

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Lucy Elementary School  
6269 Amherst Road  
Millington, Tennessee 38053

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-203.354*

## **DATE OF REPORT:**

*October 28, 2024*

## **ON SITE DATE:**

*October 16, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	3
Main Address	6269 Amherst Road, Millington, Tennessee 38053
Site Developed	1912 Renovated 2002
Site Area	2.48 acres (estimated)
Parking Spaces	160 total spaces all in open lots; 10 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 16, 2024
Management Point of Contact	Michelle Stuart, Shelby County Board of Education Phone: (901) 416-5376 <a href="mailto:stuartml@scsk12.org">stuartml@scsk12.org</a>
On-site Point of Contact (POC)	Tony Sellers
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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

Lucy Elementary School was originally constructed in 1912. The annex is believed to be the original building but was later renovated for grades 4 and 5 in 2002, along with the new construction of a new main building and gym. There are still on-going repairs in the main building, annex, and gym.

### Architectural

As the main building was constructed in 2002, components have required replacement. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The roof on the main building is starting to show wear and tear mainly around several of the Roof Top Units. Most exterior and interior finishes are in fair condition. The windows appear to be in average condition. No other significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. The annex and gym buildings are in overall fair condition as well.

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

The HVAC systems consist of Roof Top Units, with auxiliary systems that include condensing units and a unit heater. The main building is supported by several Roof Top Units. Typical lifecycle replacements are budgeted and anticipated.

Each building has its own electrical system. There are original and new components as evidenced by manufacture dates on the components. Due to on-going leaks some electric outlets are not working properly. The electrical systems appeared to be overall in fair condition.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. There are two water heaters that are present in the main building library's mechanical room. Leaks were observed in the ceiling of the annex building's Music/Art area; this has caused damage to the floor. No other major issues were observed or reported.

The fire alarm and suppression systems appear to be in fair condition. The inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

### Site

Site maintenance appears to be average, and site improvements and landscaping are generally in fair condition. Sidewalks are in fair condition. The asphalt pavement located near the back of the main building's parking area is heavily worn with cracking and holes throughout, and replacement is recommended.

### Recommended Additional Studies

No additional studies are recommended at this time.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

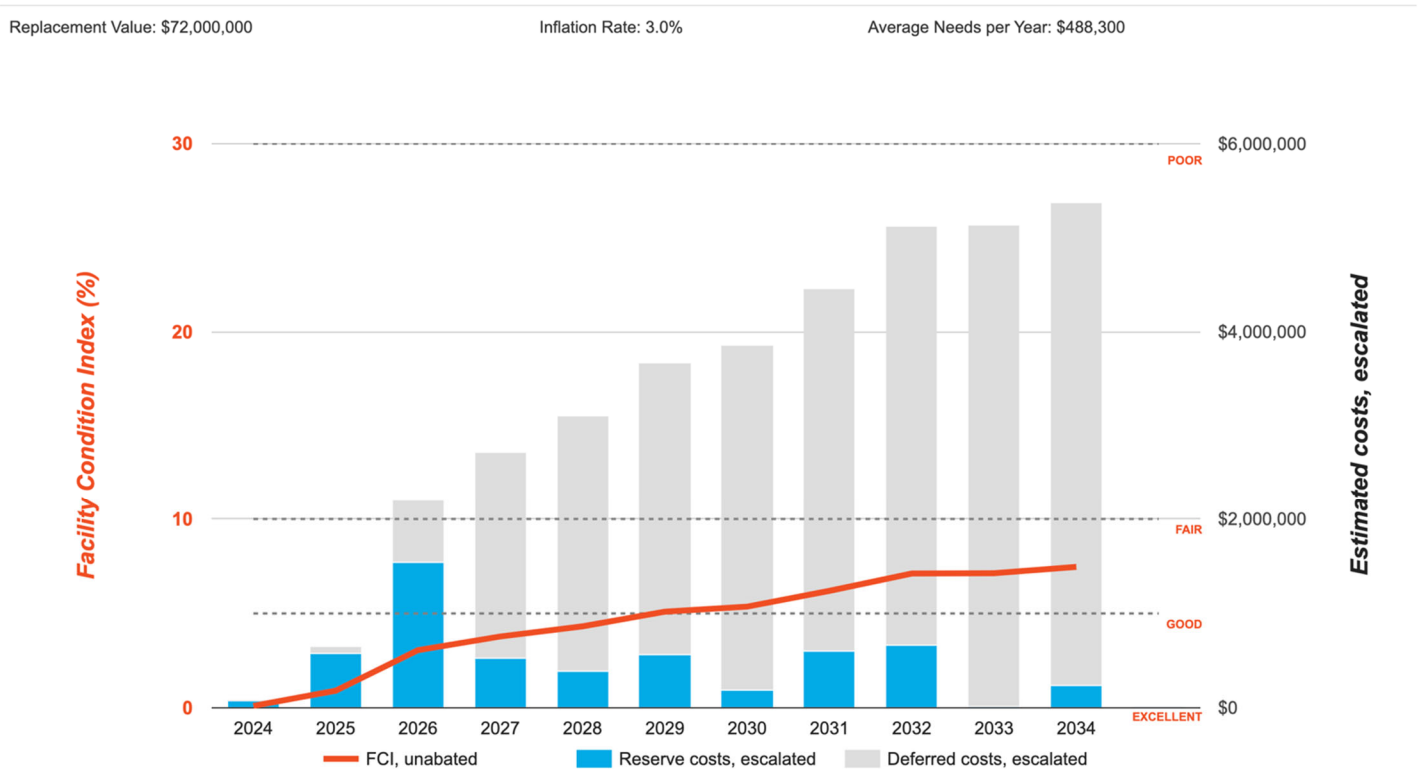
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Lucy Elementary School / Annex (1912)	\$400	30,000	\$12,000,000	0.0%	2.2%	2.3%	4.4%
Lucy Elementary School / Gymnasium (2002)	\$400	8,000	\$3,200,000	0.0%	6.2%	6.6%	9.0%
Lucy Elementary School / Main Building (2002)	\$400	70,000	\$28,000,000	0.3%	7.3%	10.6%	15.5%

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: Lucy Elementary School



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	-	-	-	\$2,400	\$3,200	\$5,600
Facade	-	\$4,100	-	\$419,200	\$5,600	\$428,900
Roofing	-	\$577,800	\$229,500	\$46,300	\$126,900	\$980,500
Interiors	\$800	\$556,600	\$811,700	\$85,500	\$1,515,200	\$2,969,900
Conveying	-	-	\$15,800	\$73,900	\$15,800	\$105,500
Plumbing	-	\$32,800	-	\$90,400	\$340,500	\$463,700
HVAC	-	\$656,500	\$37,600	\$583,500	\$151,600	\$1,429,100
Fire Protection	-	-	\$152,600	\$800	\$1,036,900	\$1,190,200
Electrical	-	\$55,200	-	\$222,100	\$4,567,500	\$4,844,800
Fire Alarm & Electronic Systems	-	\$239,100	\$5,400	\$7,900	\$368,600	\$620,900
Equipment & Furnishings	\$71,200	-	\$20,800	\$144,900	\$286,700	\$523,600
Site Pavement	\$5,500	-	\$195,500	\$25,800	\$64,600	\$291,500
Site Development	-	-	-	-	\$46,800	\$46,800
Site Utilities	-	-	-	-	\$33,200	\$33,200
<b>TOTALS (3% inflation)</b>	<b>\$77,500</b>	<b>\$2,122,100</b>	<b>\$1,468,900</b>	<b>\$1,702,700</b>	<b>\$8,563,000</b>	<b>\$13,934,200</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Lucy Elementary School / Annex	1	\$800
Lucy Elementary School / Main Building	2	\$71,200
Lucy Elementary School / Site	1	\$5,500
<b>Total</b>	<b>4</b>	<b>\$77,500</b>

### Annex

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8483466	Lucy Elementary School / Annex	Annex Art Room	C2030	Flooring, Vinyl Tile (VCT), Repair	Poor	Performance/Integrity	\$800
<b>Total (1 items)</b>							<b>\$800</b>

### Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8483418	Lucy Elementary School / Main Building	Kitchen	E1030	Foodservice Equipment, Ice maker, Freestanding, Replace	Poor	Performance/Integrity	\$6,700
8483396	Lucy Elementary School / Main Building	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$64,500
<b>Total (2 items)</b>							<b>\$71,200</b>

### Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8483581	Lucy Elementary School / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$5,500
<b>Total (1 items)</b>							<b>\$5,500</b>

## Key Findings



### Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC  
Main Building Lucy Elementary School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2025**

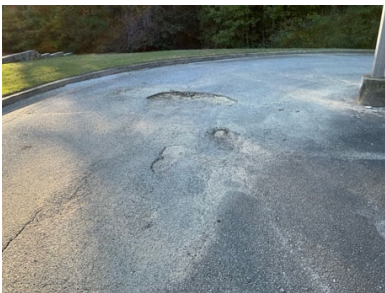
Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$561,000

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Roof is very stained and damaged. - AssetCALC ID: 8483571



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Lucy Elementary School Site

Uniformat Code: G2020  
Recommendation: **Cut and Patch in 2024**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

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Parking lot behind school has potholes in the pavement - AssetCALC ID: 8483581



### Foodservice Equipment in Failed condition.

Dishwasher Commercial  
Main Building Lucy Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$64,500

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This dishwasher is currently out of order. - AssetCALC ID: 8483396



### Flooring in Poor condition.

Vinyl Tile (VCT)  
Annex Lucy Elementary School Annex Art Room

Uniformat Code: C2030  
Recommendation: **Repair in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

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Bad leak has caused the floor to break and become uneven - AssetCALC ID: 8483466



### Foodservice Equipment in Poor condition.

Icemaker, Freestanding  
Main Building Lucy Elementary School Kitchen

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,700

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Ice maker is not operational - AssetCALC ID: 8483418



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Annex Lucy Elementary School Annex Art Room

Uniformat Code: C1070  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,700

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Bad leak has caused ceiling tiles to break and fall. - AssetCALC ID: 8483417



### Exterior Door in Poor condition.

Wood, any type  
Annex Lucy Elementary School Annex

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

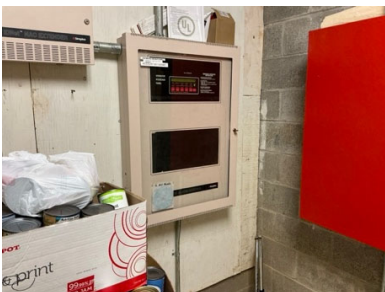
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Wood is starting to rot - AssetCALC ID: 8483462



### Fire Alarm System

Full System Upgrade, Standard Addressable  
Main Building Lucy Elementary School

Uniformat Code: D7050  
Recommendation: **Install in 2026**

Priority Score: **54.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$210,000

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Nearing end of useful life - AssetCALC ID: 8513710

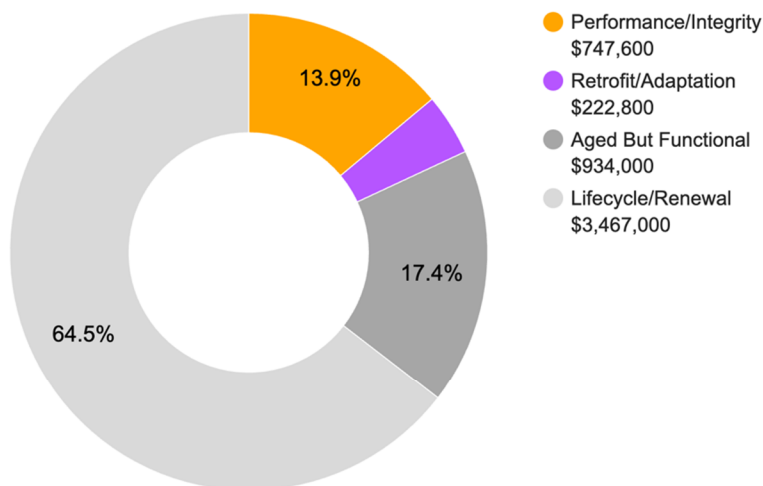
## Plan Types

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)



10-YEAR TOTAL: \$5,371,400



## 2. Main Building



### Main Building: Systems Summary

Constructed/Renovated	2002	
Building/Group Size	70,000 SF (Estimated)	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood and steel roof decks supported by steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Main: Flat construction with built-up finish Secondary: Pyramid construction with metal	Fair
Interiors	Walls: Painted gypsum board, painted masonry, ceramic tile Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, Split system condensing units Supplemental components: Unit Heaters	Fair

Main Building: Systems Summary		
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panels with smoke detectors, heat detectors, alarms, strobes, pull stations, backup emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	The roof of the main building is showing wear and tear, dishwasher out of service, ice maker not operational, fire alarm system nearing end of useful life	

### 3. Annex Building



#### Annex Building: Systems Summary

Constructed/Renovated	1912/2002	
Building Size	30,000 SF (Estimated)	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof decks supported by wood joists and concrete strip/wall footing foundation system.	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with built up finish	Fair
Interiors	Walls: Painted gypsum board and painted masonry Floors: VCT and Wood Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Package Units, Split-system condensing units	Fair

## Annex Building: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, strobes, pull stations, backup emergency lights, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Leaks were observed in the annex building's Music/Art area, damaged flooring and ceiling tiles wood door staring to rot	

## 4. Gymnasium



### Gymnasium: Systems Summary

Constructed/Renovated	2002	
Building Size	8,000 SF (Estimated)	
Number of Stories	1 above grade	
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	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Main: Flat construction with built up finish	Fair
Interiors	Walls: Painted gypsum board and painted masonry Floors: VCT Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, split-system condensing units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair



**Gymnasium: Systems Summary**

<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Pull stations, backup emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 5. Site Summary



### Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage, chain link, and wrought iron fencing Playgrounds and outdoor classroom	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED, HPS, and, metal halide	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Parking lot behind school has potholes	



## 6. 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.

## 7. 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 1921 and substantially renovated in 2002 and some 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:

<b>Campus: Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1921/ 2002	No	No
Main Building	2002	No	No
Annex Building	1921 / 2002	No	No
Gymnasium	2002	No	No

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 8. 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.

## 9. 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.



## 10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lucy Elementary School, 6269 Amherst Road, Millington, Tennessee 38053, 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:** Joshua Phillips,  
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**Reviewed by:**



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## 11. 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 - STRUCTURAL OVERVIEW



