

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Manassas High School
1111 North Manassas Street
Memphis, Tennessee, 38107

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ON SITE DATE:

July 15 -17, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	1
Main Address	1111 North Manassas Street, Memphis, Tennessee, 38107
Site Developed	2006
Site Area	19.2 acres (estimated)
Parking Spaces	190 total spaces all in open lots; 12 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 15 -17, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Shonda Roberts, Building Engineer
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Manassas High School was originally constructed in 2006 with an Annex added in and is a fully functioning high school managed by Shelby County Board of Education. No significant renovations were reported since original construction.

Architectural

Most building envelope components appear to be original and in fair condition. The modified bitumen roof covering is estimated to be installed in 2006 and appears in poor condition due to numerous large areas of cracking and reports of leaks in several areas such as gymnasium and auditorium. The existing sloped metal roof over the main hallway appears to be in fair condition. The interior finishes such as vinyl tile flooring, ceramic tile, acoustic tile ceiling appear to be original. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system for this facility consists of numerous packaged rooftop units and a few ductless split systems. POC reports that several areas, including some classrooms, have inadequate heating and cooling. Auxiliary heating and cooling provided by ductless split systems around the building. One RTU was found to be currently decommissioned. Rooftop units are served by four 800MBH gas boilers. Near term lifecycle replacement of the packaged units is anticipated.

Electrical infrastructure consists of 277/480V, 3000AMP 3 phase switchboards in the main electrical room. There are multiple main distribution panels and step-down transformers in the main electrical room and auxiliary electrical rooms around the building. The electrical infrastructure is generally in good working condition and no major expenditures are anticipated for the near term. Interior lighting consists mainly of 2 x 4 fluorescent fixtures with T-8 lamps.

The plumbing system appears to be adequate to serve the facilities. The equipment and fixtures appear to be original and lifecycle replacement is not anticipated until mid to late term. The domestic water heater is also original and lifecycle replacement is anticipated for the near term. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the mid-term.

Fire protection consists of a hard-wired fire alarm system estimated to be original and near-term lifecycle replacement is recommended. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building appears to have four sprinkler zones covering the entire building and systems have recent inspection tags.

Site

The parking lots and sidewalks appear to be original and are currently showing signs of wear and weathering including widespread areas of longitudinal and alligator cracking in the asphalt paving. Pavement striping has been worn out in all areas. Site lighting has been upgraded to LED recently.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis Manassas High School(2006)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 55,735,200	139,338	\$ 400	
		Est Reserve Cost	FCI
Current		\$ 54,100	0.1 %
3-Year		\$ 6,322,300	11.3 %
5-Year		\$ 6,408,100	11.5 %
10-Year		\$ 8,493,400	15.2 %



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.

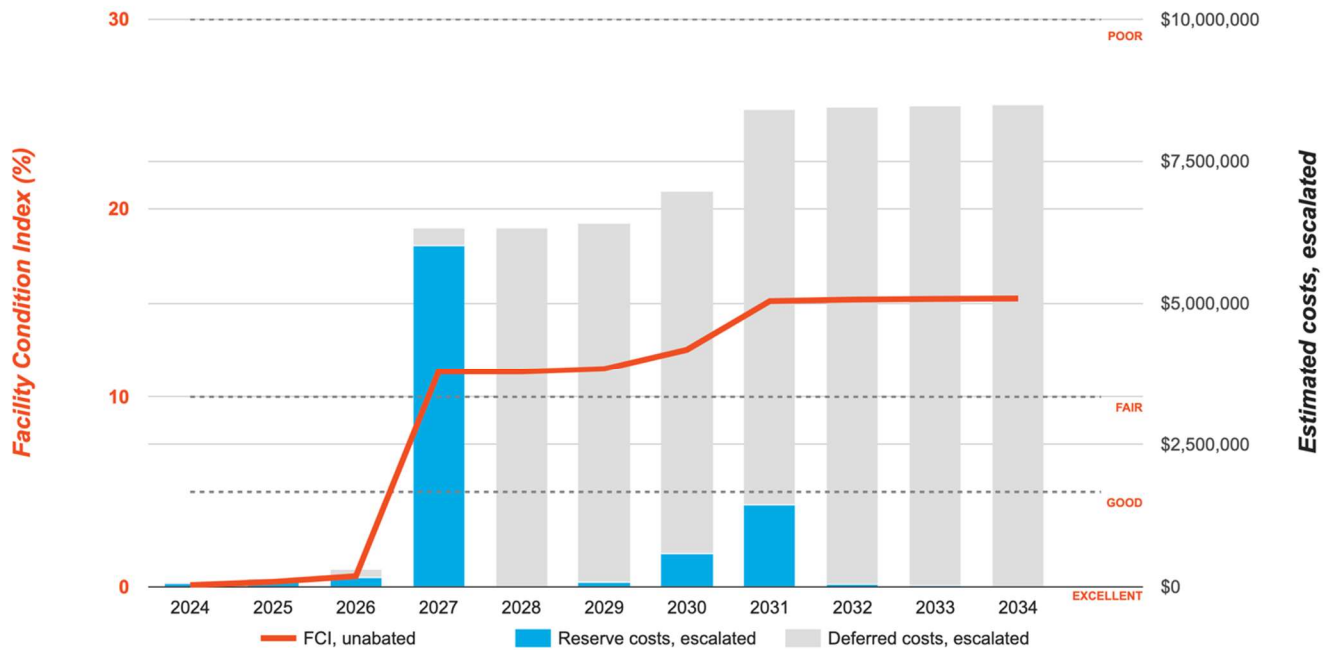
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manassas High School

Replacement Value: \$55,735,200

Inflation Rate: 3.0%

Average Needs per Year: \$772,200



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	-	-	\$200	-	\$200	\$400
Facade	-	-	\$4,800	-	\$667,800	\$672,600
Roofing	-	\$1,100	\$1,300,300	-	-	\$1,301,500
Interiors	-	\$21,600	\$1,223,500	\$1,410,400	\$1,892,800	\$4,548,400
Conveying	-	-	\$15,300	-	\$96,100	\$111,400
Plumbing	-	-	\$20,200	-	\$461,400	\$481,600
HVAC	\$9,000	\$164,400	\$1,063,800	\$26,900	\$1,040,100	\$2,304,300
Fire Protection	-	-	\$8,700	-	-	\$8,700
Electrical	-	-	\$685,200	\$223,800	\$361,700	\$1,270,700
Fire Alarm & Electronic Systems	-	-	\$1,067,000	-	\$1,182,200	\$2,249,200
Equipment & Furnishings	-	\$74,200	\$542,200	\$12,100	\$288,000	\$916,500
Site Development	-	-	\$46,900	\$12,300	\$3,600	\$62,700
Site Utilities	-	-	\$74,200	-	-	\$74,200
Site Pavement	\$45,100	-	\$40,300	\$399,700	\$117,000	\$602,100
TOTALS (3% inflation)	\$54,100	\$261,400	\$6,092,600	\$2,085,300	\$6,111,000	\$14,604,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Manassas High School	2	\$54,100
Total	2	\$54,100

Manassas High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7869517	Manassas High School	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	\$9,000
7869433	Manassas High School	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	\$45,100
Total (2 items)							\$54,100



Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Manassas High School Front downspouts

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Clogged downspouts. Overflowing during rains - AssetCALC ID: 7869588



Parking Lots in Failed condition.

Pavement, Asphalt
Manassas High School Site

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$45,100

\$\$\$\$

Transverse and longitudinal cracks throughout parking lot - AssetCALC ID: 7869433



Packaged Unit in Failed condition.

RTU, Pad or Roof-Mounted
Manassas High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Unit is disabled - AssetCALC ID: 7869517



Bleachers in Failed condition.

Telescoping Power-Operated, up to 15 Tier
(per Seat)
Manassas High School Gymnasium

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$72,000

\$\$\$\$

POC reports that bleachers are broken and no longer operable - AssetCALC ID: 7869563



Flooring in Poor condition.

