FACILITY CONDITION ASSESSMENT

prepared for

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

Lucie E. Campbell Elementary School
3232 Birchfield Drive
Memphis, Tennessee 38127

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BV PROJECT #:
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DATE OF REPORT:
April 19, 2024

ON SITE DATE:
December 11-12, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	3232 Birchfield Drive, Memphis, Tennessee 38127
Site Developed	2003
Site Area	12.0 acres (estimated)
Parking Spaces	245 total spaces all in open lots; 8 of which are accessible
Building Area	84,740 SF
Number of Stories	Two above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 11-12, 2023
Management Point of Contact	Memphis-Shelby County Schools/Facility Planning/Property Management, Michelle Stuart, Director 901.830.8412 stuartml@scsk12.org
On-site Point of Contact (POC)	Christopher Johnson
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Lucie E. Campbell Elementary School was built in 2003 and has had no major renovations or reconfigurations.

Architectural

The building exterior is a combination of brick and decorative CMU. There is some evidence that the CMU mortar joints have been addressed in the past and an allowance for repointing has been included in the asset listing.

The roof is a combination of flat TPO on the two-story center core building and pitched metal roof on the single story wings. The TPO is at the end of its useful life and has delaminated in several areas and needs spot repair or replacement.

Windows throughout have a protective security screen installed on both the first and second floors.

Interior floors are mostly VCT with carpet installed in some offices and in the library. The library is planned to receive faux wood plank vinyl flooring in the future. Ceilings are primarily an acoustic ceiling tile and grid system. Wall finishes are mostly paint. Normal useful life can be expected for interior finishes with most being in their final 20% of their expected life cycle.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Air Handler Units on the 2-story center core and the Chiller were replaced in 2022. There are reports that the Chiller continues to need frequent resetting and that the older HVAC controls are not regulating the newer units correctly. Roof Top Units on the single story flat roof area (kitchen) were not replaced in 2022 and are nearing the end of their useful life.

Electrical systems seem original and their normal service life is expected. Lighting systems are mostly fluorescent lay in troffer fixtures with LED fixtures on the building exterior.

Plumbing systems mostly serve larger restrooms located at the intersection of the wings on the ground floor and in the center of the second floor as well as some smaller single restrooms distributed throughout the facility and the commercial kitchen.

The building is fully fire sprinkled and there is a chemical system on the kitchen range hood. The fire alarm system appears to be original and is at the end of its typical useful life.

Site

Site asphalt pavement is heavily weathered and cracked with potholes in several areas on the roadway which goes around the rear of the school. Pavement markings are also heavily weathered and worn. An allowance to mill and overlay the asphalt pavement has been included in the asset listing.

There are reports that the site lighting is inadequate along the rear roadway and in the main parking lots and there is a desire to upgrade the existing lighting as well as add additional lighting in these areas.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Lucie E. Campbell Elementary School(2003)

Replacement Value	*Total SF*	*Cost/SF*
$ 33,896,000	*84,740*	*$ 400*

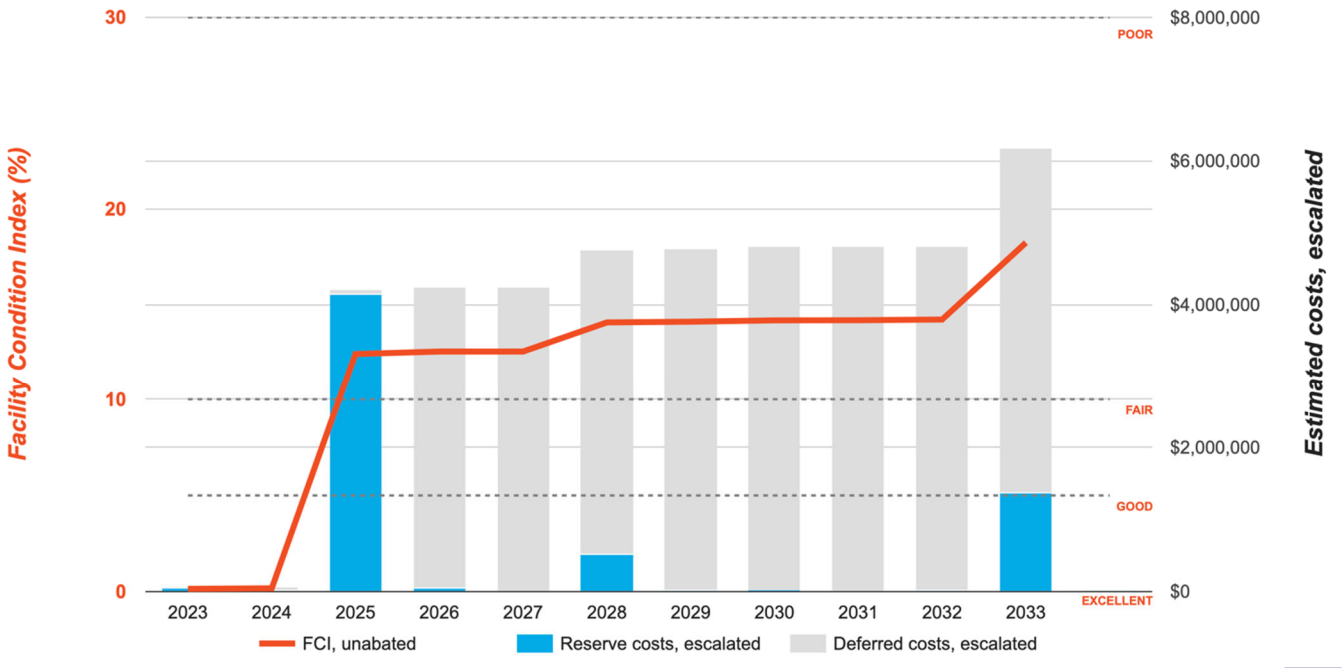
	Est Reserve Cost	FCI
Current	$ 49,300	**0.1 %**
3-Year	$ 4,250,200	12.5 %
5-Year	$ 4,765,700	14.1 %
10-Year	$ 6,178,300	18.2 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Lucie E. Campbell Elementary School

Replacement Value: $33,896,000 Inflation Rate: 3.0% Average Needs per Year: $561,700



Immediate Needs

Facility/Building	Total Items	Total Cost
Lucie E. Campbell Elementary School	4	$49,300
Total	**4**	**$49,300**

Lucie E. Campbell Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7177828	Lucie E. Campbell Elementary School	Building exterior	B2010	Exterior Walls, Concrete Block (CMU), Repair/Repoint	Poor	Performance/Integrity	$20,000
7168599	Lucie E. Campbell Elementary School	Kitchen	E1030	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	Failed	Performance/Integrity	$1,100
7168683	Lucie E. Campbell Elementary School	Kitchen	E1030	Foodservice Equipment, Icemaker, Freestanding, Replace	Failed	Performance/Integrity	$6,700
7168650	Lucie E. Campbell Elementary School	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	$21,500
Total (4 items)							**$49,300**

Key Findings

Exterior Walls in Poor condition.