6 - STRUCTURAL ELEMENTS



## Photographic Overview



7 - BUILDING FACADE



8 - DRAINAGE ELEMENTS



9 - SECONDARY ROOF OVERVIEW



10 - CLASSROOM



11 - INTERIOR OVERVIEW



12 - CAFETERIA



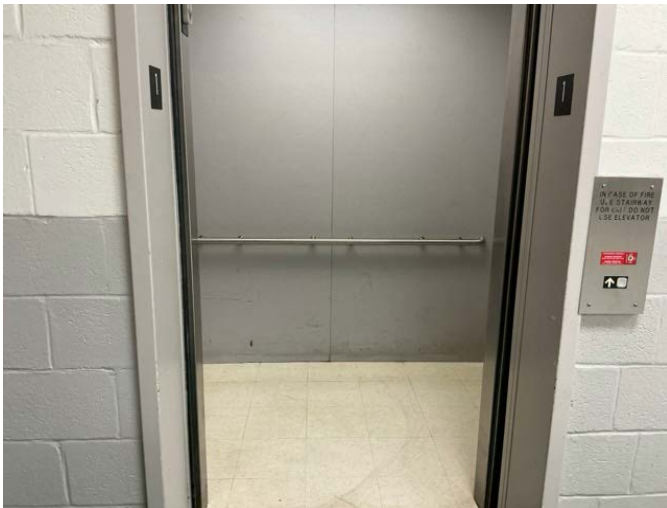
## Photographic Overview



13 - LIBRARY



14 - ELEVATOR CAB PANEL



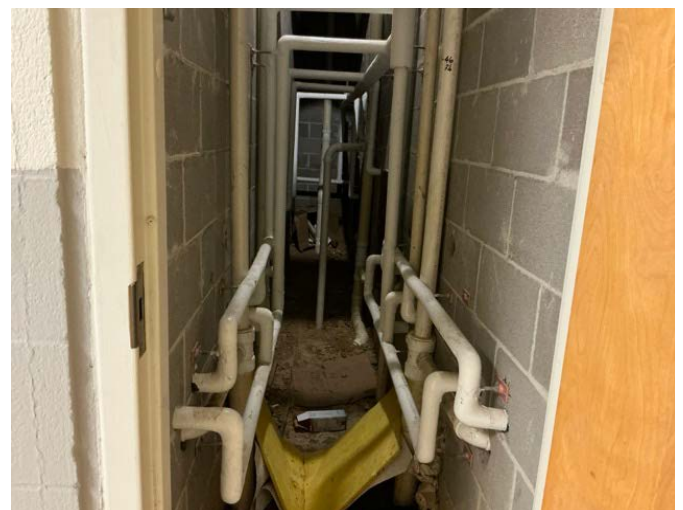
15 - CAB FINISHES



16 - ELEVATOR MACHINERY



17 - WATER HEATER



18 - DOMESTIC WATER PIPING



## Photographic Overview



19 - RESTROOM FIXTURES



20 - VENTILATION



21 - MAIN MECHANICAL ROOM



22 - SUPPLEMENTAL HVAC EQUIPMENT



23 - EMERGENCY GENERATOR



24 - MAIN SWITCHBOARD



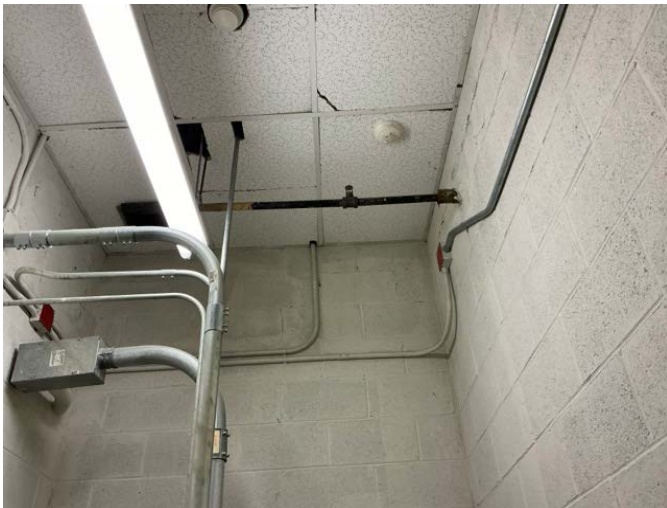
## Photographic Overview



25 - SECONDARY ELECTRICAL ROOM



26 - FIRE ALARM PANEL



27 - FIRE SPRINKLER HEADS



28 - FIRE EXTINGUISHER & ALARM DEVICE



29 - SPORTS FIELDS



30 - PROPERTY SIGNAGE

## Appendix B:

### Site Plan

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# Site Plan



**Project Number**

163745.23R000-203.354

**Source**

Google

**Project Name**

Lucy Elementary School

**On-Site Date**

October 16, 2024



## **Appendix C:**

### **Pre-Survey Questionnaire**

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Lucy Elementary School

**Name of person completing form:** Joshua Phillips

**Title / Association w/ property:**

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

**Date Completed:** 10/16/2024

**Phone Number:**

**Method of Completion:**

**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 1912	Renovated 2002	
2	Building size in SF	108,000 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?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Main music room and art room storage closet and annex ramp entrance
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				Some room don't have air or heat
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				
14	Is the electrical service outdated, undersized, or problematic?	✗				Some outlets don't work in the music room
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?				✗	



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Lucy Elementary School

**BV Project Number:** 163745.23R000-203.354

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

Lucy Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	NA			

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

## Lucy Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



CURB CUT



ACCESSIBLE RAMP



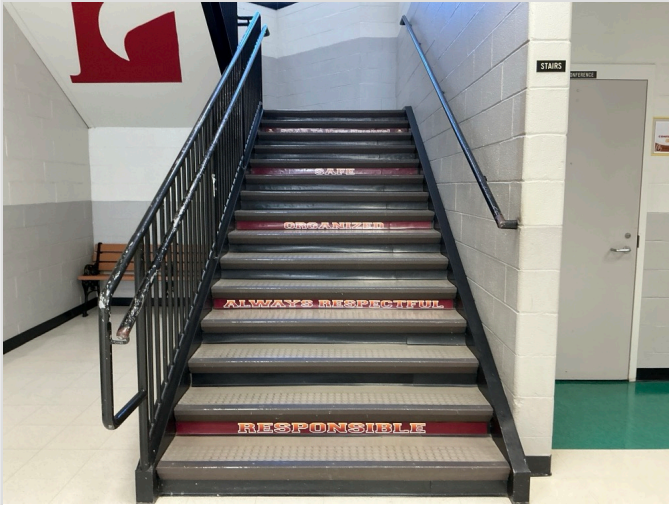
MAIN ENTRANCE



ACCESSIBLE PATH



## Lucy Elementary School: Photographic Overview



STAIR RAILS



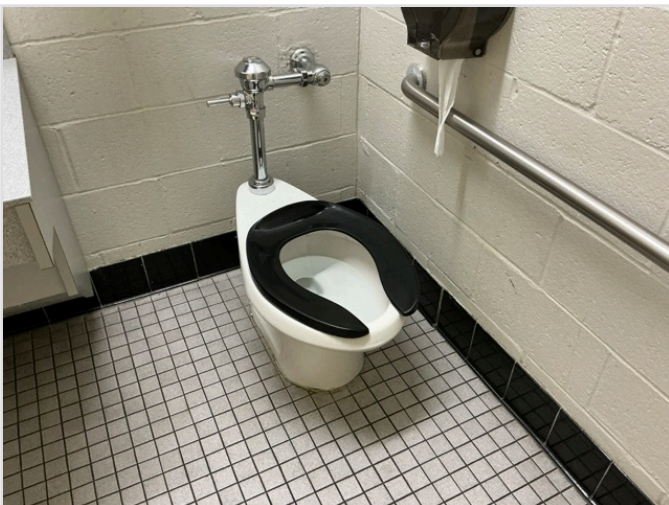
DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



## Lucy Elementary School: Photographic Overview



SINK CLEARANCE



KITCHEN OVERVIEW



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

## **Appendix E:**

### **Component Condition Report**

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Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Good	Roof Structure, Pitched, Steel Light Gauge Trusses	8,000 SF	53	8483386
B1080	Throughout Building	Fair	Stairs, Masonry, Interior	5,000 SF	30	8483519
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	10 SF	28	8483560
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	108,000 SF	30	8483402
B2020	Building Exterior	Fair	Glazing, any type by SF	5,000 SF	8	8483479
B2050	Cafeteria Storage Room	Fair	Overhead Door, Residential Garage, 7'x8' (56 SF)	1	6	8483395
B2050	Throughout Building	Fair	Exterior Door, Steel, any type, Refinish	10	2	8483480
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	33,000 SF	1	8483571
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	18	8483522
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	8483517
B3020	Level 2 Book Storage	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	18	8483593
B3020	Level 2 Storage Room	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	18	8483584
B3060	Roof	Fair	Roof Hatch, Metal	1	8	8483545
B3060	Roof	Fair	Roof Hatch, Metal	1	8	8483420
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	100	18	8483375
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	99,400 SF	5	8483579
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	7 LF	2	8483448
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	216,000 SF	4	8483449
C2030	Cafeteria	Fair	Flooring, Wood, Strip	1,000 SF	8	8483468
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	94,000 SF	2	8483421

Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	3	8483453
Conveying						
D1010	Lobby	Fair	Elevator Controls, Automatic, 1 Car	1	4	8483463
D1010	Lobby	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	8483372
D1010	Lobby	Fair	Elevator Cab Finishes, Standard	1	4	8483428
Plumbing						
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	10	6	8483442
D2010	Library Mech Room	Fair	Water Heater, Electric, Commercial ( 36 kW), 81 to 130 GAL	1	2	8483524
D2010	Teachers Breakroom	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	28	8483577
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	12	15	8483549
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	10,800 SF	18	8483475
D2010	Basement	Fair	Backflow Preventer, Domestic Water	1	6	8483573
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	10	10	8483554
D2010	Janitorial	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	8483495
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	8483563
D2010	Throughout Building	Fair	Urinal, Standard	3	10	8483503
D2010	Library Mech Room	Fair	Pump, Circulation, Domestic Water	1	6	8483398
D2010	Basement	Fair	Backflow Preventer, Domestic Water	1	6	8483490
D2060	Basement	Good	Air Compressor, Tank-Style	1	18	8483472
HVAC						
D3010	Building Exterior	Fair	Meter, w/ Digital Pulser, Natural Gas	1	8	8483504
D3020	Cafeteria Storage Room	Fair	Unit Heater, Electric	1	11	8483457
D3020	Cafeteria Storage Room	Fair	Unit Heater, Natural Gas	1	11	8483492
D3020	Basement	Good	Unit Heater, Electric	1	13	8483452
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	8483507



Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	8483506
D3030	Library Mech Room	Fair	Split System, Fan Coil Unit, DX	1	2	8483482
D3030	Library Mech Room	Fair	Split System, Fan Coil Unit, DX	1	2	8483363
D3030	Library Mech Room	Fair	Split System, Fan Coil Unit, DX	1	2	8483381
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	8483514
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	8483556
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	8483541
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483508
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483486
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483532
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483531
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483569
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483469
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483394
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483582
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483543
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483357
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483546
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483564
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483559
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483437
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483536
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483436
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483451
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483591

Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483485
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483401
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483435
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483590
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483499
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483446
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483385
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	2	8483592
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483407
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483379
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483438
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483368
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483580
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483371
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483505
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483561
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483586
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483494
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483509
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483567
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483467
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8483461
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483566
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483537

Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	108,000 SF	7	8483511
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483548
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483594
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	8483406
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483424
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483583
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8483589
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8483513
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8483443
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	2	8483434
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	8483430
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	2	8483460
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	2	8483450
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	2	8483455
Fire Protection						
D4010	Basement	Fair	Fire Riser, Wet Standpipe, 4 IN	2	16	8483358
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	108,000 SF	5	8483523
D4010	Library Mech Room	Fair	Supplemental Components, Fire Riser, Wet	1	20	8483585
D4010	Cafeteria Storage Room	Fair	Fire Riser, Wet Standpipe, 4 IN	2	16	8483404
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	108,000 SF	18	8483544
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	11	8483445
Electrical						
D5010	Library Electric Room	Fair	Automatic Transfer Switch, ATS	1	2	8483588
D5010	Building Exterior	Fair	Generator, Diesel	1	2	8483553
D5020	Level 1 Electric Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8483441

Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Level 2 Electric Room	Fair	Distribution Panel, 120/208 V	1	6	8483383
D5020	Level 2 Electric Room	Fair	Distribution Panel, 120/208 V	1	6	8483373
D5020	Level 1 Electric Room	Fair	Distribution Panel, 120/208 V	1	6	8483415
D5020	Library Electric Room	Fair	Distribution Panel, 120/208 V	1	6	8483542
D5020	Level 2 Electric Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8483491
D5020	Basement	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	6	8483367
D5020	Library Electric Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8483360
D5020	Cafeteria Storage Room	Good	Distribution Panel, 277/480 V	1	21	8483587
D5020	Cafeteria Storage Room	Good	Distribution Panel, 277/480 V	1	21	8483356
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	108,000 SF	18	8483403
D5020	Basement	Fair	Secondary Transformer, Dry, Stepdown	1	6	8483454
D5020	Library Electric Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8483397
D5020	Level 2 Electric Room	Fair	Distribution Panel, 277/480 V	1	6	8483399
D5020	Level 2 Electric Room	Fair	Distribution Panel, 277/480 V	1	6	8483458
D5020	Library Electric Room	Fair	Switchgear, 277/480 V	1	18	8483525
D5020	Basement	Fair	Distribution Panel, 120/208 V	1	8	8483429
D5020	Cafeteria Storage Room	Good	Distribution Panel, 277/480 V	1	21	8483512
D5020	Cafeteria Storage Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8483595
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	50	10	8483515
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	108,000 SF	13	8483439
D5040	Throughout Building	Fair	Standard Fixture w/ Lamp, Incandescent, Basic	200	11	8483412
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	20	11	8483405
Fire Alarm & Electronic Systems						
D6060	Library Mech Room	Fair	Clock System, Time Control Clock	1	2	8483562
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	108,000 SF	15	8483557

Component Condition Report | Lucy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050		NA	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	70,000 SF	2	8513710
D7050	Library Mech Room	Fair	Fire Alarm Panel, Fully Addressable	1	2	8483426
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	8	8483369
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	14	8483496
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	8483533
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	8483558
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	2	8	8483501
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	8483413
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	8483535
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8483423
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	8483364
E1030	Kitchen	Poor	Foodservice Equipment, Icemaker, Freestanding	1	0	8483418
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	8483427
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	8	8483487
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	8483408
E1030	Cafeteria	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8483362
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	8483470
E1030	Kitchen	Failed	Foodservice Equipment, Dishwasher Commercial	3	0	8483396
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle	1	18	8483377
E1030	Cafeteria	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8483540
E1030	Cafeteria	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	8483484
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	10	8483380

Component Condition Report | Lucy Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Annex	Fair	Stairs, Wood, Interior, Refinish	500 SF	6	8483400
Facade						
B2020	Annex	Fair	Glazing, any type by SF	1,000 SF	8	8483576
B2050	Annex	Poor	Exterior Door, Wood, any type, Refinish	10	2	8483462
B2050	Annex	Fair	Exterior Door, Steel, any type, Refinish	10	2	8483520
Roofing						
B3010	Annex Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,000 SF	8	8483481
B3010	Annex Roof	Fair	Roofing, Built-Up	7,000 SF	3	8483565
B3020	Annex	Fair	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	18	8483425
B3020	Annex	Fair	Roof Appurtenances, Roof Access Ladder, Steel	18 LF	18	8483464
Interiors						
C1030	Annex	Fair	Interior Door, Wood, Hollow-Core Residential	10	3	8483498
C1070	Annex	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,050 SF	3	8483459
C1070	Annex Art Room	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,050 SF	2	8483417
C2030	Annex	Fair	Flooring, Wood, Strip	1,000 SF	8	8483382
C2030	Annex	Fair	Flooring, Vinyl Tile (VCT)	7,500 SF	8	8483447
C2030	Annex Art Room	Poor	Flooring, Vinyl Tile (VCT), Repair	200 SF	0	8483466
Plumbing						
D2010	Annex	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	15	8483596
D2010	Annex	Fair	Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL	1	2	8483365
D2010	Annex	Fair	Toilet, Commercial Water Closet	10	10	8483440
D2010	Annex	Fair	Urinal, Standard	1	10	8483570
D2010	Annex	Fair	Urinal, Standard	4	10	8483528
D2010	Annex	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	6	8483527

Component Condition Report | Lucy Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	2	8483477
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	2	8483422
D3030	Annex Exterior	Good	Split System, Condensing Unit/Heat Pump, 4 TON	1	11	8483497
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	2	8483376
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	2	8483534
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	2	8483384
D3030	Annex Exterior	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	2	8483516
D3030	Annex Exterior	Good	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	13	8483471
D3050	Annex Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483502
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8483526
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483552
D3050	Annex Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483361
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483374
D3050	Annex Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483410
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483419
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483444
D3050	Annex Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8483359
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483370
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483530
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483488
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	8483597
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483409
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	3	8483575
D3060	Annex Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483510



Component Condition Report | Lucy Elementary School / Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Annex	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,000 SF	5	8483521
D4030	Annex	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	10	8483389
Electrical						
D5020	Annex Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	8483366
D5020	Annex Electrical Room	Fair	Distribution Panel, 120/208 V	1	8	8483476
D5040	Annex	Fair	Standard Fixture w/ Lamp, Incandescent, Basic	100	11	8483555
D5040	Annex	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	5	10	8483411
D5040	Annex	Good	Emergency & Exit Lighting, Exit Sign, LED	20	10	8483465
Fire Alarm & Electronic Systems						
D7050	Annex	Fair	Fire Alarm Devices, Manual Pull Station	20	4	8483578
D7050	Annex	Fair	Fire Alarm Devices, Horn & Strobe	4	6	8483518
D7050	Annex	Fair	Fire Alarm Devices, Horn & Strobe	20	6	8483572

Component Condition Report | Lucy Elementary School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Gymnasium	Fair	Exterior Door, Steel, any type, Refinish	4	2	8483388
Roofing						
B3010	Gymnasium Roof	Fair	Roofing, Built-Up	8,000 SF	3	8483489
B3020	Gymnasium Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	18	8483547
B3020	Gymnasium	Fair	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	18	8483474
Interiors						
C1030	Gymnasium	Good	Interior Door, Steel, Standard	10	40	8483493
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,500 SF	12	8483387