Carpet, Commercial Standard
Manassas High School Auditorium

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,000

\$\$\$\$

Carpet is torn and stained - AssetCALC ID: 7869500

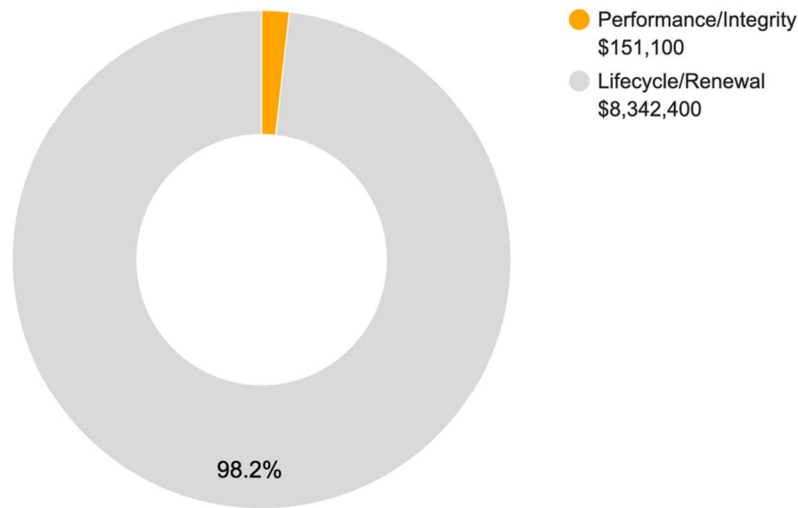
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$8,493,500



2. Main School Building



Main School Building: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	139,339 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Brick	Fair
Roof	Primary: Flat with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, stained and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding rooftop package units Non-Central System: Packaged units Supplemental components: Ductless split-systems, Suspended unit heaters, Make-up air units	Fair

Main School Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring. Interior Lighting: LED, linear fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Clogged downspouts, packaged unit disabled, broken bleachers, worn carpet	

3. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link CMU wall fencing; CMU wall, chain-link fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes.	

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 2006. The campus has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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.

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Manassas High School, 1111 North Manassas Street, Memphis, Tennessee, 38107, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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9. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



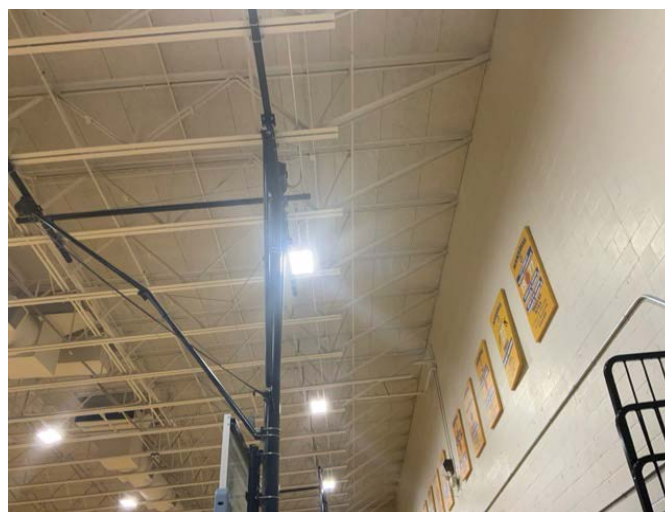
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - STRUCTURAL OVERVIEW