Concrete Block (CMU)
Lucie E. Campbell Elementary School Building exterior
Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**

Priority Score: **88.9**
Plan Type: Performance/Integrity
Cost Estimate: $20,000
**$$$**$

Refresh and address previous repair areas - AssetCALC ID: 7177828

Parking Lots in Poor condition.

Pavement, Asphalt
Lucie E. Campbell Elementary School Site
Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**
Plan Type: Performance/Integrity
Cost Estimate: $650,100
$$$$

Alligator cracking and potholes - AssetCALC ID: 7168627

Foodservice Equipment in Failed condition.

Icemaker, Freestanding
Lucie E. Campbell Elementary School Kitchen
Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,700
**$$**$$

Not operating - AssetCALC ID: 7168683

Foodservice Equipment in Failed condition.

Dishwasher Commercial
Lucie E. Campbell Elementary School Kitchen
Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $21,500
**$$$**$

Out of service - AssetCALC ID: 7168650

Foodservice Equipment in Failed condition.

Refrigerator, Undercounter 1-Door
Lucie E. Campbell Elementary School Kitchen
Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $1,100
**$$**$$

Out of service - AssetCALC ID: 7168599

Site Walkway Fixture w/ Lamp in Poor condition.

Bollard Style
Lucie E. Campbell Elementary School Site
Uniformat Code: G4050
Recommendation: **Replace/Install in 2024**

Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $9,100
**$$**$$

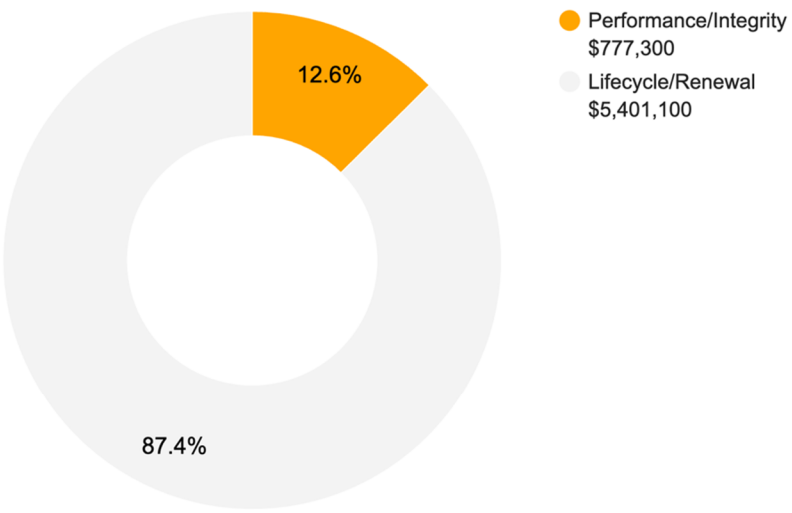
Some lights damaged and missing - AssetCALC ID: 7168625

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $6,178,400

2. Building and Site Information

Systems Summary

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 Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic cars serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chillers feeding Air Handler Units Non-Central System: Roof Top Units and Split-system heat pumps	Fair

Systems Summary

Fire Suppression	Wet-pipe sprinkler system with fire extinguishers and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs and ramps	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds Limited park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Heavy asphalt wear with severe alligator cracking and potholes, inadequate site lighting. Out of service kitchen equipment	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	$20,000	$4,000	$44,300	$117,900	$134,200	$320,300
Roofing	-	$521,200	-	-	$1,361,800	$1,883,000
Interiors	-	$721,700	$336,800	-	$1,242,800	$2,301,200
Conveying	-	$14,900	-	$80,600	$14,900	$110,400
Plumbing	-	$48,700	-	$139,200	$1,686,000	$1,873,900
HVAC	-	$102,600	$46,800	$710,200	$1,560,500	$2,420,100
Fire Protection	-	$5,000	$105,100	-	$3,800	$113,900
Electrical	-	$410,200	-	$263,700	$570,900	$1,244,700
Fire Alarm & Electronic Systems	-	$1,215,000	-	-	$1,247,600	$2,462,600
Equipment & Furnishings	$29,300	$162,400	$11,000	$54,100	$213,300	$470,100
Special Construction & Demo	-	-	-	$3,400	-	$3,400
Site Development	-	$145,800	$15,800	$28,300	$269,800	$459,600
Site Utilities	-	$115,500	-	$15,300	-	$130,700
Site Pavement	-	$689,700	-	-	-	$689,700
TOTALS (3% inflation)	**$49,300**	**$4,156,600**	**$559,700**	**$1,412,700**	**$8,305,500**	**$14,483,800**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Multiple classrooms; classes in session

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2003. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA. Soft costs are applied to each asset at a markup of 1.80 on the asset price. Soft cost markups include construction contingencies, construction management costs, design costs, regional cost factors, inflation to end of the current year, and general markup for unforeseen costs.

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lucie E.Campbell Elementary School, 3232 Birchfield Drive, Memphis, Tennessee 38127, 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.