Component Condition Report | Lucy Elementary School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	15 LF	2	8483456
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	2	8483392
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500 SF	5	8483500
Plumbing						
D2010	Gymnasium	Fair	Toilet, Commercial Water Closet	4	10	8483414
HVAC						
D3030	Gymnasium Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	3	8483478
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	7	8483433
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	2	8483539
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	7	8483550
D3060	Gymnasium Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	8483551
Fire Protection						
D4010	Gymnasium	Fair	Fire Riser, Wet Standpipe, 4 IN	1	16	8483390
D4010	Gymnasium	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,000 SF	5	8483574
Electrical						
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	12	7	8483393
Fire Alarm & Electronic Systems						
D7050	Gymnasium	Fair	Fire Alarm Devices, Manual Pull Station	4	4	8483391

Component Condition Report | Lucy Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Walkway	Fair	Roofing, Metal Standing Seam	5,000 SF	18	8483416
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,300 SF	3	8483431

Component Condition Report | Lucy Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,000 SF	0	8483581
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,300 SF	3	8483538
G2030	Walkway	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	28	8483378
Athletic, Recreational & Playfield Areas						
G2050	Annex Exterior	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,300 SF	11	8483568
Sitework						
G4050	Building Exterior	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	11	8483483

## Appendix F:

### Replacement Reserves

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## Replacement Reserves Report



**10/28/2024**

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Lucy Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lucy Elementary School / Annex	\$800	\$0	\$126,008	\$141,481	\$4,502	\$8,683	\$17,433	\$0	\$194,449	\$0	\$33,598	\$34,883	\$3,564	\$6,755	\$6,050	\$17,449	\$3,209	\$46,610	\$5,056	\$0	\$11,740	\$662,272
Lucy Elementary School / Gymnasium	\$0	\$0	\$66,731	\$130,253	\$900	\$12,532	\$0	\$71,333	\$0	\$0	\$6,988	\$0	\$33,006	\$0	\$1,210	\$3,505	\$16,047	\$66,114	\$12,002	\$0	\$0	\$420,622
Lucy Elementary School / Main Building	\$71,200	\$577,830	\$1,351,534	\$54,199	\$380,422	\$540,407	\$172,720	\$531,306	\$439,696	\$8,872	\$200,512	\$92,052	\$1,426	\$760,407	\$527,894	\$409,901	\$64,188	\$838,985	\$5,155,291	\$15,782	\$174,651	\$12,369,274
Lucy Elementary School / Site	\$5,500	\$0	\$0	\$195,527	\$0	\$0	\$0	\$0	\$25,823	\$0	\$0	\$80,009	\$0	\$29,936	\$0	\$0	\$0	\$0	\$145,362	\$0	\$0	\$482,157
Grand Total	\$77,500	\$577,830	\$1,544,273	\$521,460	\$385,824	\$561,622	\$190,153	\$602,638	\$659,968	\$8,872	\$241,099	\$206,943	\$37,997	\$797,098	\$535,154	\$430,856	\$83,445	\$951,710	\$5,317,711	\$15,782	\$186,391	\$13,934,325

Lucy Elementary School

## Lucy Elementary School / Annex

Item	Format	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	E	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		Annex	8483400	Stairs, Wood, Interior, Refinish				10	4	6	500	SF	\$4.00	\$2,000								\$2,000										\$2,000					\$4,000	
B2020		Annex	8483576	Glazing, any type by SF, Replace				30	22	8	1000	SF	\$55.00	\$55,000									\$55,000														\$55,000	
B2050		Annex	8483520	Exterior Door, Steel, any type, Refinish				10	8	2	10	EA	\$100.00	\$1,000			\$1,000										\$1,000										\$2,000	
B2050		Annex	8483462	Exterior Door, Wood, any type, Refinish				10	8	2	10	EA	\$150.00	\$1,500			\$1,500										\$1,500										\$3,000	
B3010		Annex Roof	8483481	Roofing, Asphalt Shingle, 30-Year Premium, Replace				30	22	8	6000	SF	\$5.50	\$33,000									\$33,000														\$33,000	
B3010		Annex Roof	8483565	Roofing, Built-Up, Replace				25	22	3	7000	SF	\$14.00	\$98,000				\$98,000																			\$98,000	
B3020		Annex	8483425	Roof Appurtenances, Roof Access Ladder, Steel, Replace				40	22	18	15	LF	\$90.00	\$1,350																				\$1,350				\$1,350
B3020		Annex	8483464	Roof Appurtenances, Roof Access Ladder, Steel, Replace				40	22	18	18	LF	\$90.00	\$1,620																				\$1,620				\$1,620
C1030		Annex	8483498	Interior Door, Wood, Hollow-Core Residential, Replace				20	17	3	10	EA	\$400.00	\$4,000				\$4,000																			\$4,000	
C1070		Annex Art Room	8483417	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	23	2	1050	SF	\$3.50	\$3,675			\$3,675																				\$3,675	
C1070		Annex	8483459	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace				25	22	3	1050	SF	\$3.50	\$3,675				\$3,675																			\$3,675	
C2030		Annex	8483382	Flooring, Wood, Strip, Replace				30	22	8	1000	SF	\$15.00	\$15,000									\$15,000														\$15,000	
C2030		Annex Art Room	8483466	Flooring, Vinyl Tile (VCT), Repair				0	0	0	200	SF	\$4.00	\$800	\$800																						\$800	
C2030		Annex	8483447	Flooring, Vinyl Tile (VCT), Replace				15	7	8	7500	SF	\$5.00	\$37,500									\$37,500														\$37,500	
D2010		Annex	8483365	Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL, Replace				20	18	2	1	EA	\$12,400.00	\$12,400			\$12,400																				\$12,400	
D2010		Annex	8483527	Drinking Fountain, Wall-Mounted, Bi-Level, Replace				15	9	6	4	EA	\$1,500.00	\$6,000								\$6,000															\$6,000	
D2010		Annex	8483440	Toilet, Commercial Water Closet, Replace				30	20	10	10	EA	\$1,300.00	\$13,000											\$13,000												\$13,000	
D2010		Annex	8483570	Urinal, Standard, Replace				30	20	10	1	EA	\$1,100.00	\$1,100												\$1,100											\$1,100	
D2010		Annex	8483528	Urinal, Standard, Replace				30	20	10	4	EA	\$1,100.00	\$4,400											\$4,400												\$4,400	
D2010		Annex	8483596	Sink/Lavatory, Service Sink, Wall-Hung, Replace				35	20	15	8	EA	\$1,400.00	\$11,200																	\$11,200						\$11,200	
D3030		Annex Exterior	8483384	Split System, Condensing Unit/Heat Pump, 3 TON, Replace				15	13	2	1	EA	\$4,000.00	\$4,000			\$4,000																\$4,000				\$8,000	
D3030		Annex Exterior	8483534	Split System, Condensing Unit/Heat Pump, 4 TON, Replace				15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200																\$5,200				\$10,400	
D3030		Annex Exterior	8483376	Split System, Condensing Unit/Heat Pump, 4 TON, Replace				15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200																\$5,200				\$10,400	
D3030		Annex Exterior	8483422	Split System, Condensing Unit/Heat Pump, 4 TON, Replace				15	13	2	1	EA	\$5,200.00	\$5,200			\$5,200																\$5,200				\$10,400	
D3030		Annex Exterior	8483477	Split System, Condensing Unit/Heat Pump, 3 TON, Replace				15	13	2	1	EA	\$4,000.00	\$4,000			\$4,000																\$4,000				\$8,000	
D3030		Annex Exterior	8483516	Split System, Condensing Unit/Heat Pump, 3.5 TON, Replace				15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600																\$4,600				\$9,200	
D3030		Annex Exterior	8483497	Split System, Condensing Unit/Heat Pump, 4 TON, Replace				15	4	11	1	EA	\$5,200.00	\$5,200												\$5,200											\$5,200	
D3030		Annex Exterior	8483471	Split System, Condensing Unit/Heat Pump, 3.5 TON, Replace				15	2	13	1	EA	\$4,600.00	\$4,600															\$4,600								\$4,600	
D3050		Annex Exterior	8483502	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483419	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Exterior	8483410	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483374	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Exterior	8483361	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483552	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483444	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483359	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																				\$9,000	
D3050		Annex Roof	8483526	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	
D3060		Annex Roof	8483575	Exhaust Fan, Centrifugal, 12" Damper, Replace				25	22	3	1	EA	\$1,400.00	\$1,400				\$1,400																			\$1,400	
D3060		Annex Roof	8483510	Exhaust Fan, Centrifugal, 16" Damper, Replace				25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																			\$2,400	
D3060		Annex Roof	8483409	Exhaust Fan, Centrifugal, 16" Damper, Replace				25	22	3	1	EA	\$2,400.00	\$2,400				\$2,400																			\$2,400	