Photographic Overview



7 - METAL ROOFING



8 - MODIFIED BITUMINOUS ROOFING



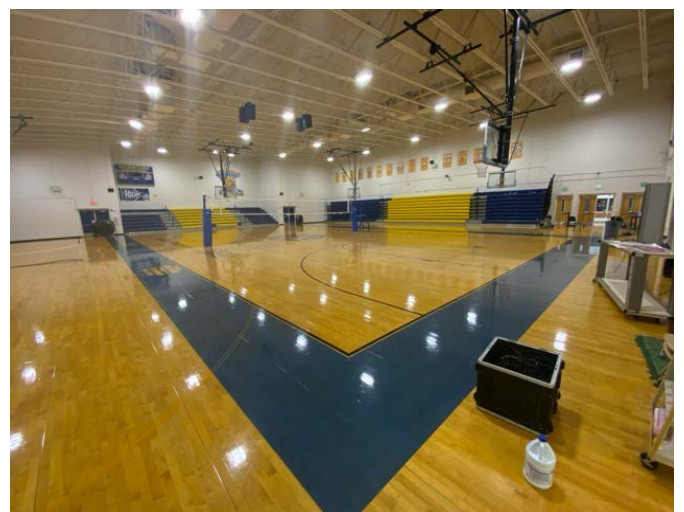
9 - MAIN OFFICE



10 - CLASSROOM 1026



11 - KITCHEN



12 - GYMNASIUM

Photographic Overview



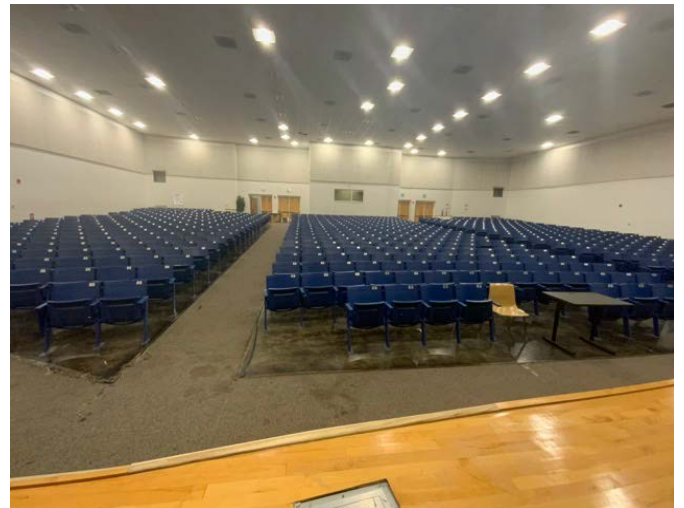
13 - HEALTH CENTER



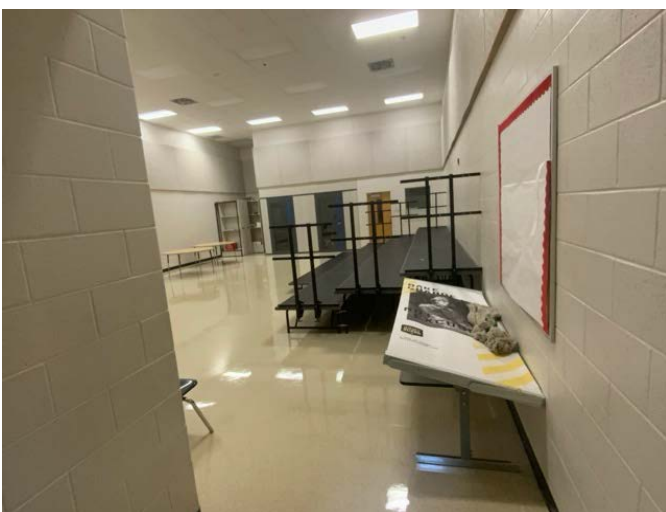
14 - SPECIAL ED. ROOM



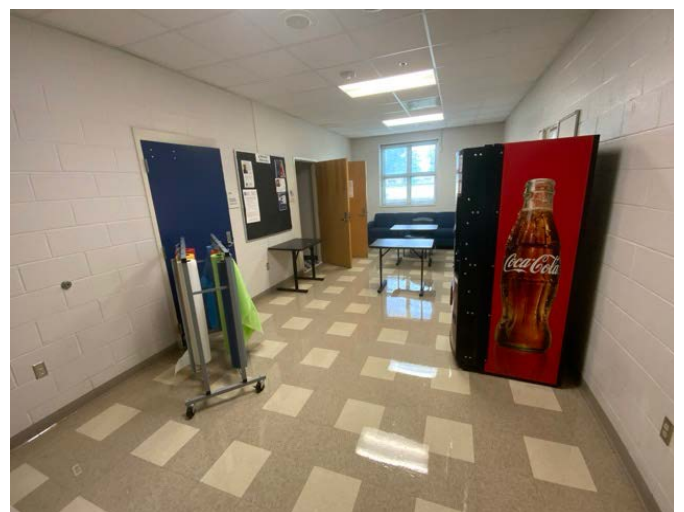
15 - HALLWAY



16 - AUDITORIUM



17 - MUSIC ROOM



18 - TEACHERS LOUNGE



Photographic Overview



19 - HALLWAY



20 - CAFETERIA



21 - LIBRARY



22 - HYDRAULIC ELEVATOR



23 - ELECTRIC WATER HEATER



24 - BACKFLOW PREVENTER

Photographic Overview



25 - PLUMBING SYSTEM



26 - WORKSHOP



27 - GAS BOILERS



28 - SPLIT SYSTEM DUCTLESS



29 - INTERIOR SPLIT SYSTEM COMPONENT



30 - HVAC PIPING

Photographic Overview



31 - ROOFTOP PACKAGE UNIT



32 - HVAC DUCTWORK



33 - ELECTRICAL ROOM



34 - EMERGENCY GENERATOR



35 - AUTOMATIC TRANSFER SWITCH



36 - SECONDARY TRANSFORMER

Photographic Overview



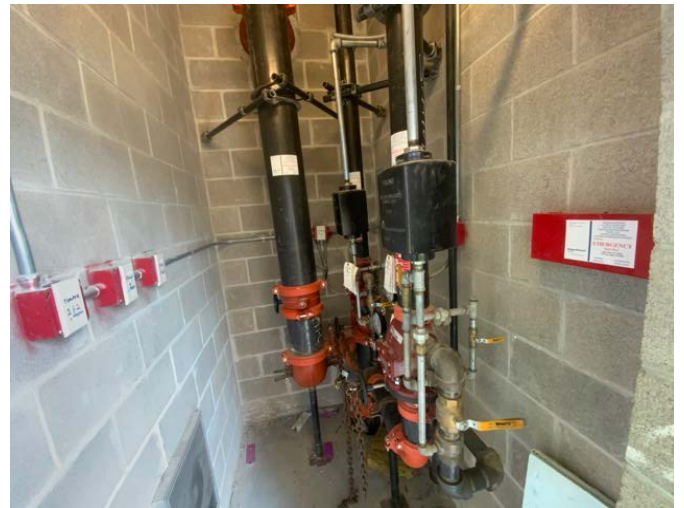
37 - SWITCHBOARDS



38 - DISTRIBUTION PANEL



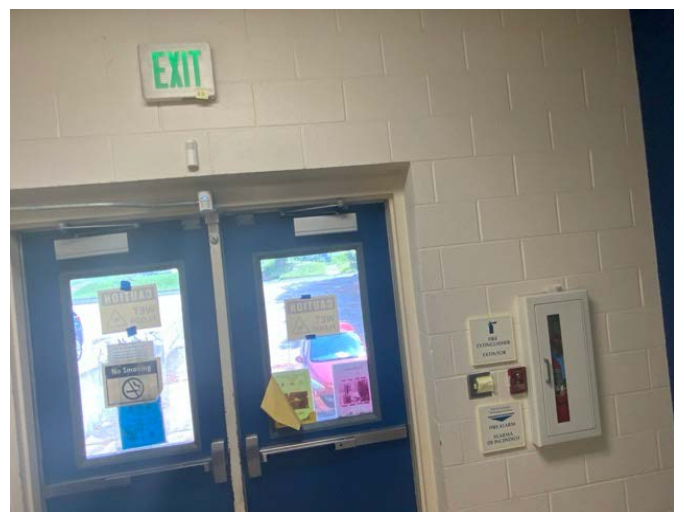
39 - ELECTRICAL SYSTEM WIRING



40 - FIRE SUPPRESSION SYSTEM



41 - FIRE ALARM PANEL



42 - FIRE ALARM SYSTEM

Photographic Overview



43 - COURTYARD



44 - PARKING LOTS



45 - PICNIC TABLE





46 - SIGNAGE

Appendix B:

Site Plan

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	
	163745.23R000-137.354	Manassas High School	
	Source	On-Site Date	
	Google	July 15-17, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Manassas High School

Name of person completing form: Shonda Roberts

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 10 years

Date Completed: 12/11/2023

Phone Number: 901.558.6147, 901.265.9930

Method of Completion: INTERVIEW - verbally completed during interview

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 2006	Renovated	
2	Building size in SF	139,338	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2006	
		Roof	2006	
		Interiors	2006	
		HVAC	2006	
		Electrical	2006	
		Site Pavement	2006	
		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?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Auditorium is termite damaged. Roof leaks around auditorium carpet damage. Leak in gym and damaged wood floor ,need blinds, Bleachers in gym are broken and unusable.		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Window leak in 1143
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Carpet in auditorium
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				Condensate leak from RTU
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Many rooms have no heating and cooling
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Manassas High School

BV Project Number: 163745.23R000-137.354

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		

Manassas High School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			Faded striping	
Exterior Accessible Route				X
Building Entrances			No lever handle	
Interior Accessible Route				X
Elevators				X
Public Restrooms			Insulating wrap missing on some traps	
Kitchens/Kitchenettes			No knee clearance	
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Manassas High School: Photographic Overview



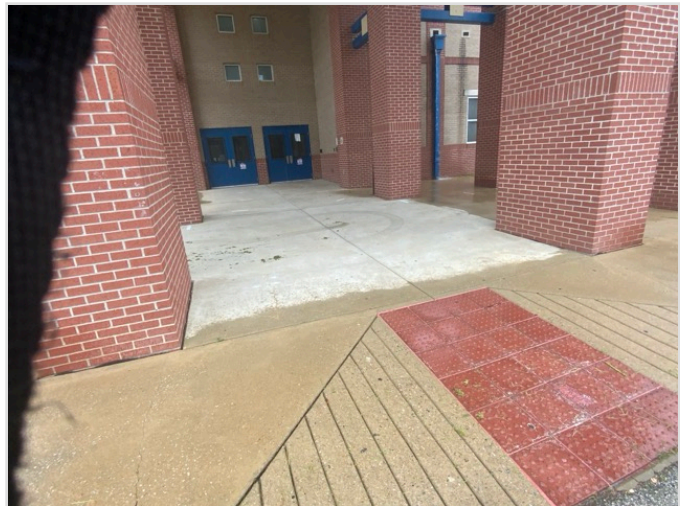
OVERVIEW OF ACCESSIBLE PARKING AREA



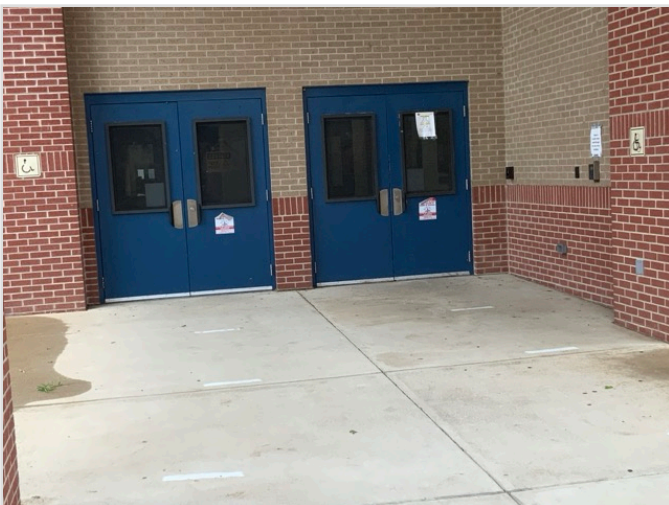
CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Manassas High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



