serving Stage area	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: None Non-Central System: Furnaces with split-system condensing units Supplemental components: Suspended unit heaters	Fair

Gymnasium: Systems Summary		
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel 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>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Fascia and soffit damaged. Doors require painting. Stage needs refinishing. Interior walls paint is peeling. Ceilings in restrooms cracked and starting to fall. AED is missing. Floor Bleachers very old style without safety features. Exterior walls should be cleaned and sealed. Tree should be removed from next to building inside HVAC cage. Windows are steel single pane design.	

## 4. Site Summary



### Site Information

System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete and adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; wood-board fence dumpster enclosures Playgrounds, fencing, and site lights Limited park benches, picnic tables	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Severe site slopes along west boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<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>	Sidewalk near small parking lot is cracked and heaved with possible trip hazard.	

## 5. 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.

## 6. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 campus was originally constructed in 1928 and substantially renovated in 1991 when the current classroom building was constructed, accessibility improvements appear to have been implemented at that time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1928	No	No
Classroom Building	1991	No	No
Gymnasium	1928	No	Yes

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

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

## 7. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 8. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Levi Elementary 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:** Randall Patzke,  
Project Manager

**Reviewed by:**



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## 10. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FRONT ELEVATION - GYMNASIUM



6 - LEFT ELEVATION - GYMNASIUM

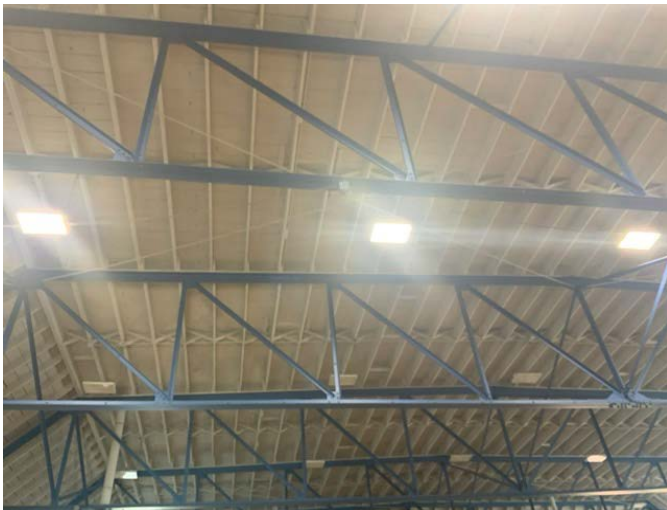
## Photographic Overview



7 - REAR ELEVATION - GYMNASIUM



8 - RIGHT ELEVATION - GYMNASIUM



9 - STRUCTURE - GYMNASIUM



10 - EXTERIOR WALLS



11 - EXTERIOR WALLS - GYMNASIUM



12 - EXTERIOR DOOR - GYMNASIUM

## Photographic Overview



13 - ROOFING OVERVIEW



14 - ROOFING OVERVIEW



15 - SOFFIT/FASCIA - GYMNASIUM



16 - CAFETERIA



17 - MULTI PURPOSE ROOM



18 - MUSIC ROOM

## Photographic Overview



19 - WALL FINISHES - GYMNASIUM



20 - STAIR/RAMP RAILS - GYMNASIUM



21 - FLOORING - GYMNASIUM



22 - BOILER



23 - CHILLER



24 - AIR HANDLER

## Photographic Overview



25 - SWITCHBOARD



26 - VFD



27 - UNIT HEATER - GYMNASIUM



28 - FURNACE - GYMNASIUM



29 - BLEACHERS - GYMNASIUM



30 - PARKING LOTS

## Photographic Overview



31 - SIDEWALK



32 - PICNIC TABLE



33 - PARK BENCH



34 - BIKE RACK



35 - SIGNAGE



36 - PLAYGROUND

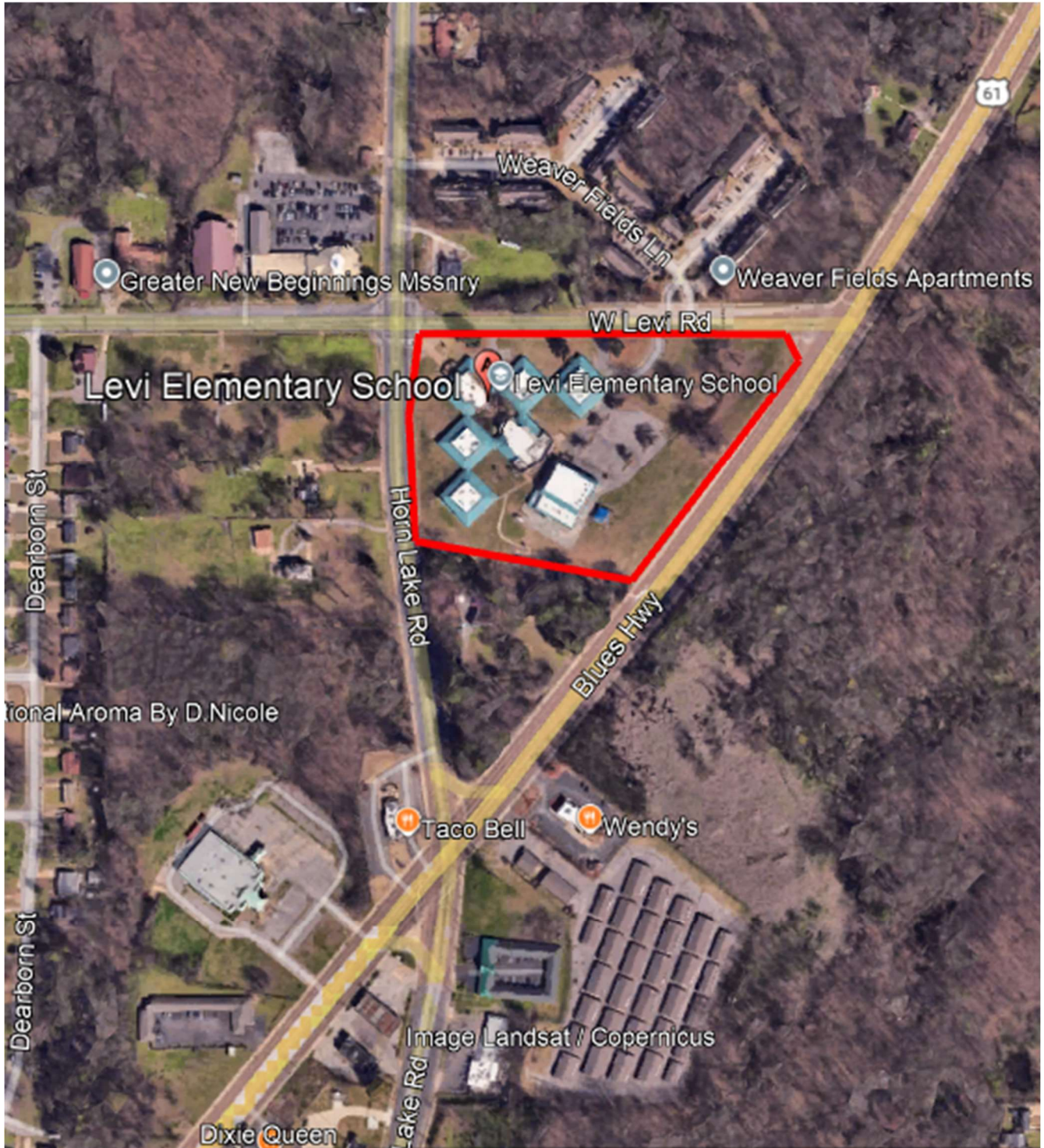
# Appendix B:

Site Plan

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## Site Plan



**BUREAU  
VERITAS**

### Project Number

163745.23R000-132.354

### Source

Google

### Project Name

Levi Elementary School

### On-Site Date

September 11, 2024



## Appendix C:

### Pre-Survey Questionnaire

---

## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Levi Elementary

**Name of person completing form:** Louis Morganfield

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

**Length of time associated w/ property:** 1 yr

**Date Completed:** 9/11/2024

**Phone Number:** 9018488294

**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 1928	Renovated 1983	
2	Building size in SF	64,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Add ac to gym, paint		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water in hallway		

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

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



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Levi Elementary

BV Project Number: 163745.23R000-132.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?		✗		
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



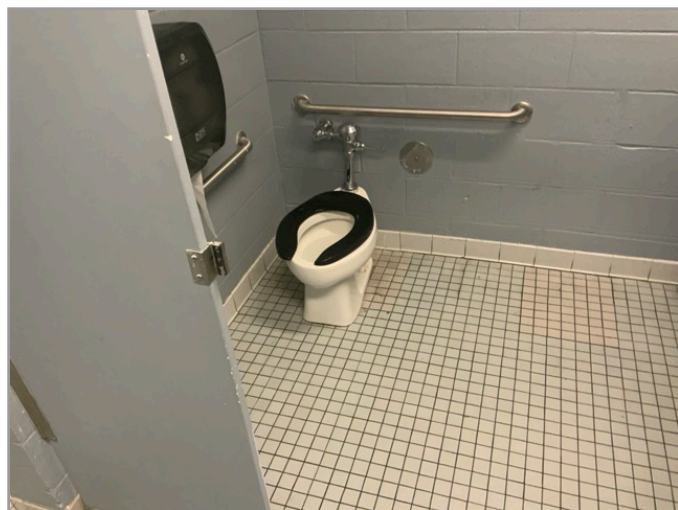
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		✕		Too high

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

## Appendix E:

### Component Condition Report

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Component Condition Report | Levi Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Gymnasium	Fair	Stair/Ramp Rails, Metal, Refinish	250 LF	4	8304217
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any surface, Clean	10,000 SF	2	8304240
B2010	Roof	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	700 SF	3	8304232
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	10,000 SF	10	8304216
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	32	2	8304222
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	10	8304231
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	10,000 SF	12	8304235
B3010	Roof	Fair	Roofing, Metal	6,500 SF	15	8304237
B3080	Roof	Poor	Soffit/Fascia, Metal	750 SF	1	8304247
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	19	10	8304238
C1070	Office Areas	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,800 SF	10	8304260
C1090	Restrooms	Fair	Toilet Partitions, Wood	5	4	8304229
C1090	Studio	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	23 LF	5	8304228
C2010	Gymnasium	Poor	Wall Finishes, any surface, Prep & Paint	30,000 SF	2	8304215
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,000 SF	4	8304253
C2030	Gymnasium	Fair	Flooring, Wood, Strip	800 SF	3	8304242
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	6,000 SF	5	8304223
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	7	8304249
C2050	Throughout Building	Failed	Ceiling Finishes, any flat surface, Prep & Paint	9,100 SF	1	8304245
Conveying						
D1010	Hallways & Common Areas	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	8304263
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	7	8304241
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	7	8304230
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial ( 36 kW)	1	5	8304225
D2010	Restrooms	Fair	Urinal, Standard	2	7	8304239
D2010	Gymnasium	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	11	8304234
D2010	Restrooms	Fair	Shower, Terrazzo	4	7	8304251
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	14,900 SF	7	8304258
HVAC						
D3020	Office Areas	Fair	Furnace, Electric	2	4	8304256
D3020	Studio	Fair	Unit Heater, Natural Gas	2	5	8304243
D3020	Gymnasium	Fair	Unit Heater, Natural Gas	5	4	8304255
D3020	Studio	Fair	Unit Heater, Natural Gas	1	5	8304259