## Replacement Reserves Report



**10/28/2024**

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
D3050	Roof	8483508	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483499	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483590	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483435	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483436	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483451	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483357	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483582	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483485	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483546	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483564	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483591	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483473	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483371	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483505	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483368	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483580	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483379	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483438	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483385	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483407	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483424	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483548	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483509	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483494	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483586	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483446	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483561	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483567	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483467	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483566	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Roof	8483537	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																		\$9,000	
D3050	Throughout Building	8483511	HVAC System, Ductwork, Medium Density, Replace	30	23	7	108000	SF	\$4.00	\$432,000							\$432,000														\$432,000	
D3050	Roof	8483461	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$9,000.00	\$9,000															\$9,000						\$9,000	
D3050	Roof	8483406	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$9,000.00	\$9,000															\$9,000						\$9,000	
D3060	Roof	8483450	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400	
D3060	Roof	8483455	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	23	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3060	Roof	8483460	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	\$3,000.00	\$3,000			\$3,000																		\$3,000	
D3060	Roof	8483434	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	\$3,000.00	\$3,000			\$3,000																		\$3,000	
D3060	Roof	8483430	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400	
D3060	Roof	8483513	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400	
D3060	Roof	8483443	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400	
D3060	Roof	8483589	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400	
D4010	Throughout Building	8483523	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	108000	SF	\$1.07	\$115,560						\$115,560															\$115,560	
D4010	Cafeteria Storage Room	8483404	Fire Riser, Wet Standpipe, 4 IN, Replace	40	24	16	2	EA	\$10,000.00	\$20,000																\$20,000					\$20,000	
D4010	Basement	8483358	Fire Riser, Wet Standpipe, 4 IN, Replace	40	24	16	2	EA	\$10,000.00	\$20,000																\$20,000					\$20,000	
D4010	Throughout Building	8483544	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	22	18	108000	SF	\$5.00	\$540,000																		\$540,000			\$540,000	
D4010	Library Mech Room	8483585	Supplemental Components, Fire Riser, Wet, Replace	40	20	20	1	EA	\$17,000.00	\$17,000																			\$17,000	\$17,000		
D4010	Kitchen	8483445	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	10	LF	\$400.00	\$4,000											\$4,000									\$4,000		
D5010	Building Exterior	8483553	Generator, Diesel, Replace	25	23	2	1	EA	\$40,000.00	\$40,000			\$40,000																	\$40,000		



Replacement Reserves Report



10/28/2024

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
D5010	Library Electric Room	8483588	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	\$12,000.00	\$12,000			\$12,000																			\$12,000
D5020	Basement	8483454	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000
D5020	Library Electric Room	8483397	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	Library Electric Room	8483360	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$16,000.00	\$16,000							\$16,000															\$16,000
D5020	Level 2 Electric Room	8483491	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	Level 1 Electric Room	8483441	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	Cafeteria Storage Room	8483595	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$16,000.00	\$16,000									\$16,000													\$16,000
D5020	Library Electric Room	8483525	Switchgear, 277/480 V, Replace	40	22	18	1	EA	\$240,000.00	\$240,000																		\$240,000				\$240,000
D5020	Level 2 Electric Room	8483458	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	\$5,300.00	\$5,300							\$5,300															\$5,300
D5020	Level 2 Electric Room	8483399	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	\$5,300.00	\$5,300							\$5,300															\$5,300
D5020	Basement	8483367	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000															\$6,000
D5020	Library Electric Room	8483542	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000															\$6,000
D5020	Level 2 Electric Room	8483383	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000															\$6,000
D5020	Level 2 Electric Room	8483373	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000															\$6,000
D5020	Level 1 Electric Room	8483415	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000															\$6,000
D5020	Basement	8483429	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$8,000.00	\$8,000									\$8,000													\$8,000
D5020	Throughout Building	8483403	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	108000	SF	\$18.00	\$1,944,000																		\$1,944,000				\$1,944,000
D5040	Throughout Building	8483515	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	0	10	50	EA	\$220.00	\$11,000											\$11,000									\$11,000		\$22,000
D5040	Building Exterior	8483405	Exterior Light, any type, w/ LED Replacement, Replace	20	9	11	20	EA	\$800.00	\$16,000												\$16,000										\$16,000
D5040	Throughout Building	8483412	Standard Fixture w/ Lamp, Incandescent, Basic, Replace	20	9	11	200	EA	\$200.00	\$40,000												\$40,000										\$40,000
D5040	Throughout Building	8483439	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	108000	SF	\$4.50	\$486,000														\$486,000								\$486,000
D6060	Library Mech Room	8483562	Clock System, Time Control Clock, Replace	20	18	2	1	EA	\$350.00	\$350			\$350																			\$350
D7030	Throughout Building	8483557	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	0	15	108000	SF	\$2.00	\$216,000																\$216,000						\$216,000
D7050	Main Building	8513710	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	18	2	70000	SF	\$3.00	\$210,000			\$210,000																			\$210,000
D7050	Library Mech Room	8483426	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$15,000.00	\$15,000			\$15,000															\$15,000				\$30,000
E1030	Kitchen	8483396	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	3	EA	\$21,500.00	\$64,500	\$64,500										\$64,500									\$64,500		\$193,500
E1030	Kitchen	8483418	Foodservice Equipment, Icemaker, Freestanding, Replace	15	15	0	1	EA	\$6,700.00	\$6,700	\$6,700															\$6,700						\$13,400
E1030	Cafeteria	8483362	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600			\$7,200
E1030	Roof	8483535	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300														\$6,300				\$12,600
E1030	Roof	8483427	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300														\$6,300				\$12,600
E1030	Cafeteria	8483484	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700														\$2,700		\$5,400
E1030	Kitchen	8483423	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$4,500.00	\$4,500							\$4,500															\$4,500
E1030	Kitchen	8483558	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$1,700							\$1,700															\$1,700
E1030	Cafeteria	8483540	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600															\$3,600
E1030	Kitchen	8483413	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	\$10,500.00	\$10,500									\$10,500									\$10,500				\$21,000
E1030	Kitchen	8483487	Foodservice Equipment, Steamer, Freestanding, Replace	10	2	8	1	EA	\$10,500.00	\$10,500									\$10,500									\$10,500				\$21,000
E1030	Kitchen	8483369	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	22	8	1	EA	\$2,100.00	\$2,100									\$2,100													\$2,100
E1030	Kitchen	8483501	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	22	8	2	EA	\$2,500.00	\$5,000									\$5,000													\$5,000
E1030	Cafeteria	8483364	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	8483408	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	8483533	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Cafeteria	8483470	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Kitchen	8483496	Foodservice Equipment, Walk-In, Freezer, Replace	20	6	14	1	EA	\$25,000.00	\$25,000														\$25,000								\$25,000
E1030	Kitchen	8483377	Foodservice Equipment, Steam Kettle, Replace	20	2	18	1	EA	\$30,000.00	\$30,000																		\$30,000				\$30,000
E1040	Throughout Building	8483380	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	0	10	1	EA	\$1,500.00	\$1,500											\$1,500									\$1,500		\$3,000
Totals, Unescalated											\$71,200	\$561,000	\$1,273,950	\$49,600	\$338,000	\$466,160	\$144,650	\$432,000	\$347,100	\$6,800	\$149,200	\$66,500	\$1,000	\$517,800	\$349,000	\$263,100	\$40,000	\$507,600	\$3,028,190	\$9,000	\$96,700	\$8,718,550
Totals, Escalated (3.0% inflation, compounded annually)											\$71,200	\$577,830	\$1,351,534	\$54,199	\$380,422	\$540,407	\$172,720	\$531,306	\$439,696	\$8,872	\$200,512	\$92,052	\$1,426	\$760,407	\$527,894	\$409,901	\$64,188	\$838,985	\$5,155,291	\$15,782	\$174,651	\$12,369,274