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Program Manager
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800.733.0660 x7296632

8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

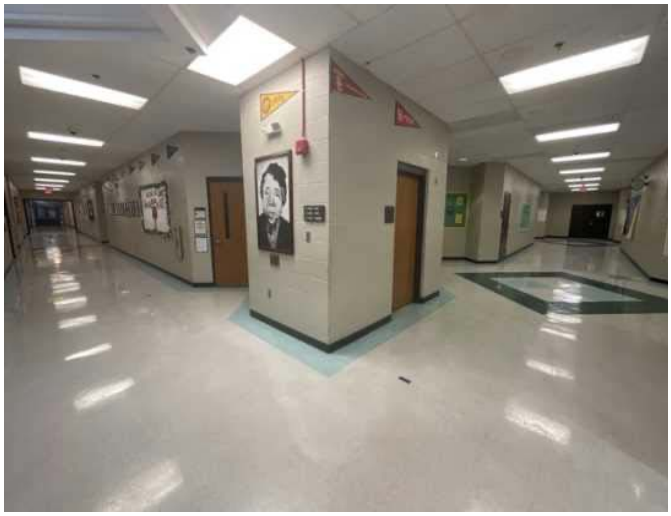
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MAIN ENTRANCE



6 - HALLWAYS

Photographic Overview

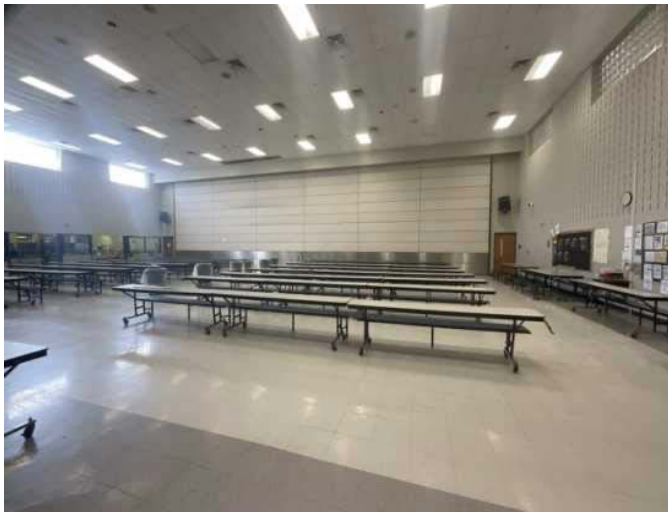
7 - PRE-K

8 - CLASSROOM

9 - CLASSROOM

10 - CLASSROOM

11 - LIBRARY



12 - CAFETERIA

Photographic Overview

13 - KITCHEN

14 - ROOFTOP HVAC

15 - PLAYGROUND

16 - PARKING LOT

17 - PARKING LOT

18 - LOADING DOCK

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-051.354	Lucie E. Campbell Elementary School
Source	**On-Site Date**
Google	December 11-12, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lucie E. Campbell Elementary School

Name of person completing form: Christopher Johnson

Title / Association w/ property: Plant manager

Length of time associated w/ property: 7 months

Date Completed: 12/8/2023

Phone Number:

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: 2003	Renovated:	
2	Building size in SF	84,740 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2023	2 old units remaining
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC replacement in 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	New chiller not operating properly Boiler needs resetting frequently		

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

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

Pat Dallon

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Lucie E. Campbell Elementary School

BV Project Number: 163745.23R000-051.354

Facility History & Interview

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

Lucie E. Campbell Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Worn parking lot markings	
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

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

Lucie E. Campbell Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

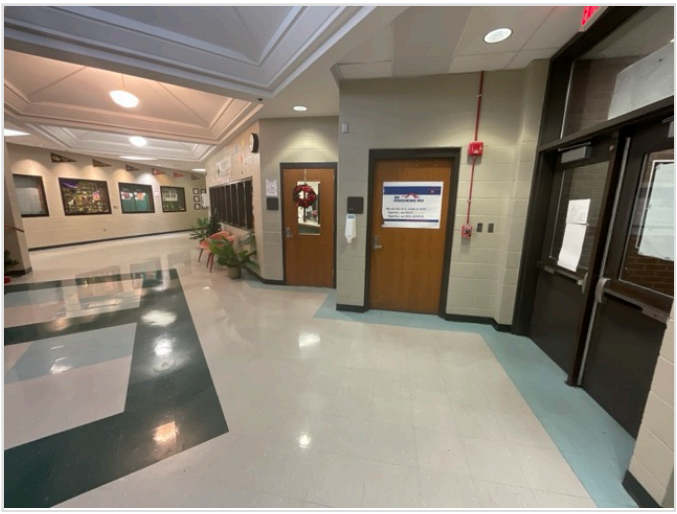
ACCESSIBLE PATH

CURB CUT

MAIN ENTRANCE

SIGNAGE

Lucie E. Campbell Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

LOBBY LOOKING AT CAB

IN-CAB CONTROLS

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Loading Dock, Concrete	650 SF	55	7168584
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	13,800 SF	30	7177829
B2010	Building Exterior	Fair	Exterior Walls, Brick	23,000 SF	30	7177830
B2010	Building exterior	Poor	Exterior Walls, Concrete Block (CMU), Repair/Repoint	1,000 SF	0	7177828
B2020	Building exterior	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	135	3	7168618
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	135	10	7168675
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	64	20	7168592
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	1,500 SF	2	7177786
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	28,900 SF	2	7168579
B3010	Roof	Fair	Roofing, Metal	58,000 SF	20	7168679
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	145	20	7177205
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	83,000 SF	5	7177202
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	169,500 SF	2	7177200
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	78,900 SF	2	7168609
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	2	7168597
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	7168624
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	2	7168582
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	2	7168626
Plumbing						
D2010	Riser Room	Fair	Backflow Preventer, Domestic Water	1	10	7168611
D2010	Riser Room	Fair	Backflow Preventer, Domestic Water	1	10	7168603
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	10	7177195
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	10	7168585
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	2	7168601
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	10	7168656
D2010	Kitchen	Fair	Water Heater, Electric, Instant Hot	1	2	7168638
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	84,740 SF	20	7177203
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	30	10	7177198
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3	10	7168666
D2010	Restrooms	Fair	Urinal, Standard	12	10	7177196
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (600 MBH)	1	2	7168687
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	10	7168615

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Riser Room	Fair	Unit Heater, Electric	2	2	7168594
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	7168690
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	7168684
D3020	Boiler room	Fair	Unit Heater, Hydronic	1	2	7168646
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7168659
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX	1	2	7168600
D3030	Site	Good	Chiller, Air-Cooled	1	24	7168640
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	5	7168598
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-3]	1	19	7168613
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	5	7168657
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-8]	1	5	7168583
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-4]	1	19	7168614
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-1]	1	19	7168645
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-5]	1	2	7168622
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-6]	1	2	7168672
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	84,740 SF	10	7177194
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	7168688
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-2]	1	19	7168581
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [P-7]	1	5	7168686
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-3]	1	5	7168616
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	5	7168652
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-6]	1	19	7168658
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	84,740 SF	20	7177199
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-5]	1	19	7168620
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	2	7168633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	7168628
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	7168644
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	7168634
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	5 LF	2	7168610
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	84,740 SF	5	7168580
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	16	2	7168649
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	2	7168665
Electrical						
D5020	218M	Fair	Distribution Panel, 277/480 V [HPE]	1	10	7168667
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [LPK]	1	10	7168655
D5020	Site	Fair	Primary Transformer, Dry, Property-Owned	1	10	7168647
D5020	218M	Fair	Distribution Panel, 120/208 V [LPE]	1	10	7168639
D5020	100M	Fair	Secondary Transformer, Dry, Stepdown [Transformer LPC]	1	10	7168671