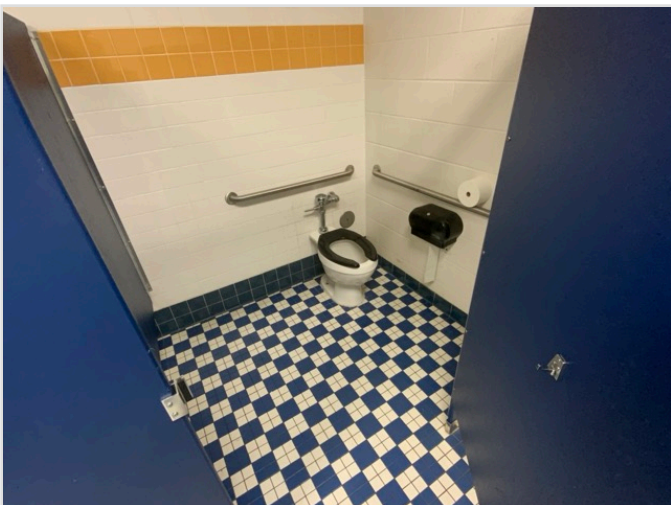
DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Manassas High School: Photographic Overview



SINK CLEARANCE



KITCHEN CABINETS

Appendix E:

Component Condition Report

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Loading Dock, Concrete	200 SF	25	7869572
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	100 LF	3	7869449
B1080	Site	Fair	Stairs, Concrete, Exterior	600 SF	32	7869561
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	33,000 SF	32	7869581
B2020	Mart	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	7869610
B2020	Room 1026	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	7869575
B2020	Building Exterior	Fair	Glazing, any type by SF	8,300 SF	12	7869405
B2020	Concessions	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	3	7869566
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	12	7869611
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	41	22	7869595
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	12	7869496
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	119,000 SF	3	7869408
B3010	Roof	Fair	Roofing, Metal	8,000 SF	22	7869398
B3010	Front downspouts	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	1	7869588
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	23	25	7869401
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	25	25	7874335
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	149	25	7869554
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	124,500 SF	7	7869451
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	70	3	7869523
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	723 LF	3	7869577
C1090	Men's locker	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	70 LF	3	7869590
C1090	Women's locker	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	70 LF	3	7869446
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	313,500 SF	6	7869400
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	17,400 SF	25	7869448
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	17,400 SF	7	7869429
C2030	Kitchen	Fair	Flooring, Quarry Tile	4,200 SF	32	7869462
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	2,800 SF	1	7869500
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	9,800 SF	3	7869466
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,000 SF	3	7869538
C2030	Culinary Arts Lab	Fair	Flooring, Quarry Tile	4,200 SF	32	7869435
C2030	Men's locker	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,000 SF	3	7869560
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	2,800 SF	6	7869445
C2030	Restrooms	Fair	Flooring, Ceramic Tile	7,000 SF	25	7869553

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Fair	Flooring, Wood, Strip	2,800 SF	12	7869620
C2030	Women's locker	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,000 SF	3	7869546
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	83,600 SF	3	7869516
C2050	Common hall	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,300 SF	32	7874337
C2050	Restrooms	Fair	Ceiling Finishes, Gypsum Board/Plaster	6,600 SF	32	7869626
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7869427
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	13	7869511
D1010	Mechanical room	Fair	Elevator Controls, Automatic, 1 Car	1	3	7869555
Plumbing						
D2010	Mechanical room 1064	Fair	Backflow Preventer, Domestic Water	1	12	7869459
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	139,338 SF	22	7869522
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	7869413
D2010	Utility closets	Fair	Sink/Lavatory, Service Sink, Floor	4	17	7869558
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	72	12	7869464
D2010	Women's locker	Fair	Shower, Ceramic Tile	4	12	7869576
D2010	Utility closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	17	7869421
D2010	Culinary Arts Lab	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	7869589
D2010	Mechanical room 1064	Fair	Backflow Preventer, Domestic Water	1	12	7869592
D2010	Teacher Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7869418
D2010	Restrooms	Fair	Urinal, Standard	21	12	7869491
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	77	12	7869442
D2010	Chemistry/ Physics Lab	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	12	7874341
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (36 kW)	1	3	7869557
D2010	Men's locker	Fair	Shower, Ceramic Tile	4	12	7869549
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	30	11	7869598
HVAC						
D3020	Mechanical room 1064	Fair	Boiler, Gas, HVAC	1	13	7869630
D3020	North side boiler room	Fair	Boiler, Gas, HVAC	1	13	7869632
D3020	North side boiler room	Fair	Boiler, Gas, HVAC	1	13	7869457
D3020	Mechanical room 1064	Fair	Unit Heater, Hydronic	1	3	7869614
D3020	North side boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	7869436
D3020	Mechanical room 1064	Fair	Boiler, Gas, HVAC	1	13	7869618
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	7869437
D3030	Roof	Fair	Split System Ductless, Single Zone [Rm 1057]	1	3	7869634
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [RM 1094]	1	3	7869649
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869492
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869422

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	7869543
D3030	Electrical Rm 1076	Fair	Split System, Fan Coil Unit, DX	1	3	7869605
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869452
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [Rm 1165]	1	3	7869638
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [Rm 2022]	1	3	7869597
D3030	IDF 1094A	Fair	Split System, Fan Coil Unit, DX	1	3	7869409
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869569
D3030	Electrical room 1149	Fair	Split System, Fan Coil Unit, DX	1	3	7869481
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [19]	1	3	7869397
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [26]	1	2	7869571
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 40]	1	3	7869472
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [47]	1	3	7869613
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [34]	1	2	7869489
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU- 56]	1	3	7869600
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 35]	1	3	7869420
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [40]	1	3	7869582
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [32]	1	3	7869494
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU 10226]	1	3	7869599
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [37]	1	3	7869419
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_53]	1	3	7869544
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [33]	1	3	7869643
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-50]	1	2	7869441
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 51]	1	3	7869596
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [21]	1	3	7869520
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7869426
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 31]	1	3	7869524
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 32]	1	3	7869587
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [41]	1	3	7869458
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [23]	1	3	7869651
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 45]	1	3	7869623
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_66]	1	3	7869485
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_57]	1	3	7869487
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [35]	1	3	7869542
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	139,338 SF	12	7869473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_60]	1	3	7869608
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [29]	1	3	7869647
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [38]	1	3	7869646
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [22]	1	3	7869644

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7869530
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 37]	1	3	7869407
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rm 1140]	1	3	7869627
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_55]	1	3	7869456
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_59]	1	3	7869567
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU 1175]	1	2	7869573
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_47]	1	3	7869406
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [28]	1	3	7869550
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_67]	1	3	7869526
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [43]	1	3	7869484
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7869506
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [39]	1	3	7869430
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 41]	1	3	7869594
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [31]	1	3	7869483
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AUD 1103]	1	3	7869518
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [27]	1	3	7869624
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [24]	1	3	7869578
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 39]	1	3	7869434
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [44]	1	3	7869519
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_36]	1	3	7869415
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 38]	1	3	7869508
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_65]	1	2	7869510
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 54]	1	3	7869475
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [18]	1	3	7869628
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_64]	1	3	7869601
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	139,338 SF	22	7869403
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_48]	1	3	7869603
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [25]	1	3	7869619
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_61]	1	3	7869493
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [42]	1	3	7869512
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_33]	1	3	7869509
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 58]	1	3	7869547
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 46]	1	3	7869478
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [20]	1	3	7869486
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 49]	1	3	7869534
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rm 2030]	1	3	7869548
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 34]	1	3	7869480
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [KTU 42]	1	3	7869513

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7869517
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_43]	1	3	7869439
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [36]	1	3	7869545
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-3]	1	3	7869461
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-4]	1	3	7869515
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-8]	1	7	7869551
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-12]	1	3	7869615
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-6]	1	3	7869633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [KEF 1175]	1	3	7869417
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [KEF 1022]	1	3	7869606
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-7]	1	7	7869505
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-2]	1	3	7869501
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-3]	1	3	7869650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-5]	1	3	7869463
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-1]	1	3	7869431
Fire Protection						
D4010	Culinary Arts Lab	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	3	7869637
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869639
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869410
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869497
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869424
Electrical						
D5010	Electrical room 1149	Fair	Automatic Transfer Switch, ATS	1	7	7869562
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	7	7869584
D5010	Electrical room 1149	Fair	Automatic Transfer Switch, ATS	1	7	7869467
D5020	Electrical 1108	Fair	Distribution Panel, 120/208 V	2	12	7869476
D5020	Pantry 1024	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869533
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869531
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869414
D5020	Electrical Rm 1076	Fair	Distribution Panel, 277/480 V [DPD- SEC1]	1	12	7869482
D5020	Electrical room 1149	Fair	Distribution Panel, 277/480 V	2	13	7869565
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869469
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869402
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869527
D5020	Electrical Rm 1076	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869507
D5020	Electrical room 1149	Fair	Distribution Panel, 277/480 V	1	13	7869541
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869499
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869604