10/28/2024

Unif	mat 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		
B3010		Walkway		8483416	Roofing, Metal Standing Seam, Replace	40	22	18	5000	SF	\$13.00	\$65,000																			\$65,000			\$65,000		
G2020		Site		8483581	Parking Lots, Pavement, Asphalt, Cut & Patch	0	8	0	1000	SF	\$5.50	\$5,500	\$5,500																				\$5,500			
G2020		Site		8483431	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	45300	SF	\$3.50	\$158,550				\$158,550																		\$158,550		
G2020		Site		8483538	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	45300	SF	\$0.45	\$20,385				\$20,385					\$20,385				\$20,385							\$20,385			\$81,540	
G2050		Annex Exterior		8483568	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	9	11	1300	SF	\$26.00	\$33,800												\$33,800										\$33,800		
G4050		Building Exterior		8483483	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	6	EA	\$4,000.00	\$24,000											\$24,000											\$24,000		
Totals, Unescalated													\$5,500	\$0	\$0	\$178,935	\$0	\$0	\$0	\$0	\$20,385	\$0	\$0	\$57,800	\$0	\$20,385	\$0	\$0	\$0	\$0	\$85,385	\$0	\$0	\$368,390		
Totals, Escalated (3.0% inflation, compounded annually)													\$5,500	\$0	\$0	\$195,527	\$0	\$0	\$0	\$0	\$25,823	\$0	\$0	\$80,009	\$0	\$29,936	\$0	\$0	\$0	\$0	\$145,362	\$0	\$0	\$482,157		

## **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	8483463	D1010	<b>Elevator Controls</b>	Automatic, 1 Car	2500 LB	Lucy Elementary School / Main Building	Lobby	Dover	Inaccessible	Inaccessible	2004		
2	8483372	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	2500 LB	Lucy Elementary School / Main Building	Lobby	Dover	No dataplate	No dataplate	2004		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483398	D2010	<b>Pump</b>	Circulation, Domestic Water	1 HP	Lucy Elementary School / Main Building	Library Mech Room	Grundfos	No dataplate	No dataplate	2015		
2	8483365	D2010	<b>Water Heater</b>	Electric, Commercial ( 12 kW), 30 to 80 GAL	52 GAL	Lucy Elementary School / Annex	Annex	HESCo	H65261FEASMEB	M00417485	2002		
3	8483524	D2010	<b>Water Heater</b>	Electric, Commercial ( 36 kW), 81 to 130 GAL	82 GAL	Lucy Elementary School / Main Building	Library Mech Room	HESCo	H68218IFEASMEB	M00417480	2002		
4	8483573	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Lucy Elementary School / Main Building	Basement	Wilkins	975XL	1242418	2000		
5	8483490	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Lucy Elementary School / Main Building	Basement	Wilkins	975XL	1242423	2000		
6	8483472	D2060	<b>Air Compressor</b>	Tank-Style	2 HP	Lucy Elementary School / Main Building	Basement	SpeedAire	4TW29C	HS84556	2022		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483457	D3020	<b>Unit Heater</b>	Electric	3 kW	Lucy Elementary School / Main Building	Cafeteria Storage Room	Inaccessible	Inaccessible	Inaccessible	2015		
2	8483452	D3020	<b>Unit Heater</b>	Electric	3 kW	Lucy Elementary School / Main Building	Basement	QMark	MUH0381	No dataplate	2017		
3	8483492	D3020	<b>Unit Heater</b>	Natural Gas	27 MBH	Lucy Elementary School / Main Building	Cafeteria Storage Room	Inaccessible	Inaccessible	Inaccessible	2015		

4	8483507	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
5	8483506	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2TON	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
6	8483514	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2TON	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
7	8483556	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
8	8483541	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
9	8483477	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Lucy Elementary School / Annex	Annex Exterior	Lennox	HS18-411-8P	5187F52446	1987
10	8483384	D3030	Split System	Condensing Unit/Heat Pump, 3 TON	3 TON	Lucy Elementary School / Annex	Annex Exterior	Goodman	CKL36-1K	0403697189	2004
11	8483516	D3030	Split System	Condensing Unit/Heat Pump, 3.5 TON	3.5 TON	Lucy Elementary School / Annex	Annex Exterior	Lennox	HS18-511-4P	5187F40830	1987
12	8483471	D3030	Split System	Condensing Unit/Heat Pump, 3.5 TON	3.5 TON	Lucy Elementary School / Annex	Annex Exterior	Trane	A4AC4023A1000CA	22105S4CBF	2022
13	8483422	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lucy Elementary School / Annex	Annex Exterior	International Comfort Products	H2A348AKA388	E083500865	2008
14	8483497	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lucy Elementary School / Annex	Annex Exterior	Goodman	GSX140481KD	2010207471	2020
15	8483376	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lucy Elementary School / Annex	Annex Exterior	Lennox	HS18-511-4P	5187613787	1987
16	8483534	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Lucy Elementary School / Annex	Annex Exterior	Lennox	HS18-511-4P	5187F40828	1987
17	8483482	D3030	Split System	Fan Coil Unit, DX	2 TON	Lucy Elementary School / Main Building	Library Mech Room	Carrier	FB4ANF024	0801A67589	2011
18	8483363	D3030	Split System	Fan Coil Unit, DX	2 TON	Lucy Elementary School / Main Building	Library Mech Room	Carrier	FB4ANF024	1101A70815	2011
19	8483381	D3030	Split System	Fan Coil Unit, DX	2 TON	Lucy Elementary School / Main Building	Library Mech Room	Carrier	FB4ANF024	1101ANF0254	2011
20	8483478	D3030	Split System Ductless	Single Zone, 1.5 to 2 TON	2 TON	Lucy Elementary School / Gymnasium	Gymnasium Roof	LG	Illegible	Illegible	2002
21	8483592	D3050	Make-Up Air Unit	MUA or MAU	9000 CFM	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002



22	8483502	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Exterior	Carrier	4810005511---	2302850119	2002
23	8483508	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20316	2002
24	8483486	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FE004---601CA	1001G20313	2002
25	8483532	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FD00S-601CA	1001020497	2002
26	8483526	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJE007---551--	3308G20408	2002
27	8483552	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJCC0 351--	4502G30133	2002
28	8483531	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005601CA	1001020514	2002
29	8483569	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20307	2002
30	8483469	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20311	2002
31	8483394	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	Illegible	1001G20305	2002
32	8483582	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20507	2002
33	8483543	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001620504	2002
34	8483357	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFE004-601CA	1901622262	2002
35	8483546	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20511	2002
36	8483361	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Exterior	Carrier	48TFD005--511-	2302610108	2002
37	8483564	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	4863-018040361--	1101610408	2002

38	8483559	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1901G22337	2002
39	8483437	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20312	2002
40	8483536	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20509	2002
41	8483436	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1901G22395	2002
42	8483451	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48 TFD005---601CA	1001G20503	2002
43	8483591	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FD00S-601CA	1001020515	2002
44	8483473	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FD00S-601CA	1001020615	2002
45	8483485	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20496	2002
46	8483374	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJCC0 351--	4002636327	2002
47	8483401	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48 TMD012-A-601--	110665059	2006
48	8483435	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFE004-601CA	1001020317	2002
49	8483590	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20502	2002
50	8483499	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20510	2002
51	8483446	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20319	2002
52	8483385	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2002
53	8483410	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Exterior	Carrier	48TFD005--511-	2302G10146	2002

54	8483407	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20500	2002
55	8483379	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20614	2002
56	8483438	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20586	2002
57	8483368	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFE004---601CA	1001G20315	2002
58	8483580	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20512	2002
59	8483419	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJD005---361--	4102G30083	2002
60	8483371	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001620386	2002
61	8483505	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD805---601CA	1001G20513	2002
62	8483444	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJD005---361--	4102G30081	2002
63	8483561	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FE004--601CA	1001620318	2002
64	8483586	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20501	2002
65	8483494	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TJF016---681YA	1301F72704	2002
66	8483509	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1901G22338	2002
67	8483567	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TJF024	Illegible	2002
68	8483467	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G2030B	2002
69	8483461	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48FCDA05A2A6A0A040	1219076033	2019