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [LPK]	1	10	7168578
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [Transformer LPK]	1	10	7168669
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [LPB]	1	10	7168641
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TRANSF0RMER LPB]	1	10	7168604
D5020	Boiler room	Fair	Distribution Panel, 277/480 V [MPB]	1	10	7168662
D5020	Elevator	Fair	Secondary Transformer, Dry, Stepdown [Elevator Transformer]	1	10	7168668
D5020	Electrical room	Fair	Switchboard, 277/480 V [MSB]	1	20	7168588
D5020	100M	Fair	Distribution Panel, 120/208 V [LPC]	1	10	7168605
D5020	Boiler room	Fair	Distribution Panel, 277/480 V [MPB]	1	10	7168595
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [LPB]	1	10	7168636
D5020	218M	Fair	Secondary Transformer, Dry, Stepdown [Transformer LPE]	1	10	7168642
D5020	100M	Fair	Distribution Panel, 277/480 V [HPC]	1	10	7168590
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [HPB]	1	10	7168654
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	84,740 SF	20	7177197
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	19	7168619
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-8]	1	2	7168648
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-7]	1	19	7168589
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-4]	1	19	7168670
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-3]	1	19	7168674
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	19	7168685
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	84,740 SF	2	7177201
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	6,500 SF	2	7177787
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	84,740 SF	2	7168632
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	84,740 SF	2	7168661
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	84,740 SF	2	7168673
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	13	7168587
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	84,740 SF	2	7168596
D8010	Boiler room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	84,740 SF	2	7168612
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	2	7168677
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7168617
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	7168637
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	7168591
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	0	7168599
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7168653
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	2	7177174
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	2	7168678
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	2	7168623

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	2	7177175
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7168606
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7168680
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7168650
E1030	Kitchen	Failed	Foodservice Equipment, Icemaker, Freestanding	1	0	7168683
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	7168651
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	7168664
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	2	7168689
E1030	Site	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	7168629
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	7168663
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	9	7168660
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	7168621
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,800 SF	2	7168608
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	10	7168631
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	185,750 SF	2	7168627
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	2	7168643
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	2,300 SF	2	7177789
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	2	7168635
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	45,000 SF	2	7177790
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	8	5	7168602
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	2	7168593
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,985 LF	20	7168607
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	700 LF	20	7168676
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	50	2	7177827
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	2	7177788
G2060	Site	Fair	Flagpole, Metal	1	10	7168586
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	14	2	7168630
G4050	Site	Poor	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	13	1	7168625
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	2	7168682
Utilities						
G3010	Site	Fair	Hydrant, Fire, Replace/Install	2	10	7168681