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V [DPE -SEC1]	1	13	7869514
D5020	Electrical Rm 1076	Fair	Distribution Panel, 120/208 V [RPD (sec 1)]	1	12	7869425
D5020	Electrical room 2008	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869432
D5020	Pantry 1024	Fair	Distribution Panel, 120/208 V	1	13	7869479
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V	1	13	7869621
D5020	Electrical Rm 1076	Fair	Distribution Panel, 277/480 V	1	12	7869653
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V [DPE-SEC3]	1	12	7869537
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869477
D5020	Pantry 1024	Fair	Distribution Panel, 120/208 V	1	13	7869502
D5020	Electrical room 2008	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869465
D5020	Electrical Rm 1076	Fair	Distribution Panel, 120/208 V [RPD (sec 2)]	1	12	7869438
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869474
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	139,338 SF	22	7869535
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	139,338 SF	3	7869498
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	52	16	7869568
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	26	16	7869593
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	139,338 SF	3	7869423
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	139,338 SF	3	7869622
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	139,338 SF	11	7869536
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7869447
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	139,338 SF	3	7869399
Equipment & Furnishings						
E1030	Concessions	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869625
E1030	Culinary Arts Lab	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869617
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	3	7869654
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869585
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869607
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7869641
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869490
E1030	Culinary Arts Lab	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869404
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869586
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #4]	1	3	7869525
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869580
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7869504
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7869454
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869612
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7869564

Component Condition Report | Manassas High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869503
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869521
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7869552
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869532
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #1]	1	3	7869570
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7869591
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	3	7869460
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869652
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869616
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #2]	1	3	7869444
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Ice maker, Freestanding	1	3	7869642
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869470
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	7869635
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869636
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #3]	1	3	7869412
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869655
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	7869579
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869488
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7869539
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	3	7869631
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7869629
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	7869471
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	3	7869450
E2010	Men's locker	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	12 LF	12	7869540
E2010	Chemistry/ Physics Lab	Fair	Casework, Countertop, Solid Surface	50 LF	25	7874332
E2010	Chemistry/ Physics Lab	Fair	Casework, Cabinetry Hardwood High-End	50 LF	3	7874338
E2010	Teacher Lounge	Fair	Casework, Cabinetry Economy	12 LF	3	7869453
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	21	7	7869529
E2010	Women's locker	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	12 LF	12	7869455
E2010	Teacher Lounge	Fair	Casework, Countertop, Plastic Laminate	12 LF	3	7869556
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	731	3	7869528
E2010	Gymnasium	Failed	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	160	1	7869563
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	82,000 SF	7	7869656
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	8,200 SF	0	7869433
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	82,000 SF	3	7869583
G2020	Site	Fair	Parking Lots, Pavement, Concrete	3,500 SF	32	7869648
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	20,000 SF	32	7869602

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	7	7869428
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	7874340
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	3	7874339
G2060		Fair	Signage, Property, Building-Mounted Individual Letters	20	3	7899354
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	7869411
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	3	7874333
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	3	7869609
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	600 SF	32	7869495
G2060	Site	Fair	Flagpole, Metal	1	12	7869640
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,200 LF	22	7874334
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	3	7874336
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	150 LF	22	7869443
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	2,000 LF	22	7869468
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	600 SF	32	7869645
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	3	7869440
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	3	7869574
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	5	7869416

Appendix F: Replacement Reserves

Replacement Reserves Report

Manassas High School



9/6/2024

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
Manassas High School	\$54,100	\$96,923	\$164,440	\$6,006,931	\$0	\$85,786	\$574,876	\$1,435,103	\$46,744	\$19,572	\$9,004	\$464,654	\$2,062,722	\$884,630	\$0	\$0	\$847,686	\$12,231	\$1,822,878	\$0	\$16,255	\$14,604,536
Grand Total	\$54,100	\$96,923	\$164,440	\$6,006,931	\$0	\$85,786	\$574,876	\$1,435,103	\$46,744	\$19,572	\$9,004	\$464,654	\$2,062,722	\$884,630	\$0	\$0	\$847,686	\$12,231	\$1,822,878	\$0	\$16,255	\$14,604,536

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	7869449	Stair/Ramp Rails, Metal, Refinish	10	7	3	100	LF	\$1.50	\$150				\$150																		\$300	
B2020	Building Exterior	7869405	Glazing, any type by SF, Replace	30	18	12	8300	SF	\$55.00	\$456,500													\$456,500									\$456,500	
B2020	Mart	7869610	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200	
B2020	Room 1026	7869575	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																		\$1,200	
B2020	Concessions	7869566	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	17	3	1	EA	\$2,000.00	\$2,000				\$2,000																		\$2,000	
B2050	Building Exterior	7869496	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	18	12	1	EA	\$4,400.00	\$4,400													\$4,400									\$4,400	
B2050	Building Exterior	7869611	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	18	12	1	EA	\$7,500.00	\$7,500													\$7,500									\$7,500	
B3010	Front downspouts	7869588	Roofing, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	\$1,100.00	\$1,100		\$1,100																				\$1,100	
B3010	Roof	7869408	Roofing, Modified Bitumen, Replace	20	17	3	119000	SF	\$10.00	\$1,190,000				\$1,190,000																		\$1,190,000	
C1070	Throughout building	7869451	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	124500	SF	\$3.50	\$435,750								\$435,750														\$435,750	
C1090	Restrooms	7869523	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	70	EA	\$750.00	\$52,500				\$52,500																		\$52,500	
C1090	Throughout building	7869577	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	723	LF	\$500.00	\$361,500				\$361,500																		\$361,500	
C1090	Men's locker	7869590	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	70	LF	\$500.00	\$35,000				\$35,000																		\$35,000	
C1090	Women's locker	7869446	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	17	3	70	LF	\$500.00	\$35,000				\$35,000																		\$35,000	
C2010	Throughout building	7869400	Wall Finishes, any surface, Prep & Paint	10	4	6	313500	SF	\$1.50	\$470,250							\$470,250											\$470,250					\$940,500
C2010	Auditorium	7869429	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	18	7	17400	SF	\$14.00	\$243,600								\$243,600														\$243,600	
C2030	Auditorium	7869538	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	7000	SF	\$1.50	\$10,500				\$10,500									\$10,500									\$21,000	
C2030	Men's locker	7869560	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	7000	SF	\$12.00	\$84,000				\$84,000									\$84,000									\$168,000	
C2030	Women's locker	7869546	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	7000	SF	\$12.00	\$84,000				\$84,000									\$84,000									\$168,000	
C2030	Gymnasium	7869466	Flooring, Wood, Strip, Refinish	10	7	3	9800	SF	\$4.00	\$39,200				\$39,200									\$39,200									\$78,400	
C2030	Stage	7869445	Flooring, Wood, Strip, Refinish	10	4	6	2800	SF	\$4.00	\$11,200							\$11,200										\$11,200					\$22,400	
C2030	Stage	7869620	Flooring, Wood, Strip, Replace	30	18	12	2800	SF	\$15.00	\$42,000													\$42,000									\$42,000	
C2030	Throughout building	7869516	Flooring, Vinyl Tile (VCT), Replace	15	12	3	83600	SF	\$5.00	\$418,000				\$418,000														\$418,000				\$836,000	
C2030	Auditorium	7869500	Flooring, Carpet, Commercial Standard, Replace	10	9	1	2800	SF	\$7.50	\$21,000		\$21,000										\$21,000										\$42,000	
D1010	Elevator	7869427	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000														\$9,000				\$18,000	
D1010	Mechanical room	7869555	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																		\$5,000	
D1010	Mechanical room	7869511	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	17	13	1	EA	\$55,000.00	\$55,000													\$55,000									\$55,000	
D2010	Utility closet	7869557	Water Heater, Electric, Commercial (36 kW), Replace	20	17	3	1	EA	\$18,500.00	\$18,500				\$18,500																		\$18,500	
D2010	Mechanical room 1064	7869459	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$5,200.00	\$5,200													\$5,200									\$5,200	
D2010	Mechanical room 1064	7869592	Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$5,200.00	\$5,200													\$5,200									\$5,200	
D2010	Throughout building	7869598	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	30	EA	\$1,200.00	\$36,000													\$36,000									\$36,000	
D2010	Kitchen	7869413	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA	\$1,500.00	\$6,000													\$6,000									\$6,000	
D2010	Restrooms	7869464	Toilet, Commercial Water Closet, Replace	30	18	12	72	EA	\$1,300.00	\$93,600													\$93,600									\$93,600	
D2010	Women's locker	7869576	Shower, Ceramic Tile, Replace	30	18	12	4	EA	\$2,500.00	\$10,000													\$10,000									\$10,000	
D2010	Culinary Arts Lab	7869589	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$1,500													\$1,500									\$1,500	
D2010	Teacher Lounge	7869418	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,200.00	\$1,200													\$1,200									\$1,200	
D2010	Restrooms	7869491	Urinal, Standard, Replace	30	18	12	21	EA	\$1,100.00	\$23,100													\$23,100									\$23,100	
D2010	Restrooms	7869442	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	77	EA	\$1,500.00	\$115,500													\$115,500									\$115,500	
D2010	Chemistry/ Physics Lab	7874341	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	8	EA	\$1,100.00	\$8,800													\$8,800									\$8,800	
D2010	Men's locker	7869549	Shower, Ceramic Tile, Replace	30	18	12	4	EA	\$2,500.00	\$10,000													\$10,000									\$10,000	
D2010	Utility closets	7869558	Sink/Lavatory, Service Sink, Floor, Replace	35	18	17	4	EA	\$800.00	\$3,200																	\$3,200					\$3,200	
D2010	Utility closets	7869421	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	18	17	3	EA	\$1,400.00	\$4,200																	\$4,200					\$4,200	
D3020	Mechanical room 1064	7869618	Boiler, Gas, HVAC, Replace	30	17	13	1	EA	\$26,200.00	\$26,200													\$26,200									\$26,200	
D3020	Mechanical room 1064	7869630	Boiler, Gas, HVAC, Replace	30	17	13	1	EA	\$26,200.00	\$26,200													\$26,200									\$26,200	
D3020	North side boiler room	7869632	Boiler, Gas, HVAC, Replace	30	17																												