## Component Condition Report | Levi Elementary / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Poor	Split System, Condensing Unit/Heat Pump	1	0	8304254
D3030	Building Exterior	Poor	Split System, Condensing Unit/Heat Pump	1	0	8304248
D3060	Gymnasium	Fair	Exhaust Fan, Propeller, 0.5 HP Motor	2	4	8304218
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	4	8304226
D4030	Studio	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	8304244
Electrical						
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	7	8304214
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	8304257
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V	1	7	8304266
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,900 SF	7	8304227
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,900 SF	3	8304252
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	13	18	8304224
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	5,000 SF	8	8304221
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	14,900 SF	5	8304250
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	14,900 SF	5	8304262
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	14,900 SF	5	8304233
Equipment & Furnishings						
E1040	Gymnasium	Failed	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	0	8304246
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	5	8304219
E2010	Gymnasium	Failed	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	210	1	8304265
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	8304261
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	3	8304236
G2050	Gymnasium	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	210	10	8304220
Sitework						
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	1	8304264

## Component Condition Report | Levi Elementary / Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	22,000 SF	15	8305217
B2010	Roof	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,500 SF	4	8305206
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	200 SF	5	8305208
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	92	5	8305221
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	56	2	8305215
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	5	8305211
Roofing						

Component Condition Report | Levi Elementary / Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	27,900 SF	11	8190935
B3010	Roof	Fair	Roofing, Metal	40,000 SF	15	8190928
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	5	8305200
B3060	Roof	Fair	Roof Hatch, Metal	4	5	8190900
B3080	Roof	Fair	Soffit/Fascia, Metal	2,200 SF	5	8305198
Interiors						
C1020	Library	Good	Interior Window, Fixed, 12 SF	17	26	8190905
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	4	14	8190926
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	90	10	8190878
C1030	Throughout Building	Fair	Door Hardware, School, per Door	148	8	8190888
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,000 SF	11	8190906
C1090	Restrooms	Fair	Toilet Partitions, Wood	4	5	8305222
C1090	Classrooms General	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	140 LF	10	8305193
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	140,000 SF	8	8190897
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	4,000 SF	17	8190927
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,000 SF	7	8190893
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	55,000 SF	7	8190929
C2030	Cafeteria	Fair	Flooring, Wood, Parquetry, Refinish	600 SF	6	8190903
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	7	8190875
Conveying						
D1010	Multi-Purpose Room	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	10	8190873
Plumbing						
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	8	8190902
D2010	Boiler Room	Fair	Water Heater, Gas, High-Efficiency Condensing Style	1	8	8190898
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	14	8	8190881
D2010	Hallways & Common Areas	Poor	Sink/Lavatory, Trough Style, Solid Surface	4	2	8190896
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	6	8190868
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	14	11	8190909
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	17	12	8190883
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	64,000 SF	15	8305218
D2010	Boiler Room	Good	Pump, Circulation/Booster, Domestic Water	1	18	8190872
D2010	Throughout Building	Fair	Urinal, Standard	5	8	8190892
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	3	11	8190859
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	2	8	8190924
D2060	Utility Rooms/Areas	Fair	Air Compressor, Tank-Style	1	5	8190864
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	7	8190932
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	11	8190908
D3030	Classrooms General	Good	Air Conditioner, Window/Thru-Wall	1	8	8305216

Component Condition Report | Levi Elementary / Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 2 Ton	2	14	8190876
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	11	14	8305203
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	19	8305207
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	14	8190874
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	13	8190923
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	9	8190854
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	14	8190882
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	8190887
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	64,000 SF	7	8307522
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	8190934
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	14	8190856
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	5	8190912
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	7	7	8190863
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	7	8190931
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	7	8190894
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	7	8190858
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	16	4	8305195
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	5	8190857
D5010	Roof	Fair	Generator, Diesel	1	9	8190889
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	5	8190901
D5020	Boiler Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	7	8190915
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	8190877
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	7	8190910
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	7	8190921
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	5	8190884
D5020	Office Areas	Fair	Secondary Transformer, Dry, Stepdown	1	7	8305223
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V, 200 AMP	3	5	8190917
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	5	8190855
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	5	8190936
D5020	Boiler Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	7	8190925
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 2000 AMP	1	5	8190919
D5020	Boiler Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	7	8190891
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	64,000 SF	7	8305204
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8190895
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	6	8190904
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	40	18	8305202
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	64,000 SF	3	8305197

Component Condition Report | Levi Elementary / Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	64,000 SF	5	8305210
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	64,000 SF	5	8305213
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	8190914
D7050	Main Entrance	Fair	Fire Alarm Panel, Annunciator	1	6	8190880
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	4	4	8190907
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8190911
E1030	Site Utility Areas	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	8305199
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	2	8	8190869
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8190922
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8190861
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	8190866
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	8190930
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8190865
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	8190913
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	12	8190933
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	12	8190899
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	8190852
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8190871
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	8190870
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	8190890
E1030	Site Utility Areas	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8305219
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	4	8190853
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	8190867
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	8190879
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8190862
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	8190886
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	8190920
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8190918
E1040	Classrooms Art	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	2	10	8305201
E2010	Classrooms Art	Fair	Casework, Countertop, Solid Surface	12 LF	10	8305214
E2010	Multi-Purpose Room	Fair	Casework, Countertop, Plastic Laminate	100 LF	5	8190860
E2010	Throughout	Fair	Casework, Cabinetry, Economy	120 LF	5	8190885
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	20 LF	10	8305209
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	3	10	8305212
Sitework						
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	2	2	8305196

Component Condition Report | Levi Elementary / Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	100 LF	10	8305220
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	5	8305205
G2060	Site	Good	Picnic Table, Metal Powder-Coated	2	15	8305194