Appendix F:
Replacement Reserves

Replacement Reserves Report

Lucie E. Campbell Elementary School

1/12/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Lucie E. Campbell Elementary School	$49,300	$9,373	$4,147,240	$44,255	$0	$515,496	$11,343	$24,905	$2,154	$11,743	$1,362,530	$0	$477,559	$81,504	$0	$26,953	$15,245	$2,154,693	$0	$805,736	$4,743,850	**$14,483,879**
Grand Total	**$49,300**	**$9,373**	**$4,147,240**	**$44,255**	**$0**	**$515,496**	**$11,343**	**$24,905**	**$2,154**	**$11,743**	**$1,362,530**	**$0**	**$477,559**	**$81,504**	**$0**	**$26,953**	**$15,245**	**$2,154,693**	**$0**	**$805,736**	**$4,743,850**	**$14,483,879**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7177828	Exterior Walls, Concrete Block (CMU), Repair/Repoint	0	0	0	1000	SF	$20.00	$20,000	$20,000																					**$20,000**
B2020	Building Exterior	7168675	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	135	EA	$650.00	$87,750											$87,750											**$87,750**
B2020	Building exterior	7168618	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	7	3	135	EA	$300.00	$40,500				$40,500										$40,500								**$81,000**
B2050	Building Exterior	7168592	Exterior Door, Steel, Standard, Replace	40	20	20	64	EA	$600.00	$38,400																					$38,400	**$38,400**
B2080	Site	7177786	Awning, Metal, per SF of awning, Refinish	10	8	2	1500	SF	$2.50	$3,750			$3,750										$3,750									**$7,500**
B3010	Roof	7168679	Roofing, Metal, Replace	40	20	20	58000	SF	$13.00	$754,000																					$754,000	**$754,000**
B3010	Roof	7168579	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	28900	SF	$17.00	$491,300			$491,300																			**$491,300**
C1030	Throughout building	7177205	Interior Door, Wood, Solid-Core, Replace	40	20	20	145	EA	$700.00	$101,500																					$101,500	**$101,500**
C1070	Throughout building	7177202	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	83000	SF	$3.50	$290,500						$290,500																**$290,500**
C2010	Throughout building	7177200	Wall Finishes, any surface, Prep & Paint	10	8	2	169500	SF	$1.50	$254,250			$254,250										$254,250									**$508,500**
C2030	Throughout building	7168609	Flooring, Vinyl Tile (VCT), Replace	15	13	2	78900	SF	$5.00	$394,500			$394,500															$394,500				**$789,000**
C2030	Throughout building	7168597	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4200	SF	$7.50	$31,500			$31,500										$31,500									**$63,000**
D1010	Elevator	7168582	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	$9,000.00	$9,000			$9,000															$9,000				**$18,000**
D1010	Elevator	7168626	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	$5,000.00	$5,000			$5,000																			**$5,000**
D1010	Elevator	7168624	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	$60,000.00	$60,000											$60,000											**$60,000**
D2010	Boiler room	7168687	Water Heater, Gas, Commercial (600 MBH), Replace	20	18	2	1	EA	$32,000.00	$32,000			$32,000																			**$32,000**
D2010	Boiler room	7168601	Water Heater, Gas, Commercial (125 MBH), Replace	20	18	2	1	EA	$12,400.00	$12,400			$12,400																			**$12,400**
D2010	Kitchen	7168638	Water Heater, Electric, Instant Hot, Replace	15	13	2	1	EA	$1,500.00	$1,500			$1,500															$1,500				**$3,000**
D2010	Boiler room	7168656	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
D2010	Riser Room	7168611	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
D2010	Riser Room	7168603	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
D2010	Throughout building	7177203	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	84740	SF	$11.00	$932,140																					$932,140	**$932,140**
D2010	Restrooms	7177195	Toilet, Commercial Water Closet, Replace	30	20	10	20	EA	$1,300.00	$26,000											$26,000											**$26,000**
D2010	Restrooms	7177198	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	30	EA	$1,500.00	$45,000											$45,000											**$45,000**
D2010	Restrooms	7177196	Urinal, Standard, Replace	30	20	10	12	EA	$1,100.00	$13,200											$13,200											**$13,200**
D2010	Kitchen	7168585	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	2	EA	$2,500.00	$5,000											$5,000											**$5,000**
D2010	Kitchen	7168666	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	3	EA	$1,600.00	$4,800											$4,800											**$4,800**
D3020	Boiler room	7168615	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3020	Boiler room	7168646	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$2,100.00	$2,100			$2,100																			**$2,100**
D3020	Riser Room	7168594	Unit Heater, Electric, Replace	20	18	2	2	EA	$1,800.00	$3,600			$3,600																			**$3,600**
D3020	Boiler room	7168684	Boiler Supplemental Components, Expansion Tank, Replace	40	20	20	1	EA	$3,540.00	$3,540																					$3,540	**$3,540**
D3020	Boiler room	7168690	Boiler Supplemental Components, Expansion Tank, Replace	40	20	20	1	EA	$2,700.00	$2,700																					$2,700	**$2,700**
D3030	Roof	7168659	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$4,000.00	$4,000			$4,000															$4,000				**$8,000**
D3030	Electrical room	7168600	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
D3050	Boiler room	7168672	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
D3050	Boiler room	7168622	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100															$5,100				**$10,200**
D3050	Boiler room	7168657	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Boiler room	7168598	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$6,500.00	$6,500						$6,500																**$6,500**
D3050	Boiler room	7168616	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D3050	Boiler room	7168652	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D3050	Boiler room	7168686	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Boiler room	7168583	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Throughout building	7177199	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	84740	SF	$5.00	$423,700																					$423,700	**$423,700**
D3050	Roof	7168633	Make-Up Air Unit, MUA or MAU, Replace	20	18	2	1	EA	$35,000.00	$35,000			$35,000																			**$35,000**
D3050	Roof	7168688	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$30,000.00	$30,000			$30,000																			**$30,000**
D3050	Throughout building	7177194	HVAC System, Ductwork, High Density, Replace	30	20	10	84740	SF	$6.00	$508,440											$508,440											**$508,440**
D3050	Roof	7168658	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$37,200.00	$37,200																				$37,200		**$37,200**
D3050	Roof	7168613	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$48,000.00	$48,000																				$48,000		**$48,000**
D3050	Roof	7168581	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$48,000.00	$48,000																				$48,000		**$48,000**
D3050	Roof	7168620	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$118,700.00	$118,700																				$118,700		**$118,700**
D3050	Roof	7168614	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$118,700.00	$118,700																				$118,700		**$118,700**
D3050	Roof	7168645	Air Handler, Exterior AHU, Replace	20	1	19	1	EA	$58,800.00	$58,800																				$58,800		**$58,800**
D3060	Roof	7168644	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	$2,400.00	$2,400			$2,400																			**$2,400**

Replacement Reserves Report

Lucie E. Campbell Elementary School

1/12/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3060	Roof	7168628	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	$2,400.00	$2,400			$2,400																			**$2,400**
D3060	Roof	7168634	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	$2,400.00	$2,400			$2,400																			**$2,400**
D4010	Throughout building	7168580	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	84740	SF	$1.07	$90,672						$90,672																**$90,672**
D4010	Kitchen	7168610	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	18	2	5	LF	$400.00	$2,000			$2,000																			**$2,000**
D4030	Throughout building	7168649	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	16	EA	$150.00	$2,400			$2,400										$2,400									**$4,800**
D4030	Kitchen	7168665	Fire Extinguisher, Wet Chemical/CO2, Replace	10	8	2	1	EA	$300.00	$300			$300										$300									**$600**
D5020	Site	7168647	Primary Transformer, Dry, Property-Owned, Replace	30	20	10	1	EA	$87,000.00	$87,000											$87,000											**$87,000**
D5020	Electrical room	7168604	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
D5020	Electrical room	7168669	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
D5020	Elevator	7168668	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$6,700.00	$6,700											$6,700											**$6,700**
D5020	100M	7168671	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
D5020	218M	7168642	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
D5020	Electrical room	7168588	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$75,000.00	$75,000																					$75,000	**$75,000**
D5020	Boiler room	7168595	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5020	Boiler room	7168662	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5020	Electrical room	7168636	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	Electrical room	7168641	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	Electrical room	7168654	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5020	Electrical room	7168578	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	Electrical room	7168655	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	100M	7168605	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	100M	7168590	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5020	218M	7168639	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	218M	7168667	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Throughout building	7177197	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	84740	SF	$2.50	$211,850																					$211,850	**$211,850**
D5030	Boiler room	7168648	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	$5,300.00	$5,300			$5,300																			**$5,300**
D5030	Boiler room	7168670	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$6,200.00	$6,200																				$6,200		**$6,200**
D5030	Boiler room	7168619	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$6,200.00	$6,200																				$6,200		**$6,200**
D5030	Boiler room	7168674	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$6,200.00	$6,200																				$6,200		**$6,200**
D5030	Boiler room	7168685	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$6,200.00	$6,200																				$6,200		**$6,200**
D5030	Boiler room	7168589	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	1	19	1	EA	$5,300.00	$5,300																				$5,300		**$5,300**
D5040	Throughout building	7177201	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	84740	SF	$4.50	$381,330			$381,330																			**$381,330**
D6030	Cafeteria	7177787	Sound System, Theater/Auditorium/Church, Replace	20	18	2	6500	SF	$1.50	$9,750			$9,750																			**$9,750**
D6060	Throughout building	7168632	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	84740	SF	$1.65	$139,821			$139,821																			**$139,821**
D7010	Throughout building	7168661	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	13	2	84740	SF	$3.25	$275,405			$275,405															$275,405				**$550,810**
D7030	Throughout building	7168673	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	13	2	84740	SF	$3.00	$254,220			$254,220															$254,220				**$508,440**
D7050	Throughout building	7168596	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	84740	SF	$3.00	$254,220			$254,220																			**$254,220**
D7050	Office	7168587	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
D8010	Boiler room	7168612	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	84740	SF	$2.50	$211,850			$211,850															$211,850				**$423,700**
E1030	Kitchen	7168650	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	$21,500.00	$21,500	$21,500										$21,500										$21,500	**$64,500**
E1030	Kitchen	7168599	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	15	0	1	EA	$1,100.00	$1,100	$1,100															$1,100						**$2,200**
E1030	Kitchen	7168683	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	$6,700.00	$6,700	$6,700															$6,700						**$13,400**
E1030	Kitchen	7177174	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	7177175	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	7168663	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	7168680	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	7168664	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				**$3,400**
E1030	Kitchen	7168637	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	7168623	Foodservice Equipment, Range, 2-Burner, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				**$3,400**
E1030	Kitchen	7168678	Foodservice Equipment, Steam Kettle, Replace	20	18	2	1	EA	$30,000.00	$30,000			$30,000																			**$30,000**
E1030	Site	7168629	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				**$12,600**
E1030	Site	7168591	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				**$12,600**
E1030	Kitchen	7168689	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
E1030	Kitchen	7168651	Foodservice Equipment, Walk-In, Freezer, Replace	20	18	2	1	EA	$25,000.00	$25,000			$25,000																			**$25,000**
E1030	Kitchen	7168677	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA	$3,800.00	$3,800			$3,800															$3,800				**$7,600**
E1030	Kitchen	7168617	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Kitchen	7168606	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$9,500.00	$9,500							$9,500										$9,500					**$19,000**