Replacement Reserves Report

Manassas High School



9/6/2024

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		
D3030	Roof	7869597	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																	\$2,300	\$4,600		
D3030	Roof	7869638	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																	\$2,300	\$4,600		
D3030	Electrical room 1149	7869481	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$3,800.00	\$3,800				\$3,800																	\$3,800	\$7,600		
D3030	Roof	7869634	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																	\$3,500	\$7,000		
D3030	Roof	7869649	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																	\$2,300	\$4,600		
D3030	Roof	7869492	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																	\$2,300	\$4,600		
D3030	Electrical Rm 1076	7869605	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$2,100.00	\$2,100				\$2,100																		\$2,100	\$4,200	
D3030	IDF 1094A	7869409	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$2,100.00	\$2,100				\$2,100																		\$2,100	\$4,200	
D3030	Roof	7869569	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																		\$2,300	\$4,600	
D3050	Roof	7869517	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$9,000	\$9,000																				\$9,000	\$18,000		
D3050	Roof	7869573	Make-Up Air Unit, MUA or MAU, Replace	20	18	2	1	EA	\$35,000.00	\$35,000			\$35,000																			\$35,000	\$35,000	
D3050	Roof	7869489	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																			\$11,000	\$11,000	
D3050	Roof	7869571	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																			\$9,000	\$9,000	
D3050	Roof	7869441	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$25,000.00	\$25,000			\$25,000																			\$25,000	\$25,000	
D3050	Roof	7869510	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$75,000.00	\$75,000			\$75,000																			\$75,000	\$75,000	
D3050	Roof	7869524	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000	\$15,000	
D3050	Roof	7869587	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000	\$15,000	
D3050	Roof	7869509	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	\$9,000	
D3050	Roof	7869480	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	\$9,000	
D3050	Roof	7869420	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	\$9,000	
D3050	Roof	7869415	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	\$9,000	
D3050	Roof	7869407	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869508	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869434	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869472	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869594	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869439	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869623	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869478	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869406	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869548	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869647	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869483	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869494	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869550	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869624	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869643	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869619	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869542	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869545	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869578	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																			\$11,000	\$11,000
D3050	Roof	7869651	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869419	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869644	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000	\$15,000
D3050	Roof	7869520	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869646	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																			\$9,000	\$9,000
D3050	Roof	7869430	Packaged Unit, RTU, Pad or Roof-Mount																															

Replacement Reserves Report

Manassas High School



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof	7869628	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000	
D3050	Roof	7869627	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000	
D3050	Roof	7869600	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																	\$11,000	
D3050	Roof	7869599	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$48,000.00	\$48,000				\$48,000																	\$48,000	
D3050	Roof	7869544	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																	\$11,000	
D3050	Roof	7869596	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																	\$20,000	
D3050	Roof	7869426	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																	\$20,000	
D3050	Roof	7869485	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																	\$25,000	
D3050	Roof	7869487	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000	
D3050	Roof	7869608	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																	\$30,000	
D3050	Roof	7869530	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																	\$30,000	
D3050	Roof	7869456	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																	\$9,000	
D3050	Roof	7869567	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																	\$15,000	
D3050	Roof	7869526	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																	\$25,000	
D3050	Roof	7869518	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																	\$30,000	
D3050	Roof	7869475	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																	\$11,000	
D3050	Roof	7869601	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$75,000.00	\$75,000				\$75,000																	\$75,000	
D3050	Roof	7869603	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																	\$25,000	
D3050	Roof	7869493	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																	\$30,000	
D3050	Roof	7869547	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																	\$25,000	
D3050	Roof	7869534	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																	\$11,000	
D3050	Roof	7869513	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,000.00	\$11,000				\$11,000																	\$11,000	
D3050	Roof	7869506	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$15,000.00	\$15,000										\$15,000											\$15,000	
D3050	Throughout building	7869473	HVAC System, Ductwork, Medium Density, Replace	30	18	12	139338	SF	\$4.00	\$557,352													\$557,352								\$557,352	
D3060	Roof	7869417	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869650	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869515	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869615	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869431	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000	
D3060	Roof	7869501	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000	
D3060	Roof	7869461	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000	
D3060	Roof	7869633	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869606	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																	\$4,000	
D3060	Roof	7869463	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																	\$2,400	
D3060	Roof	7869551	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	\$3,000.00	\$3,000																					\$3,000	
D3060	Roof	7869505	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	\$3,000.00	\$3,000																					\$3,000	
D4010	Culinary Arts Lab	7869637	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	17	3	20	LF	\$400.00	\$8,000				\$8,000																	\$8,000	
D5010	Building exterior	7869584	Generator, Gas or Gasoline, Replace	25	18	7	1	EA	\$165,000.00	\$165,000																					\$165,000	
D5010	Electrical room 1149	7869562	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$8,500.00	\$8,500																					\$8,500	
D5010	Electrical room 1149	7869467	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	\$8,500.00	\$8,500																					\$8,500	
D5020	Electrical room 1149	7869474	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$6,700.00	\$6,700														\$6,700							\$6,700	
D5020	Electrical 1108	7869469	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$20,000.00	\$20,000														\$20,000							\$20,000	
D5020	Electrical Rm 1076	7869507	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$10,000.00	\$10,000														\$10,000							\$10,000	
D5020	Electrical room 2008	7869465	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000	
D5020	Electrical room 2008	7869432	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000	
D5020	Electrical room 1149	7869402	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000	
D5020	Pantry 1024	7869533	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$16,000.00	\$16,000															\$16,000						\$16,000	
D5020	Electrical 1108	7869531	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,700.00	\$6,700															\$6,700						\$6,700	
D5020	Electrical room 1149	7869499	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000	
D5020	Electrical 1108	7869477	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,700.00	\$6,700															\$6,700						\$6,700	
D5020	Electrical room 2008	7869537	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000	
D5020	Electrical 1108	7869476	Distribution Panel, 120/208 V, Replace	30	18	12	2	EA	\$6,000.00	\$12,000															\$12,000						\$12,000	
D5020	Electrical Rm 1076	7869482	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$7,000.00	\$7,000															\$7,000						\$7,000	
D5020	Electrical Rm 1076	7869425	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000															\$2,000						\$2,000	
D5020	Electrical Rm 1076	7869653	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$7,000.00	\$7,000															\$7,000						\$7,000	