Component Condition Report | Levi Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Good	Covered Play Structure, Light Gauge w/ Fabric Top	1,300 SF	16	8303863
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	54,400 SF	3	8303879
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	50	5	8303869
G2020	Site	Fair	Parking Lots, Pavement, Concrete	500 SF	10	8303861
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	11,000 SF	17	8303867
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	3,100 SF	16	8303878
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	5	8303860
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	16	8303877
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	8303876
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	4	8303862
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	320 LF	32	8303859
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	8	8303865
G2060	Site	Fair	Flagpole, Metal	1	5	8303871
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	8303866
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	8	8303864
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	400 LF	15	8303872
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	160 LF	36	8303875
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	8	8303857
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	3	8303874
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	29	10	8303873
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	5	8303868
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	8303870
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	11	18	8303858

Component Condition Report | Levi Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8307520

## Appendix F:

### Replacement Reserves

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Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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
D3030	Classrooms General	8305203	Unit Ventilator, approx/nominal 3 Ton, Replace	20	6	14	11	EA	\$9,000.00	\$99,000														\$99,000							\$99,000	
D3050	Throughout	8307522	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	33	7	64000	SF	\$5.00	\$320,000								\$320,000													\$320,000	
D3050	Roof	8190912	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000															\$35,000	
D3050	Utility Rooms/Areas	8190854	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	16	9	1	EA	\$6,200.00	\$6,200										\$6,200											\$6,200	
D3050	Utility Rooms/Areas	8190923	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	12	13	1	EA	\$9,200.00	\$9,200													\$9,200								\$9,200	
D3050	Roof	8190887	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$120,000.00	\$120,000														\$120,000							\$120,000	
D3050	Roof	8190882	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	6	14	1	EA	\$11,000.00	\$11,000														\$11,000							\$11,000	
D3050	Roof	8190934	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$120,000.00	\$120,000														\$120,000							\$120,000	
D3050	Roof	8190856	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	6	14	1	EA	\$75,000.00	\$75,000															\$75,000						\$75,000	
D3050	Roof	8190874	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	6	14	1	EA	\$11,000.00	\$11,000															\$11,000						\$11,000	
D3060	Roof	8190931	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	\$3,000.00	\$3,000								\$3,000													\$3,000	
D3060	Roof	8190894	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	8190863	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	7	EA	\$2,400.00	\$16,800									\$16,800												\$16,800	
D4010	Commercial Kitchen	8190858	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	10	LF	\$400.00	\$4,000								\$4,000													\$4,000	
D4030	Throughout Building	8305195	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	16	EA	\$150.00	\$2,400					\$2,400										\$2,400						\$4,800	
D5010	Roof	8190889	Generator, Diesel, Replace	25	16	9	1	EA	\$40,000.00	\$40,000										\$40,000											\$40,000	
D5010	Boiler Room	8190857	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$12,000.00	\$12,000						\$12,000															\$12,000	
D5020	Boiler Room	8190877	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$38,000.00	\$38,000						\$38,000															\$38,000	
D5020	Office Areas	8305223	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$6,000.00																							

## Replacement Reserves Report



10/2/2024

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	8190886	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$6,300.00	\$6,300											\$6,300											\$6,300
E1030	Kitchen	8190871	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700											\$1,700											\$1,700
E1030	Kitchen	8190933	Foodservice Equipment, Sink, 2-Bowl, Replace	30	18	12	1	EA	\$2,100.00	\$2,100													\$2,100									\$2,100
E1030	Kitchen	8190899	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	1	EA	\$2,100.00	\$2,100												\$2,100										\$2,100
E1030	Site Utility Areas	8305199	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,300.00	\$6,300													\$6,300									\$6,300
E1030	Kitchen	8190920	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$2,500.00	\$2,500															\$2,500							\$2,500
E1040	Classrooms Art	8305201	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	2	EA	\$2,450.00	\$4,900											\$4,900											\$4,900
E1040	Hallways & Common Areas	8190918	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500										\$1,500					\$1,500
E2010	Multi-Purpose Room	8190860	Casework, Countertop, Plastic Laminated, Replace	15	10	5	100	LF	\$50.00	\$5,000						\$5,000															\$5,000	\$10,000
E2010	Throughout	8190885	Casework, Cabinetry, Economy, Replace	20	15	5	120	LF	\$175.00	\$21,000						\$21,000																\$21,000
E2010	Classrooms Art	8305209	Casework, Cabinetry, Standard, Replace	20	10	10	20	LF	\$300.00	\$6,000											\$6,000											\$6,000
E2010	Classrooms Art	8305214	Casework, Countertop, Solid Surface, Replace	40	30	10	12	LF	\$110.00	\$1,320											\$1,320											\$1,320
G2020	Site	8305212	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	15	10	3	EA	\$260.00	\$780											\$780											\$780
G2060	Site	8305196	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	2	EA	\$600.00	\$1,200				\$1,200																		\$1,200
G2060	Site	8305205	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	4	EA	\$600.00	\$2,400						\$2,400																\$2,400
G2060	Site	8305220	Fences & Gates, Fence, Chain Link 8', Replace	40	30	10	100	LF	\$25.00	\$2,500											\$2,500											\$2,500
G2060	Site	8305194	Picnic Table, Metal Powder-Coated, Replace	20	5	15	2	EA	\$700.00	\$1,400																\$1,400						\$1,400
Totals, Unescalated											\$0	\$0	\$44,800	\$288,000	\$86,400	\$743,700	\$33,880	\$1,123,300	\$359,000	\$52,900	\$186,100	\$838,500	\$24,600	\$15,500	\$512,100	\$1,819,400	\$3,900	\$112,000	\$270,800	\$240,000	\$366,700	\$7,121,580
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$47,528	\$314,705	\$97,244	\$862,152	\$40,454	\$1,381,517	\$454,770	\$69,023	\$250,103	\$1,160,680	\$35,074	\$22,762	\$774,597	\$2,834,566	\$6,258	\$185,119	\$461,019	\$420,841	\$662,301	\$10,080,715