Replacement Reserves Report

Lucie E. Campbell Elementary School

1/12/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1030	Kitchen	7168653	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	7168660	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	2	EA	$4,500.00	$9,000										$9,000												**$9,000**
E1040	Office	7168621	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$1,500.00	$1,500			$1,500										$1,500										**$3,000**
E1070	Cafeteria	7168608	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	1800	SF	$15.00	$27,000			$27,000															$27,000				**$54,000**
F1020	Site	7168631	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	100	SF	$25.00	$2,500											$2,500											**$2,500**
G2020	Site	7168627	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	185750	SF	$3.50	$650,125			$650,125																			**$650,125**
G2050	Site	7177790	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	45000	SF	$0.45	$20,250			$20,250					$20,250					$20,250										**$81,000**
G2050	Site	7177789	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	13	2	2300	SF	$25.00	$57,500			$57,500															$57,500				**$115,000**
G2050	Site	7168635	Play Structure, Multipurpose, Large, Replace	20	18	2	1	EA	$35,000.00	$35,000			$35,000																			**$35,000**
G2050	Site	7168643	Play Structure, Multipurpose, Small, Replace	20	18	2	1	EA	$10,000.00	$10,000			$10,000																			**$10,000**
G2060	Site	7177788	Park Bench, Metal Powder-Coated, Replace	20	18	2	6	EA	$700.00	$4,200			$4,200																			**$4,200**
G2060	Site	7168602	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	20	5	8	EA	$1,700.00	$13,600						$13,600																**$13,600**
G2060	Site	7168607	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	1985	LF	$25.00	$49,625																					$49,625	**$49,625**
G2060	Site	7168676	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	700	LF	$18.00	$12,600																					$12,600	**$12,600**
G2060	Building exterior	7177827	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	18	2	50	EA	$150.00	$7,500			$7,500																			**$7,500**
G2060	Site	7168593	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
G2060	Site	7168586	Flagpole, Metal, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
G3010	Site	7168681	Hydrant, Fire, Replace/Install	30	20	10	2	EA	$5,680.00	$11,360											$11,360											**$11,360**
G4050	Site	7168625	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	19	1	13	EA	$700.00	$9,100		$9,100																				**$9,100**
G4050	Site	7168630	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	18	2	14	EA	$6,800.00	$95,200			$95,200																			**$95,200**
G4050	Building exterior	7168682	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	8	EA	$600.00	$4,800			$4,800																			**$4,800**
Totals, Unescalated											**$49,300**	**$9,100**	**$3,909,171**	**$40,500**	**$0**	**$444,672**	**$9,500**	**$20,250**	**$1,700**	**$9,000**	**$1,013,850**	**$0**	**$334,950**	**$55,500**	**$0**	**$17,300**	**$9,500**	**$1,303,625**	**$0**	**$459,500**	**$2,626,555**	**$10,313,973**
Totals, Escalated (3.0% inflation, compounded annually)											**$49,300**	**$9,373**	**$4,147,240**	**$44,255**	**$0**	**$515,496**	**$11,343**	**$24,905**	**$2,154**	**$11,743**	**$1,362,530**	**$0**	**$477,559**	**$81,504**	**$0**	**$26,953**	**$15,245**	**$2,154,693**	**$0**	**$805,736**	**$4,743,850**	**$14,483,879**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168626	D1010	**Elevator Controls**	Automatic, 1 Car		Lucie E. Campbell Elementary School	Elevator	Schindler Elevator Corporation	No dataplate	No dataplate	2003		
2	7168624	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	3500 LB	Lucie E. Campbell Elementary School	Elevator	Schindler Elevator Corporation	F0B 217Y	7271C27G02	2003		