Replacement Reserves Report

Manassas High School



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
E2010	Teacher Lounge	7869556	Casework, Countertop, Plastic Laminate, Replace	15	12	3	12	LF	\$50.00	\$600				\$600																		\$600	\$1,200
E2010	Gymnasium	7869563	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	19	1	160	EA	\$450.00	\$72,000		\$72,000																					\$72,000
E2010	Auditorium	7869528	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	17	3	731	EA	\$350.00	\$255,850				\$255,850																			\$255,850
E2010	Site	7869529	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	18	7	21	EA	\$120.00	\$2,520								\$2,520															\$2,520
E2010	Men's locker	7869540	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	18	12	12	LF	\$300.00	\$3,600												\$3,600											\$3,600
E2010	Women's locker	7869455	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	18	12	12	LF	\$300.00	\$3,600												\$3,600											\$3,600
G2020	Site	7869433	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	8200	SF	\$5.50	\$45,100	\$45,100																						\$45,100
G2020	Site	7869583	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	82000	SF	\$0.45	\$36,900				\$36,900					\$36,900			\$36,900											\$147,600
G2020	Site	7869656	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	82000	SF	\$3.50	\$287,000																							\$287,000
G2050	Site	7874340	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	\$5,000.00	\$10,000					\$10,000																		\$10,000
G2050	Site	7869428	Sports Apparatus, Football, Goal Post, Replace	25	18	7	2	EA	\$5,000.00	\$10,000																							\$10,000
G2060	Site	7874339	Picnic Table, Metal Powder-Coated, Replace	20	17	3	5	EA	\$700.00	\$3,500				\$3,500																			\$3,500
G2060	Site	7874333	Park Bench, Metal Powder-Coated, Replace	20	17	3	4	EA	\$700.00	\$2,800				\$2,800																			\$2,800
G2060	Site	7869609	Park Bench, Metal Powder-Coated, Replace	20	17	3	4	EA	\$700.00	\$2,800				\$2,800																			\$2,800
G2060	Site	7874336	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	2	EA	\$700.00	\$1,400				\$1,400																			\$1,400
G2060	Manassas High School	7899354	Signage, Property, Building-Mounted Individual Letters, Replace	20	17	3	20	EA	\$150.00	\$3,000				\$3,000																			\$3,000
G2060	Site	7869411	Signage, Property, Pylon Standard, Replace/Install	20	17	3	1	EA	\$9,500.00	\$9,500				\$9,500																			\$9,500
G2060	Site	7869574	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	17	3	5	EA	\$500.00	\$2,500				\$2,500																			\$2,500
G2060	Site	7869640	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,500.00	\$2,500												\$2,500											\$2,500
G2060	Site	7869440	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	17	3	4	EA	\$1,700.00	\$6,800				\$6,800																			\$6,800
G4050	Site	7869416	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	16	EA	\$4,000.00	\$64,000					\$64,000																		\$64,000
Totals, Unescalated											\$54,100	\$94,100	\$155,000	\$5,497,193	\$0	\$74,000	\$481,450	\$1,166,870	\$36,900	\$15,000	\$6,700	\$335,676	\$1,446,752	\$602,390	\$0	\$0	\$528,250	\$7,400	\$1,070,749	\$0	\$9,000	\$11,581,530	
Totals, Escalated (3.0% inflation, compounded annually)											\$54,100	\$96,923	\$164,440	\$6,006,931	\$0	\$85,786	\$574,876	\$1,435,103	\$46,744	\$19,572	\$9,004	\$464,654	\$2,062,722	\$884,630	\$0	\$0	\$847,686	\$12,231	\$1,822,878	\$0	\$16,255	\$14,604,536	

Appendix G: Equipment Inventory List

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Loading Dock, Concrete	200 SF	25	7869572
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	100 LF	3	7869449
B1080	Site	Fair	Stairs, Concrete, Exterior	600 SF	32	7869561
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	33,000 SF	32	7869581
B2020	Mart	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	7869610
B2020	Room 1026	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	7869575
B2020	Building Exterior	Fair	Glazing, any type by SF	8,300 SF	12	7869405
B2020	Concessions	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	3	7869566
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	12	7869611
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	41	22	7869595
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	12	7869496
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	119,000 SF	3	7869408
B3010	Roof	Fair	Roofing, Metal	8,000 SF	22	7869398
B3010	Front downspouts	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	1	7869588
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	23	25	7869401
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	25	25	7874335
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	149	25	7869554
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	124,500 SF	7	7869451
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	70	3	7869523
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	723 LF	3	7869577
C1090	Men's locker	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	70 LF	3	7869590
C1090	Women's locker	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	70 LF	3	7869446
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	313,500 SF	6	7869400
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	17,400 SF	25	7869448
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	17,400 SF	7	7869429
C2030	Kitchen	Fair	Flooring, Quarry Tile	4,200 SF	32	7869462
C2030	Auditorium	Poor	Flooring, Carpet, Commercial Standard	2,800 SF	1	7869500
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	9,800 SF	3	7869466
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,000 SF	3	7869538
C2030	Culinary Arts Lab	Fair	Flooring, Quarry Tile	4,200 SF	32	7869435
C2030	Men's locker	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,000 SF	3	7869560
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	2,800 SF	6	7869445
C2030	Restrooms	Fair	Flooring, Ceramic Tile	7,000 SF	25	7869553

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Fair	Flooring, Wood, Strip	2,800 SF	12	7869620
C2030	Women's locker	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,000 SF	3	7869546
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	83,600 SF	3	7869516
C2050	Common hall	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,300 SF	32	7874337
C2050	Restrooms	Fair	Ceiling Finishes, Gypsum Board/Plaster	6,600 SF	32	7869626
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7869427
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	13	7869511
D1010	Mechanical room	Fair	Elevator Controls, Automatic, 1 Car	1	3	7869555
Plumbing						
D2010	Mechanical room 1064	Fair	Backflow Preventer, Domestic Water	1	12	7869459
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	139,338 SF	22	7869522
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	7869413
D2010	Utility closets	Fair	Sink/Lavatory, Service Sink, Floor	4	17	7869558
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	72	12	7869464
D2010	Women's locker	Fair	Shower, Ceramic Tile	4	12	7869576
D2010	Utility closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	17	7869421
D2010	Culinary Arts Lab	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	7869589
D2010	Mechanical room 1064	Fair	Backflow Preventer, Domestic Water	1	12	7869592
D2010	Teacher Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7869418
D2010	Restrooms	Fair	Urinal, Standard	21	12	7869491
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	77	12	7869442
D2010	Chemistry/ Physics Lab	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	12	7874341
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (36 kW)	1	3	7869557
D2010	Men's locker	Fair	Shower, Ceramic Tile	4	12	7869549
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	30	11	7869598
HVAC						
D3020	Mechanical room 1064	Fair	Boiler, Gas, HVAC	1	13	7869630
D3020	North side boiler room	Fair	Boiler, Gas, HVAC	1	13	7869632
D3020	North side boiler room	Fair	Boiler, Gas, HVAC	1	13	7869457
D3020	Mechanical room 1064	Fair	Unit Heater, Hydronic	1	3	7869614
D3020	North side boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	7869436
D3020	Mechanical room 1064	Fair	Boiler, Gas, HVAC	1	13	7869618
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	7869437
D3030	Roof	Fair	Split System Ductless, Single Zone [Rm 1057]	1	3	7869634
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [RM 1094]	1	3	7869649
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869492
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869422