Levi Elementary / Gymnasium

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	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	Gymnasium	8304217	Stair/Ramp Rails, Metal, Refinish		10	6	4	250	LF	\$1.50	\$375					\$375										\$375							\$750	
B2010	Building Exterior	8304240	Exterior Walls, any surface, Clean		0	-2	2	10000	SF	\$4.50	\$45,000			\$45,000																			\$45,000	
B2010	Roof	8304232	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint		10	7	3	700	SF	\$3.00	\$2,100				\$2,100										\$2,100								\$4,200	
B2010	Building Exterior	8304216	Exterior Walls, Brick Veneer, Replace		50	40	10	10000	SF	\$27.00	\$270,000											\$270,000											\$270,000	
B2020	Building Exterior	8304222	Window, Steel, 16-25 SF, Replace		30	28	2	32	EA	\$1,700.00	\$54,400			\$54,400																			\$54,400	
B2050	Building Exterior	8304231	Exterior Door, Steel, Standard, Replace		30	20	10	11	EA	\$600.00	\$6,600											\$6,600											\$6,600	
B3010	Roof	8304237	Roofing, Metal, Replace		40	25	15	6500	SF	\$13.00	\$84,500																\$84,500							\$84,500
B3010	Roof	8304235	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	8	12	10000	SF	\$17.00	\$170,000												\$170,000										\$170,000	
B3080	Roof	8304247	Soffit/Fascia, Metal, Replace		25	24	1	750	SF	\$5.00	\$3,750		\$3,750																				\$3,750	
C1030	Throughout Building	8304238	Interior Door, Steel, Standard, Replace		40	30	10	19	EA	\$600.00	\$11,400											\$11,400											\$11,400	
C1070	Office Areas	8304260	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	5800	SF	\$3.50	\$20,300											\$20,300											\$20,300	
C1090	Restrooms	8304229	Toilet Partitions, Wood, Replace		20	16	4	5	EA	\$500.00	\$2,500					\$2,500																	\$2,500	
C1090	Studio	8304228	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	15	5	23	LF	\$500.00	\$11,500						\$11,500																\$11,500	
C2010	Gymnasium	8304215	Wall Finishes, any surface, Prep & Paint		10	8	2	30000	SF	\$1.50	\$45,000			\$45,000									\$45,000										\$90,000	
C2030	Restrooms	8304249	Flooring, Ceramic Tile, Replace		40	33	7	3000	SF	\$18.00	\$54,000									\$54,000													\$54,000	
C2030	Gymnasium	8304242	Flooring, Wood, Strip, Replace		30	27	3	800	SF	\$15.00	\$12,000				\$12,000																		\$12,000	
C2030	Throughout Building	8304223	Flooring, Vinyl Tile (VCT), Replace		15	10	5	6000	SF	\$5.00	\$30,000						\$30,000														\$30,000			\$60,000
C2030	Gymnasium	8304253	Flooring, Maple Sports Floor, Refinish		10	6	4	5000	SF	\$5.00	\$25,000					\$25,000										\$25,000							\$50,000	
C2050	Throughout Building	8304245	Ceiling Finishes, any flat surface, Prep & Paint		10	9	1	9100	SF	\$2.00	\$18,200		\$18,200									\$18,200					\$25,000						\$36,400	
D1010	Hallways & Common Areas	8304263	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	13	12	1	EA	\$17,000.00	\$17,000												\$17,000										\$17,000	
D2010	Mechanical Room	8304225	Water Heater, Electric, Commercial ( 36 kW), Replace		20	15	5	1	EA	\$18,500.00	\$18,500						\$18,500																\$18,500	
D2010	Throughout Building	8304258	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	33	7	14900	SF	\$5.00	\$74,500								\$74,500														\$74,500	
D2010	Restrooms	8304241	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	23	7	5	EA	\$1,500.00	\$7,500								\$7,500														\$7,500	
D2010	Restrooms	8304230	Toilet, Commercial Water Closet, Replace		30	23	7	5	EA	\$1,300.00	\$6,500								\$6,500														\$6,500	
D2010	Restrooms	8304239	Urinal, Standard, Replace		30	23	7	2	EA	\$1,100.00	\$2,200								\$2,200														\$2,200	
D2010	Restrooms	8304251	Shower, Terrazzo, Replace		30	23	7	4	EA	\$3,000.00	\$12,000								\$12,000														\$12,000	
D2010	Gymnasium	8304234	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	4	11	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200	
D3020	Office Areas	8304256	Furnace, Electric, Replace		20	16	4	2	EA	\$9,400.00	\$18,800					\$18,800																	\$18,800	
D3020	Gymnasium	8304255	Unit Heater, Natural Gas, Replace		20	16	4	5	EA	\$5,000.00	\$25,000					\$25,000																	\$25,000	
D3020	Studio	8304243	Unit Heater, Natural Gas, Replace		20	15	5	2	EA	\$4,700.00	\$9,400						\$9,400																\$9,400	
D3020	Studio	8304259	Unit Heater, Natural Gas, Replace		20	15	5	1	EA	\$4,700.00	\$4,700						\$4,700																\$4,700	
D3030	Building Exterior	8304248	Split System, Condensing Unit/Heat Pump, Replace		15	15	0	1	EA	\$3,400.00	\$3,400	\$3,400															\$3,400						\$6,800	
D3030	Building Exterior	8304254	Split System, Condensing Unit/Heat Pump, Replace		15	15	0	1	EA	\$3,400.00	\$3,400	\$3,400															\$3,400						\$6,800	
D3060	Gymnasium	8304218	Exhaust Fan, Propeller, 0.5 HP Motor, Replace		20	16	4	2	EA	\$1,300.00	\$2,600					\$2,600																	\$2,600	