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168638	D2010	**Water Heater**	Electric, Instant Hot	9.5	Lucie E. Campbell Elementary School	Kitchen	Hatco	C-45	9483590324	2003		
2	7168601	D2010	**Water Heater**	Gas, Commercial (125 MBH)	75 GAL	Lucie E. Campbell Elementary School	Boiler room	Rheem / Ruud	G75-125	URNG 1002G03131	2003		
3	7168687	D2010	**Water Heater**	Gas, Commercial (600 MBH)	250 GAL	Lucie E. Campbell Elementary School	Boiler room	Ventura	72 V 250	1202109373	2003		
4	7168611	D2010	**Backflow Preventer**	Domestic Water	2 IN	Lucie E. Campbell Elementary School	Riser Room	Watts	909 M10T RP	388444	2003		
5	7168603	D2010	**Backflow Preventer**	Domestic Water	2 IN	Lucie E. Campbell Elementary School	Riser Room	Watts	909 M10T RP	387445	2003		
6	7168656	D2010	**Backflow Preventer**	Domestic Water	1.25 IN	Lucie E. Campbell Elementary School	Boiler room	Watts	909 M10T RP	387319	2003		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168615	D3020	**Boiler**	Gas, HVAC	400 MBH	Lucie E. Campbell Elementary School	Boiler room	Cleaver-Brooks	FLX	BT 8365	2003		
2	7168594	D3020	**Unit Heater**	Electric	3 KW	Lucie E. Campbell Elementary School	Riser Room	TPI Corp	G3453T	No dataplate	2003		2
3	7168646	D3020	**Unit Heater**	Hydronic	48 MBH	Lucie E. Campbell Elementary School	Boiler room	Sterling	Inaccessible	Inaccessible	2003		
4	7168690	D3020	**Boiler Supplemental Components**	Expansion Tank	50 GAL	Lucie E. Campbell Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	2003		
5	7168684	D3020	**Boiler Supplemental Components**	Expansion Tank	75 GAL	Lucie E. Campbell Elementary School	Boiler room	Inaccessible	Inaccessible	Inaccessible	2003		
6	7168640	D3030	**Chiller**	Air-Cooled	226 TON	Lucie E. Campbell Elementary School	Site	Daikin Industries	AGZ226ETSEMNN0A	STNU220300113	2022		
7	7168659	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Lucie E. Campbell Elementary School	Roof	York	H2RC036S06A	Illegible	2003		
8	7168600	D3030	**Split System**	Fan Coil Unit, DX	3.5 TON	Lucie E. Campbell Elementary School	Electrical room	York	F2RP042H06B	(S)XGLS170707	2007		
9	7168598	D3050	**Pump** [P-1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	Bell & Gossett	e-1510 SSF	0332904-01C22	2003		
10	7168657	D3050	**Pump** [P-2]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	Bell & Gossett	e-1510 SSF	C332904-02022-	2003		
11	7168616	D3050	**Pump** [P-3]	Distribution, HVAC Chilled or Condenser Water	15 HP	Lucie E. Campbell Elementary School	Boiler room	Bell & Gossett	1510 SSF	PRD35218-2 G22	2003		
12	7168652	D3050	**Pump** [P-4]	Distribution, HVAC Chilled or Condenser Water	15 HP	Lucie E. Campbell Elementary School	Boiler room	Bell & Gossett	e1510 SSF	PRD35218-1 G22	2003		
13	7168622	D3050	**Pump** [P-5]	Distribution, HVAC Heating Water	1.5 HP	Lucie E. Campbell Elementary School	Boiler room	Armstrong	3x3x6 4380	C 473265	2003		
14	7168672	D3050	**Pump** [P-6]	Distribution, HVAC Heating Water	1.5 HP	Lucie E. Campbell Elementary School	Boiler room	Armstrong	3X3X6 4380	C 473266	2003		
15	7168686	D3050	**Pump** [P-7]	Distribution, HVAC Heating Water	5 HP	Lucie E. Campbell Elementary School	Boiler room	Armstrong	3x2x8 4030	C 474566	2003		
16	7168583	D3050	**Pump** [P-8]	Distribution, HVAC Heating Water	5 HP	Lucie E. Campbell Elementary School	Boiler room	Armstrong	3x2x8 4030	C 474493	2003		
17	7168645	D3050	**Air Handler** [AHU-1]	Exterior AHU	10000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH010GVCM	FB0U220600624	2022		
18	7168581	D3050	**Air Handler** [AHU-2]	Exterior AHU	7000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH007GVCM	FB0U220600625	2022		
19	7168613	D3050	**Air Handler** [AHU-3]	Exterior AHU	8000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH008GVCM	FB0U220600626	2022		
20	7168614	D3050	**Air Handler** [AHU-4]	Exterior AHU	28000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH028GVCH	FB0U220600627	2022		
21	7168620	D3050	**Air Handler** [AHU-5]	Exterior AHU	28000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH028GVCM	FB0U220600628	2022		