70	8483566	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001G20310	2002
71	8483537	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFE004---601CA	1001G20309	2002
72	8483359	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Annex	Annex Roof	Carrier	48HJD005---361--	4102G30082	2002
73	8483548	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FD00S-601CA	1001020505	2002
74	8483594	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	481FD00S-601CA	1001020498	2002
75	8483406	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48FCDA04A2A6A0A0A0	1719C51300	2019
76	8483424	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1001620508	2002
77	8483583	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Lucy Elementary School / Main Building	Roof	Carrier	48TFD005---601CA	1901G22336	2002
78	8483539	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Lucy Elementary School / Gymnasium	Gymnasium Roof	No dataplate	No dataplate	No dataplate	2002
79	8483433	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Lucy Elementary School / Gymnasium	Gymnasium Roof	York	ZW-10N18AWCAA5A	N1F1136695	2011
80	8483550	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Lucy Elementary School / Gymnasium	Gymnasium Roof	York	ZW-10N18AWCAA5A	N1F1136700	2011
81	8483597	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	151 CFM	Lucy Elementary School / Annex	Annex Roof	Dayton	37C866	13306567	2002
82	8483575	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	151 CFM	Lucy Elementary School / Annex	Annex Roof	Inaccessible	Inaccessible	Inaccessible	2002
83	8483450	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	1000 CFM	Lucy Elementary School / Main Building	Roof	Breidert	DB813	NA	2001
84	8483370	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Annex	Annex Roof	Illegible	Illegible	Illegible	2002
85	8483589	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2001
86	8483530	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Annex	Annex Roof	Illegible	Illegible	Illegible	2002

87	8483513	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Main Building	Roof	Breidert	Illegible	Illegible	2001		
88	8483443	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Main Building	Roof	Breidert	Illegible	Illegible	2001		
89	8483488	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Annex	Annex Roof	Illegible	Illegible	Illegible	2002		
90	8483430	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2001		
91	8483409	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Annex	Annex Roof	Illegible	Illegible	Illegible	2002		
92	8483510	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Annex	Annex Roof	Illegible	Illegible	Illegible	2002		
93	8483551	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Lucy Elementary School / Gymnasium	Gymnasium Roof	Illegible	Illegible	Illegible	2002		
94	8483434	D3060	Exhaust Fan	Centrifugal, 24" Damper	3500 CFM	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2001		
95	8483460	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	Lucy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2001		
96	8483455	D3060	Exhaust Fan	Centrifugal, 42" Damper	18000 CFM	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2001		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483445	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Lucy Elementary School / Main Building	Kitchen				2015		10
2	8483389	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Lucy Elementary School / Annex	Annex				2024		4
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483553	D5010	Generator	Diesel	60 KW	Lucy Elementary School / Main Building	Building Exterior	Spectrum	60GSG	0709363	2001		
2	8483588	D5010	Automatic Transfer Switch	ATS	150 AMP	Lucy Elementary School / Main Building	Library Electric Room	Spectrum	RLS-566641-0150	K0709554	2001		



3	8483441	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lucy Elementary School / Main Building	Level 1 Electric Room	Square D	75T3HFISNLP	No dataplate	2000
4	8483491	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lucy Elementary School / Main Building	Level 2 Electric Room	Square D	75T3HFISNLP	No dataplate	2000
5	8483360	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Lucy Elementary School / Main Building	Library Electric Room	Square D	112T3H	No dataplate	2000
6	8483454	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Lucy Elementary School / Main Building	Basement	Square D	225T3H	No dataplate	2000
7	8483397	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Lucy Elementary School / Main Building	Library Electric Room	Square D	45T3HFISNLP	No dataplate	2000
8	8483595	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Lucy Elementary School / Main Building	Cafeteria Storage Room	Square D	112T3H	No dataplate	2002
9	8483525	D5020	Switchgear	277/480 V	2000 AMP	Lucy Elementary School / Main Building	Library Electric Room	Square D	QED	13829023-001	2002
10	8483383	D5020	Distribution Panel	120/208 V	400 AMP	Lucy Elementary School / Main Building	Level 2 Electric Room	Square D	NQ0D4	No dataplate	2000
11	8483373	D5020	Distribution Panel	120/208 V	400 AMP	Lucy Elementary School / Main Building	Level 2 Electric Room	Square D	NQ0D442L400CUNL	No dataplate	2000
12	8483415	D5020	Distribution Panel	120/208 V	400 AMP	Lucy Elementary School / Main Building	Level 1 Electric Room	Square D	NQ0D4	No dataplate	2000
13	8483542	D5020	Distribution Panel	120/208 V	400 AMP	Lucy Elementary School / Main Building	Library Electric Room	Square D	NQ0D442M400SFB	No dataplate	2000
14	8483366	D5020	Distribution Panel	120/208 V	600 AMP	Lucy Elementary School / Annex	Annex Electrical Room	Square D	I-LINE	12138290230210001	2002
15	8483429	D5020	Distribution Panel	120/208 V	800 AMP	Lucy Elementary School / Main Building	Basement	Square D	I-LINE	12138290230220001	2002
16	8483476	D5020	Distribution Panel	120/208 V	400 AMP	Lucy Elementary School / Annex	Annex Electrical Room	Square D	NQOD	NQ0D442L400CUNL	2002
17	8483587	D5020	Distribution Panel	277/480 V	400 AMP	Lucy Elementary School / Main Building	Cafeteria Storage Room	Square D	NQOD	No dataplate	2015
18	8483356	D5020	Distribution Panel	277/480 V	400 AMP	Lucy Elementary School / Main Building	Cafeteria Storage Room	Square D	NF	12138290230420001	2015

19	8483399	D5020	Distribution Panel	277/480 V	400 AMP	Lucy Elementary School / Main Building	Level 2 Electric Room	Square D	12138290230030001	No dataplate	2000		
20	8483458	D5020	Distribution Panel	277/480 V	400 AMP	Lucy Elementary School / Main Building	Level 2 Electric Room	Square D	12138290230880001	No dataplate	2000		
21	8483512	D5020	Distribution Panel	277/480 V	400 AMP	Lucy Elementary School / Main Building	Cafeteria Storage Room	Square D	NQOD	No dataplate	2015		
22	8483515	D5040	Emergency & Exit Lighting	Exit Sign, LED		Lucy Elementary School / Main Building	Throughout Building				2024		50
23	8483465	D5040	Emergency & Exit Lighting	Exit Sign, LED		Lucy Elementary School / Annex	Annex				2024		20
24	8483411	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Lucy Elementary School / Annex	Annex				2024		5
25	8483393	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	250 WATT	Lucy Elementary School / Gymnasium	Gymnasium				2011		12
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483426	D7050	Fire Alarm Panel	Fully Addressable		Lucy Elementary School / Main Building	Library Mech Room	Simplex	Inaccessible	Inaccessible	2002		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8483369	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Lucy Elementary School / Main Building	Kitchen				2002		
2	8483501	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Lucy Elementary School / Main Building	Kitchen				2002		2
3	8483362	E1030	Foodservice Equipment	Dairy Cooler/Wells		Lucy Elementary School / Main Building	Cafeteria	Traulsen	RMC58D4	24G00562	2012		
4	8483540	E1030	Foodservice Equipment	Dairy Cooler/Wells		Lucy Elementary School / Main Building	Cafeteria	Beverage-Air	ST58N-W	11213434	2015		
5	8483396	E1030	Foodservice Equipment	Dishwasher Commercial		Lucy Elementary School / Main Building	Kitchen	Hobart	C54A	85-1028158	2004		3

6	8483423	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Lucy Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2015
7	8483533	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Lucy Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2018
8	8483364	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Lucy Elementary School / Main Building	Cafeteria	No dataplate	No dataplate	No dataplate	2018
9	8483408	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Lucy Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2018
10	8483470	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Lucy Elementary School / Main Building	Cafeteria	Carter-Hoffmann	HL1-18-9	012016 593526	2018
11	8483418	E1030	Foodservice Equipment	Icemaker, Freestanding	Lucy Elementary School / Main Building	Kitchen	Ice-O-Matic	No dataplate	No dataplate	2002
12	8483558	E1030	Foodservice Equipment	Range, 2-Burner	Lucy Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2015
13	8483484	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Lucy Elementary School / Main Building	Cafeteria	Traulsen	G10012P	T87973G17	2014
14	8483377	E1030	Foodservice Equipment	Steam Kettle	Lucy Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2022
15	8483413	E1030	Foodservice Equipment	Steamer, Freestanding	Lucy Elementary School / Main Building	Kitchen	ACCUTEMP	N61201E06000200	70264	2022
16	8483487	E1030	Foodservice Equipment	Steamer, Freestanding	Lucy Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2022
17	8483535	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
18	8483427	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Lucy Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2002
19	8483496	E1030	Foodservice Equipment	Walk-In, Freezer	Lucy Elementary School / Main Building	Kitchen	No dataplate	No dataplate	38222 FDRL	2018
20	8483380	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Lucy Elementary School / Main Building	Throughout Building				2024