Replacement Reserves Report



10/2/2024

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
D4030	Studio	8304244	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$300.00	\$300				\$300										\$300								\$600
D4030	Throughout Building	8304226	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	4	EA	\$150.00	\$600					\$600										\$600							\$1,200
D5020	Mechanical Room	8304257	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,600.00	\$7,600								\$7,600														\$7,600
D5020	Mechanical Room	8304266	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000
D5020	Mechanical Room	8304214	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$2,000.00	\$2,000								\$2,000														\$2,000
D5030	Throughout Building	8304227	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	14900	SF	\$2.50	\$37,250								\$37,250														\$37,250
D5040	Throughout Building	8304252	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	14900	SF	\$4.50	\$67,050				\$67,050																		\$67,050
D5040	Building Exterior	8304224	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	13	EA	\$600.00	\$7,800																			\$7,800			\$7,800
D6030	Gymnasium	8304221	Sound System, Theater/Auditorium/Church, Replace	20	12	8	5000	SF	\$1.50	\$7,500									\$7,500													\$7,500
D7010	Throughout Building	8304250	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	14900	SF	\$3.25	\$48,425						\$48,425														\$48,425		\$96,850
D7030	Throughout Building	8304262	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	14900	SF	\$2.00	\$29,800						\$29,800														\$29,800		\$59,600
D7050	Throughout Building	8304233	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	14900	SF	\$2.00	\$29,800						\$29,800																\$29,800
E1040	Gymnasium	8304246	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	10	0	1	EA	\$1,500.00	\$1,500	\$1,500									\$1,500										\$1,500		\$4,500
E1070	Gymnasium	8304219	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	1000	SF	\$15.00	\$15,000						\$15,000														\$15,000		\$30,000
E2010	Gymnasium	8304265	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	19	1	210	EA	\$300.00	\$63,000		\$63,000																				\$63,000
G2050	Site	8304236	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	22	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
G2050	Site	8304261	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	2	EA	\$9,500.00	\$19,000						\$19,000																\$19,000
G2050	Gymnasium	8304220	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	210	EA	\$120.00	\$25,200										\$25,200												\$25,200
G2080	Site	8304264	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-1	1	1	EA	\$1,216.00	\$1,216		\$1,216																				\$1,216
Totals, Unescalated											\$8,300	\$86,166	\$144,400	\$84,450	\$74,875	\$216,125	\$0	\$206,550	\$7,500	\$0	\$335,000	\$19,400	\$232,000	\$2,400	\$25,975	\$91,300	\$0	\$0	\$7,800	\$0	\$124,725	\$1,666,966
Totals, Escalated (3.0% inflation, compounded annually)											\$8,300	\$88,751	\$153,194	\$92,281	\$84,272	\$250,548	\$0	\$254,030	\$9,501	\$0	\$450,212	\$26,854	\$330,777	\$3,524	\$39,290	\$142,242	\$0	\$0	\$13,279	\$0	\$225,267	\$2,172,323

Levi Elementary / Site

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
F1020	Site	8303863	Covered Play Structure, Light Gauge w/ Fabric Top, Replace	20	4	16	1300	SF	\$18.80	\$24,440																\$24,440						\$24,440
G2020	Site	8303879	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	54400	SF	\$3.50	\$190,400				\$190,400													\$24,440					\$190,400
G2020	Site	8303861	Parking Lots, Pavement, Concrete, Replace	50	40	10	500	SF	\$9.00	\$4,500										\$4,500												\$4,500
G2020	Site	8303869	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	20	5	50	EA	\$260.00	\$13,000					\$13,000																	\$13,000
G2030	Site	8303867	Sidewalk, Concrete, Large Areas, Replace	50	33	17	11000	SF	\$9.00	\$99,000																	\$99,000					\$99,000
G2050	Site	8303862	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000
G2050	Site	8303860	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500
G2050	Site	8303876	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000
G2050	Site	8303877	Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
G2050	Site	8303878	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	4	16	3100	SF	\$26.00	\$80,600																\$80,600						\$80,600
G2060	Site	8303868	Bike Rack, Portable 6-10 Bikes, Replace	15	10	5	1	EA	\$500.00	\$500						\$500															\$500	\$1,000
G2060	Site	8303864	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	4	EA	\$600.00	\$2,400									\$2,400													\$2,400
G2060	Site	8303866	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$700											\$700											\$700
G2060	Site	8303872	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	400	LF	\$18.00	\$7,200															\$7,200							\$7,200
G2060	Site	8303871	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500
G2060	Site	8303870	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500
G2060	Site	8303857	Signage, Property, Building or Pole-Mounted, Replace/Install	20	12	8	1	EA	\$1,500.00	\$1,500									\$1,500													\$1,500
G2060	Site	8303873	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	29	EA	\$150.00	\$4,350											\$4,350											\$4,350
G2060	Site	8303874	Dumpster Pad, Concrete, Replace/Install	50	47	3	300	SF	\$15.00	\$4,500				\$4,500																		\$4,500
G2060	Site	8303865	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	12	8	4	EA	\$1,700.00	\$6,800									\$6,800													\$6,800
G4050	Site	8303858	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	2	18	11	EA	\$4,000.00	\$44,000																		\$44,000				\$44,000
Totals, Unescalated											\$0	\$0	\$0	\$194,900	\$10,000	\$20,000	\$0	\$0	\$10,700	\$0	\$29,550	\$0	\$0	\$0	\$0	\$7,200	\$125,040	\$99,000	\$44,000	\$0	\$500	\$540,890
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$212,972	\$11,255	\$23,185	\$0	\$0	\$13,554	\$0	\$39,713	\$0	\$0	\$0	\$0	\$11,217	\$200,652	\$163,632	\$74,907	\$0	\$903	\$751,992