22	7168658	D3050	**Air Handler** [AHU-6]	Exterior AHU	6000 CFM	Lucie E. Campbell Elementary School	Roof	Daikin Industries	0AH006GVCM	FB0U220600629	2022		
23	7168633	D3050	**Make-Up Air Unit**	MUA or MAU	2000 CFM	Lucie E. Campbell Elementary School	Roof	CaptiveAire Systems	Illegible	Illegible	2003		
24	7168688	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Lucie E. Campbell Elementary School	Roof	York	DM150N20P4AAA3A	NEMM047873	2004		
25	7168628	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lucie E. Campbell Elementary School	Roof	Illegible	Illegible	Illegible	2003		
26	7168644	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lucie E. Campbell Elementary School	Roof	Greenheck	G-150-FM	0CK 18781	2003		
27	7168634	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lucie E. Campbell Elementary School	Roof	Illegible	Illegible	Illegible	2003		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168610	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Lucie E. Campbell Elementary School	Kitchen				2003		5
2	7168649	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Lucie E. Campbell Elementary School	Throughout building				2003		16
3	7168665	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Lucie E. Campbell Elementary School	Kitchen				2003		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168647	D5020	**Primary Transformer**	Dry, Property-Owned	750 KVA	Lucie E. Campbell Elementary School	Site	Howard Industries	9189-435280-695	HI1247201601	2003		
2	7168668	D5020	**Secondary Transformer** [Elevator Transformer]	Dry, Stepdown	30 KVA	Lucie E. Campbell Elementary School	Elevator	Rex Manufacturing	No dataplate	No dataplate	2003		
3	7168604	D5020	**Secondary Transformer** [TRANSF0RMER LPB]	Dry, Stepdown	75 KVA	Lucie E. Campbell Elementary School	Electrical room	GE	9T2303474G03	1475A382GBG109	2003		
4	7168671	D5020	**Secondary Transformer** [Transformer LPC]	Dry, Stepdown	75 KVA	Lucie E. Campbell Elementary School	100M	GE	9T2303474G03	14754382680199	2003		
5	7168642	D5020	**Secondary Transformer** [Transformer LPE]	Dry, Stepdown	75 KVA	Lucie E. Campbell Elementary School	218M	GE	9T2303474903	14754382686189	2003		
6	7168669	D5020	**Secondary Transformer** [Transformer LPK]	Dry, Stepdown	75 KVA	Lucie E. Campbell Elementary School	Electrical room	GE	9T2303044	1475A382LBG001	2003		
7	7168588	D5020	**Switchboard** [MSB]	277/480 V	1600 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	40521513	17877145-1	2003		
8	7168654	D5020	**Distribution Panel** [HPB]	277/480 V	400 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	ADF3424MBX	162D097177	2003		
9	7168590	D5020	**Distribution Panel** [HPC]	277/480 V	400 AMP	Lucie E. Campbell Elementary School	100M	GE	ADF3244MBX	162D097177	2003		
10	7168667	D5020	**Distribution Panel** [HPE]	277/480 V	400 AMP	Lucie E. Campbell Elementary School	218M	GE	ADF3244MBX	Illegible	2003		
11	7168641	D5020	**Distribution Panel** [LPB]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	AQF3424CBX	1680097177	2003		
12	7168636	D5020	**Distribution Panel** [LPB]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	AQF3424MTX	1G2D097177	2003		
13	7168605	D5020	**Distribution Panel** [LPC]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	100M	GE	AQF 3424CBX	Illegible	2003		
14	7168639	D5020	**Distribution Panel** [LPE]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	218M	GE	AQF3424CBX	162D097177	2003		
15	7168655	D5020	**Distribution Panel** [LPK]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	AQF 3424CBX	1028017177	2003		
16	7168578	D5020	**Distribution Panel** [LPK]	120/208 V	400 AMP	Lucie E. Campbell Elementary School	Electrical room	GE	AQF3424MTX	162D097177	2003		
17	7168662	D5020	**Distribution Panel** [MPB]	277/480 V	400 AMP	Lucie E. Campbell Elementary School	Boiler room	GE	3424MTX	162D097177	2003		
18	7168595	D5020	**Distribution Panel** [MPB]	277/480 V	400 AMP	Lucie E. Campbell Elementary School	Boiler room	GE	ADF3424MBX	162D097177	2003		
19	7168619	D5030	**Variable Frequency Drive** [P-1]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	ABB	ACH580-VCR-012A-4+F267	2223306038	2022		
20	7168685	D5030	**Variable Frequency Drive** [P-2]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	ABB	ACH580-VCR-012A-4+F267	2223306036	2022		
21	7168674	D5030	**Variable Frequency Drive** [P-3]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	ABB	ACH580-VCR-023A-4+F267	2222703582	2022		
22	7168670	D5030	**Variable Frequency Drive** [P-4]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	ABB	ACH580-VCR-023A-4+F267	2222703610	2022		

23	7168589	D5030	**Variable Frequency Drive** [P-7]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	ABB	ACH550-UH-08A8-4	2114100075	2022		
24	7168648	D5030	**Variable Frequency Drive** [P-8]	VFD, by HP of Motor	7.5 HP	Lucie E. Campbell Elementary School	Boiler room	York	No dataplate	No dataplate	2003		

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168587	D7050	**Fire Alarm Panel**	Fully Addressable		Lucie E. Campbell Elementary School	Office	Honeywell	0NYX® NFS-320(E)	No dataplate	2021		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7168617	E1030	**Foodservice Equipment**	Convection Oven, Double		Lucie E. Campbell Elementary School	Kitchen	Cleveland	22CET6.1	180423052539	2018		
2	7168606	E1030	**Foodservice Equipment**	Convection Oven, Double		Lucie E. Campbell Elementary School	Kitchen	Blodgett	BD0-100-G-ES	101119C1016T	2019		
3	7168650	E1030	**Foodservice Equipment**	Dishwasher Commercial		Lucie E. Campbell Elementary School	Kitchen	Hobart	CRS76A	85-1037425	2003		
4	7168660	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Lucie E. Campbell Elementary School	Kitchen	CaptiveAire Systems	5124 NFR	175552	2017		2
5	7168653	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Lucie E. Campbell Elementary School	Kitchen	FWE	UHS-12P	165024803	2016		
6	7168664	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Lucie E. Campbell Elementary School	Kitchen	FWE	MTU-12	102722304	2010		
7	7168677	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP		Lucie E. Campbell Elementary School	Kitchen	Hammerall	Inaccessible	Inaccessible	2003		
8	7168683	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Lucie E. Campbell Elementary School	Kitchen	Manitowoc	S570	030521893	2003		
9	7168623	E1030	**Foodservice Equipment**	Range, 2-Burner		Lucie E. Campbell Elementary School	Kitchen	Illegible	Inaccessible	Inaccessible	2003		
10	7168637	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Lucie E. Campbell Elementary School	Kitchen	McCall	1020P01C	5-790897	2008		
11	7168599	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door		Lucie E. Campbell Elementary School	Kitchen	STANDEX	AR164WVS/0-A	1811286164	2003		
12	7168678	E1030	**Foodservice Equipment**	Steam Kettle		Lucie E. Campbell Elementary School	Kitchen	Cleveland	KGL-40	WT7414-00K-01	2003		
13	7168680	E1030	**Foodservice Equipment**	Steamer, Freestanding		Lucie E. Campbell Elementary School	Kitchen	Duke	DC-TEHF74PG M	08152056	2015		
14	7168663	E1030	**Foodservice Equipment**	Steamer, Freestanding		Lucie E. Campbell Elementary School	Kitchen	Duke	DC-TEHF74PG M	08152055	2015		
15	7168591	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Lucie E. Campbell Elementary School	Site	Heatcraft	Illegible	Illegible	2003		
16	7168629	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Lucie E. Campbell Elementary School	Site	Heatcraft	BHT031L6CF	T03F 00363	2003		
17	7177174	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Lucie E. Campbell Elementary School	Kitchen	Bohn	No dataplate	No dataplate	2003		
18	7177175	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Lucie E. Campbell Elementary School	Kitchen	BOHN	No dataplate	No dataplate	2003		
19	7168651	E1030	**Foodservice Equipment**	Walk-In, Freezer		Lucie E. Campbell Elementary School	Kitchen	Kolpak	No dataplate	03E0588 FRZ	2003		
20	7168689	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Lucie E. Campbell Elementary School	Kitchen	Kolpak	No dataplate	03E0568 CLR	2003		
21	7168621	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Lucie E. Campbell Elementary School	Office				2003		