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Unit Ventilator, approx/nominal 2 Ton	1	3	7869543
D3030	Electrical Rm 1076	Fair	Split System, Fan Coil Unit, DX	1	3	7869605
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869452
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [Rm 1165]	1	3	7869638
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [Rm 2022]	1	3	7869597
D3030	IDF 1094A	Fair	Split System, Fan Coil Unit, DX	1	3	7869409
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7869569
D3030	Electrical room 1149	Fair	Split System, Fan Coil Unit, DX	1	3	7869481
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [19]	1	3	7869397
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [26]	1	2	7869571
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 40]	1	3	7869472
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [47]	1	3	7869613
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [34]	1	2	7869489
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU- 56]	1	3	7869600
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 35]	1	3	7869420
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [40]	1	3	7869582
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [32]	1	3	7869494
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU 10226]	1	3	7869599
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [37]	1	3	7869419
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_53]	1	3	7869544
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [33]	1	3	7869643
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-50]	1	2	7869441
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 51]	1	3	7869596
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [21]	1	3	7869520
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7869426
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 31]	1	3	7869524
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 32]	1	3	7869587
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [41]	1	3	7869458
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [23]	1	3	7869651
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 45]	1	3	7869623
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_66]	1	3	7869485
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_57]	1	3	7869487
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [35]	1	3	7869542
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	139,338 SF	12	7869473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_60]	1	3	7869608
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [29]	1	3	7869647
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [38]	1	3	7869646
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [22]	1	3	7869644

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7869530
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 37]	1	3	7869407
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rm 1140]	1	3	7869627
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_55]	1	3	7869456
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_59]	1	3	7869567
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MAU 1175]	1	2	7869573
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_47]	1	3	7869406
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [28]	1	3	7869550
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_67]	1	3	7869526
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [43]	1	3	7869484
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7869506
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [39]	1	3	7869430
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 41]	1	3	7869594
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [31]	1	3	7869483
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AUD 1103]	1	3	7869518
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [27]	1	3	7869624
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [24]	1	3	7869578
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 39]	1	3	7869434
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [44]	1	3	7869519
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_36]	1	3	7869415
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 38]	1	3	7869508
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_65]	1	2	7869510
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 54]	1	3	7869475
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [18]	1	3	7869628
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_64]	1	3	7869601
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	139,338 SF	22	7869403
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_48]	1	3	7869603
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [25]	1	3	7869619
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_61]	1	3	7869493
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [42]	1	3	7869512
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_33]	1	3	7869509
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_ 58]	1	3	7869547
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 46]	1	3	7869478
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [20]	1	3	7869486
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 49]	1	3	7869534
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Rm 2030]	1	3	7869548
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 34]	1	3	7869480
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [KTU 42]	1	3	7869513

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Failed	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	7869517
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU_43]	1	3	7869439
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [36]	1	3	7869545
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-3]	1	3	7869461
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-4]	1	3	7869515
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-8]	1	7	7869551
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-12]	1	3	7869615
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-6]	1	3	7869633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [KEF 1175]	1	3	7869417
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [KEF 1022]	1	3	7869606
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-7]	1	7	7869505
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-2]	1	3	7869501
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-3]	1	3	7869650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-5]	1	3	7869463
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-1]	1	3	7869431
Fire Protection						
D4010	Culinary Arts Lab	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	3	7869637
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869639
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869410
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869497
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	35,000 SF	22	7869424
Electrical						
D5010	Electrical room 1149	Fair	Automatic Transfer Switch, ATS	1	7	7869562
D5010	Building exterior	Fair	Generator, Gas or Gasoline	1	7	7869584
D5010	Electrical room 1149	Fair	Automatic Transfer Switch, ATS	1	7	7869467
D5020	Electrical 1108	Fair	Distribution Panel, 120/208 V	2	12	7869476
D5020	Pantry 1024	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869533
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869531
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869414
D5020	Electrical Rm 1076	Fair	Distribution Panel, 277/480 V [DPD- SEC1]	1	12	7869482
D5020	Electrical room 1149	Fair	Distribution Panel, 277/480 V	2	13	7869565
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869469
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869402
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869527
D5020	Electrical Rm 1076	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869507
D5020	Electrical room 1149	Fair	Distribution Panel, 277/480 V	1	13	7869541
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869499
D5020	Electrical room 1149	Fair	Switchboard, 277/480 V	1	22	7869604

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V [DPE -SEC1]	1	13	7869514
D5020	Electrical Rm 1076	Fair	Distribution Panel, 120/208 V [RPD (sec 1)]	1	12	7869425
D5020	Electrical room 2008	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869432
D5020	Pantry 1024	Fair	Distribution Panel, 120/208 V	1	13	7869479
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V	1	13	7869621
D5020	Electrical Rm 1076	Fair	Distribution Panel, 277/480 V	1	12	7869653
D5020	Electrical room 2008	Fair	Distribution Panel, 277/480 V [DPE-SEC3]	1	12	7869537
D5020	Electrical 1108	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869477
D5020	Pantry 1024	Fair	Distribution Panel, 120/208 V	1	13	7869502
D5020	Electrical room 2008	Fair	Secondary Transformer, Dry, Stepdown	1	13	7869465
D5020	Electrical Rm 1076	Fair	Distribution Panel, 120/208 V [RPD (sec 2)]	1	12	7869438
D5020	Electrical room 1149	Fair	Secondary Transformer, Dry, Stepdown	1	12	7869474
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	139,338 SF	22	7869535
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	139,338 SF	3	7869498
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	52	16	7869568
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	26	16	7869593
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	139,338 SF	3	7869423
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	139,338 SF	3	7869622
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	139,338 SF	11	7869536
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	3	7869447
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	139,338 SF	3	7869399
Equipment & Furnishings						
E1030	Concessions	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869625
E1030	Culinary Arts Lab	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869617
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	3	7869654
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869585
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869607
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7869641
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869490
E1030	Culinary Arts Lab	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869404
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869586
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #4]	1	3	7869525
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869580
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7869504
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	7869454
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869612
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	7869564

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869503
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869521
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7869552
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7869532
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #1]	1	3	7869570
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	7869591
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	3	7869460
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7869652
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	7869616
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #2]	1	3	7869444
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Ice maker, Freestanding	1	3	7869642
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869470
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	7869635
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869636
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #3]	1	3	7869412
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7869655
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	7869579
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	7869488
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Convection Oven, Single	1	3	7869539
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	3	7869631
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7869629
E1030	Culinary Arts Lab	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	7869471
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	3	7869450
E2010	Men's locker	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	12 LF	12	7869540
E2010	Chemistry/ Physics Lab	Fair	Casework, Countertop, Solid Surface	50 LF	25	7874332
E2010	Chemistry/ Physics Lab	Fair	Casework, Cabinetry Hardwood High-End	50 LF	3	7874338
E2010	Teacher Lounge	Fair	Casework, Cabinetry Economy	12 LF	3	7869453
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	21	7	7869529
E2010	Women's locker	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	12 LF	12	7869455
E2010	Teacher Lounge	Fair	Casework, Countertop, Plastic Laminate	12 LF	3	7869556
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	731	3	7869528
E2010	Gymnasium	Failed	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	160	1	7869563
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	82,000 SF	7	7869656
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	8,200 SF	0	7869433
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	82,000 SF	3	7869583
G2020	Site	Fair	Parking Lots, Pavement, Concrete	3,500 SF	32	7869648
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	20,000 SF	32	7869602

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	7	7869428
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	7874340
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	3	7874339
G2060		Fair	Signage, Property, Building-Mounted Individual Letters	20	3	7899354
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	7869411
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	3	7874333
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	3	7869609
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	600 SF	32	7869495
G2060	Site	Fair	Flagpole, Metal	1	12	7869640
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,200 LF	22	7874334
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	3	7874336
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	150 LF	22	7869443
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	2,000 LF	22	7869468
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	600 SF	32	7869645
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	3	7869440
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	3	7869574
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	5	7869416