## 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	8190873	D1010	Vertical Lift	Wheelchair, 5' Rise		Levi Elementary / Classroom Building	Multi-Purpose Room	No dataplate	No dataplate	No dataplate			
2	8304263	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LB	Levi Elementary / Gymnasium	Hallways & Common Areas	Bella elevator	No dataplate	11193	2011		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190902	D2010	Pump	Circulation/Booster, Domestic Water	20 HP	Levi Elementary / Classroom Building	Boiler Room	Weg	020180T3E256T-S	1036707350			
2	8190872	D2010	Pump	Circulation/Booster, Domestic Water	20 HP	Levi Elementary / Classroom Building	Boiler Room	Weg	020180T3E256T-S	1036707349			
3	8304225	D2010	Water Heater	Electric, Commercial ( 36 kW)	85 GAL	Levi Elementary / Gymnasium	Mechanical Room	Duraguard	SG85-27-G	0693.E00065	1993		
4	8190898	D2010	Water Heater	Gas, High-Efficiency Condensing Style	29 GAL	Levi Elementary / Classroom Building	Boiler Room	Inaccessible	Inaccessible	G-11-1575			
5	8190924	D2010	Backflow Preventer	Domestic Water	4 IN	Levi Elementary / Classroom Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			2
6	8190864	D2060	Air Compressor	Tank-Style	.75 HP	Levi Elementary / Classroom Building	Utility Rooms/Areas	Curtis	35A2AD	No dataplate			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190908	D3020	Boiler	Gas, HVAC	3500 MBH	Levi Elementary / Classroom Building	Boiler Room	Clever Brooks	flx-700-350-160HW	05017-1-2	2005		
2	8304256	D3020	Furnace	Electric	45 KW	Levi Elementary / Gymnasium	Office Areas	Goodman Company	A33-15	9707071774	1997		2
3	8304243	D3020	Unit Heater	Natural Gas	30 MBH	Levi Elementary / Gymnasium	Studio	Bryant	Inaccessible	Inaccessible			2
4	8304255	D3020	Unit Heater	Natural Gas	75 MBH	Levi Elementary / Gymnasium	Gymnasium	Modine Manufacturing	Inaccessible	Inaccessible			5
5	8304259	D3020	Unit Heater	Natural Gas	55 MBH	Levi Elementary / Gymnasium	Studio	Reznor	Inaccessible	Inaccessible			
6	8190932	D3020	Boiler Supplemental Components	Expansion Tank	175 GAL	Levi Elementary / Classroom Building	Boiler Room	Expanflex	1200V	0.4462.6	1991		
7	8305207	D3030	Chiller	Air-Cooled	170 TON	Levi Elementary / Classroom Building	Building Exterior	Daikin Industries	AGZ170ETHE 0	STNU180400053	2018		
8	8305216	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Levi Elementary / Classroom Building	Classrooms General	No dataplate	No dataplate	No dataplate			
9	8304254	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Levi Elementary / Gymnasium	Building Exterior	Goodman Company	Inaccessible	Inaccessible			
10	8304248	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Levi Elementary / Gymnasium	Building Exterior	Goodman Company	Inaccessible	Inaccessible			
11	8190876	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Levi Elementary / Classroom Building	Classrooms General	Daikin	E028043200100	STNU181610068	2018		2
12	8305203	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Levi Elementary / Classroom Building	Classrooms General	Inaccessible	Inaccessible	Inaccessible			11
13	8190923	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Levi Elementary / Classroom Building	Utility Rooms/Areas	Daikin Industries	CAH012GMAC	FB0U180300870	2012		
14	8190854	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Levi Elementary / Classroom Building	Utility Rooms/Areas	Daikin Industries	CAH008GDAM	FB0U180300871	2008		
15	8190912	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Levi Elementary / Classroom Building	Roof	Reznor	Illegible	Illegible			
16	8190887	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	80 TON	Levi Elementary / Classroom Building	Roof	Daikin Industries	RDS800CLYSY	FB0U180400083	2018		
17	8190934	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	80 TON	Levi Elementary / Classroom Building	Roof	Daikin Industries	RDS800CLYS6	FB0U180400082	2018		
18	8190856	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 26 to 50 TON	40 TON	Levi Elementary / Classroom Building	Roof	Daikin Industries	RAH047CSYSY	FB0U180400084	2018		
19	8190874	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Levi Elementary / Classroom Building	Roof	Daikin Industries	DAHA05AHWY4DW	FB0U180400104	2018		
20	8190882	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Levi Elementary / Classroom Building	Roof	Daikin Industries	DAHA05AHWY4DW	FB0U180400460	2018		

21	8190894	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Levi Elementary / Classroom Building	Roof	No dataplate	No dataplate	No dataplate			
22	8190863	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Levi Elementary / Classroom Building	Roof	Greenheck	GB-100-4X-OD-2A	91A02365			7
23	8190931	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Levi Elementary / Classroom Building	Roof	Greenheck	EC0-220-20-6	Illegible	2006		
24	8304218	D3060	Exhaust Fan	Propeller, 0.5 HP Motor	5000 CFM	Levi Elementary / Gymnasium	Gymnasium	Inaccessible	Inaccessible	Inaccessible			2
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190858	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Levi Elementary / Classroom Building	Commercial Kitchen						10
2	8305195	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Levi Elementary / Classroom Building	Throughout Building						16
3	8304226	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Levi Elementary / Gymnasium	Throughout Building						4
4	8304244	D4030	Fire Extinguisher	Wet Chemical/CO2		Levi Elementary / Gymnasium	Studio						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190889	D5010	Generator	Diesel	37KW	Levi Elementary / Classroom Building	Roof	Onan	555KB L	Illegible			
2	8190857	D5010	Automatic Transfer Switch	ATS	200 AMP	Levi Elementary / Classroom Building	Boiler Room	Onan	0TCU 150G	E910386311			
3	8190877	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Levi Elementary / Classroom Building	Boiler Room	Siemens	QL	No dataplate	1991		
4	8305223	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Levi Elementary / Classroom Building	Office Areas	Siemens	3F3Y015-B	No dataplate	1991		
5	8304257	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Levi Elementary / Gymnasium	Mechanical Room	Siemens	3F3Y845-8	No dataplate			
6	8190915	D5020	Switchboard	277/480 V, 1600 AMP	1600 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
7	8190925	D5020	Switchboard	277/480 V, 1600 AMP	1600 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
8	8190891	D5020	Switchboard	277/480 V, 1600 AMP	1600 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
9	8304214	D5020	Distribution Panel	120/208 V	225 AMP	Levi Elementary / Gymnasium	Mechanical Room	Siemens	No dataplate	No dataplate	1991		
10	8190910	D5020	Distribution Panel	120/208 V	200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
11	8190917	D5020	Distribution Panel	120/208 V, 200 AMP	200 AMP	Levi Elementary / Classroom Building	Throughout Building	Siemens	No dataplate	No dataplate	1991		3
12	8304266	D5020	Distribution Panel	277/480 V	200 AMP	Levi Elementary / Gymnasium	Mechanical Room	Siemens	No dataplate	No dataplate	1991		
13	8190901	D5020	Distribution Panel	277/480 V, 1200 AMP	1200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
14	8190921	D5020	Distribution Panel	277/480 V, 1200 AMP	1200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
15	8190884	D5020	Distribution Panel	277/480 V, 1200 AMP	1200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
16	8190855	D5020	Distribution Panel	277/480 V, 1200 AMP	1200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
17	8190936	D5020	Distribution Panel	277/480 V, 1200 AMP	1200 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
18	8190919	D5020	Distribution Panel	277/480 V, 2000 AMP	1600 AMP	Levi Elementary / Classroom Building	Boiler Room	Siemens	No dataplate	No dataplate	1991		
19	8190895	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Levi Elementary / Classroom Building	Mechanical Room	Nidec Motor Corporation	No dataplate	No dataplate	2010		
20	8190904	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Levi Elementary / Classroom Building	Mechanical Room	Nidec Motor Corporation	No dataplate	No dataplate			
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190914	D7050	Fire Alarm Panel	Fully Addressable		Levi Elementary / Classroom Building	Main Office	No dataplate	No dataplate	No dataplate			

E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190861	E1030	Foodservice Equipment	Dairy Cooler/Wells		Levi Elementary / Classroom Building	Kitchen	NA	D0MC-164-A	15100303			
2	8190866	E1030	Foodservice Equipment	Dairy Cooler/Wells		Levi Elementary / Classroom Building	Kitchen	NA	D0MC-164-A	15100301			
3	8190852	E1030	Foodservice Equipment	Dishwasher Commercial		Levi Elementary / Classroom Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible			
4	8190865	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Levi Elementary / Classroom Building	Commercial Kitchen	Econovent	AGI 9'10" x 5'0" x 2'2"	V18730			
5	8190862	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Levi Elementary / Classroom Building	Commercial Kitchen	Econovent	AGI 9'10" x 5'0" x 2'2"	V18730			
6	8190922	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Levi Elementary / Classroom Building	Kitchen	Fwe	UHS-12	123466002	2012		
7	8190930	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Levi Elementary / Classroom Building	Kitchen	FWE	MTU-12	092543601	2009		
8	8190871	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Levi Elementary / Classroom Building	Kitchen	Blodgett	Illegible	Illegible	2012		
9	8190879	E1030	Foodservice Equipment	Icemaker, Freestanding		Levi Elementary / Classroom Building	Kitchen	Scotsman	B322S	08101320015879			
10	8190913	E1030	Foodservice Equipment	Range, 2-Burner		Levi Elementary / Classroom Building	Kitchen	Illegible	Inaccessible	Inaccessible			
11	8190890	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Levi Elementary / Classroom Building	Kitchen	True Manufacturing Co	T-49-HC	10763501			
12	8190933	E1030	Foodservice Equipment	Sink, 2-Bowl		Levi Elementary / Classroom Building	Kitchen						
13	8190853	E1030	Foodservice Equipment	Steam Kettle		Levi Elementary / Classroom Building	Kitchen	Welbilt	Inaccessible	WT2016-98L-02	1998		
14	8190869	E1030	Foodservice Equipment	Steamer, Freestanding		Levi Elementary / Classroom Building	Kitchen	ACCUTEMP	E62083E15000200	69944	2022		2
15	8190907	E1030	Foodservice Equipment	Steamer, Tabletop		Levi Elementary / Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			4
16	8305199	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Levi Elementary / Classroom Building	Site Utility Areas	STANDEX	Inaccessible	Inaccessible			
17	8305219	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Levi Elementary / Classroom Building	Site Utility Areas	Inaccessible	MHMD010AC	20071170			
18	8190886	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Levi Elementary / Classroom Building	Kitchen	NA	FWC2006412M/401432	20080192	2008		
19	8190870	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Levi Elementary / Classroom Building	Kitchen	STANDEX	Inaccessible	Inaccessible			
20	8190867	E1030	Foodservice Equipment	Walk-In, Freezer		Levi Elementary / Classroom Building	Kitchen	NA	FWC2006412M/401432	20080192			
21	8190911	E1030	Foodservice Equipment	Walk-In, Refrigerator		Levi Elementary / Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
22	8190899	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Levi Elementary / Classroom Building	Kitchen						
23	8190920	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl		Levi Elementary / Classroom Building	Kitchen						
24	8304246	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Levi Elementary / Gymnasium	Gymnasium						
25	8190918	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Levi Elementary / Classroom Building	Hallways & Common Areas						