

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Knight Road Elementary
3237 Knight Road
Memphis, Tennessee 38118

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School – On-line
Main Address	3237 Knight Road, Memphis, Tennessee 38118
Site Developed	1959
Site Area	21 acres (estimated)
Parking Spaces	89 total spaces all in open lots; 3 of which are accessible
Building Area	67,120 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	April 30, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 taylorm15@scsk12.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Knight Road Elementary was built in 1959. It is a single story brick structure with hints of Frank Lloyd Wright's use of large soffits. The school appears to have had an addition added. The school first used portable classrooms around 1997 the last of them were removed in 2022. The school was closed around 2023 and reopened as the On-Line School in around 2023.

Architectural

The single story masonry structure has TPO roof that has been coated. The coating is cracking on the flat roof areas. The windows in the school are single pane with steel frames that should be replaced with more energy efficient units. The IT room has damaged sheetrock ceiling and a visible hole in the metal deck that is open to the exterior. The flooring in part of the facility could contain asbestos. This should be tested with the mastic in areas that have been replaced. The paint in the building could possibly be lead based. The ceiling tiles show sagging from moisture, the painted areas have peeling and other damage. The wall finishes generally show signs of use. Floors have been patched and areas replaced.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The rooftop package units are nearing their end of life and replacement should be planned. The Chiller, boilers and unit ventilators have been replaced; future replacement will be required. The two pipe hydronic piping system was likely not replaced. This and the pipe installation should be considered for upgrading. The Make-up air unit and Kitchen exhaust system are out of service and not in use at this time. The electrical system was partially expanded in 1995 with the addition of a panel in the boiler room. The interior and exterior lighting has not been upgraded to LED. The electrical distribution system is end of life and future replacement may be required. The plumbing fixtures could be upgraded to low flow designs. The restrooms are not ADA compliant. The sanitary and supply piping systems are end of life and future replacement may be required. Fire Protection for the school is limited to portable fire extinguishers. There is a complete fire alarm system for the building. Addition safety items include an AED, Camera System and Security system.

Site

The site has older playground and sports related installations that are no longer in use by the school. Some of these are in failed condition. The backstop has damaged poles, fencing that is collapsed and the benches are gone. The basketball poles do not have rims. The playground is being used as a parking lot. The asphalt paving is cracked and breaking up. Different areas do not drain and have ponding. The grass next to the sidewalk near the building has areas that are depressed and need to be raised. There are treated timbers used for curbing that are showing signs of dry rot. The swings are not all down and in usable condition. The climbing structures are locked off and not available for use.

Recommended Additional Studies

The VCT and pipe insulation is in poor condition. It is possible the VCT in parts of the school could contain asbestos, the same for pipe insulation. The paint that was used could be lead based. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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.

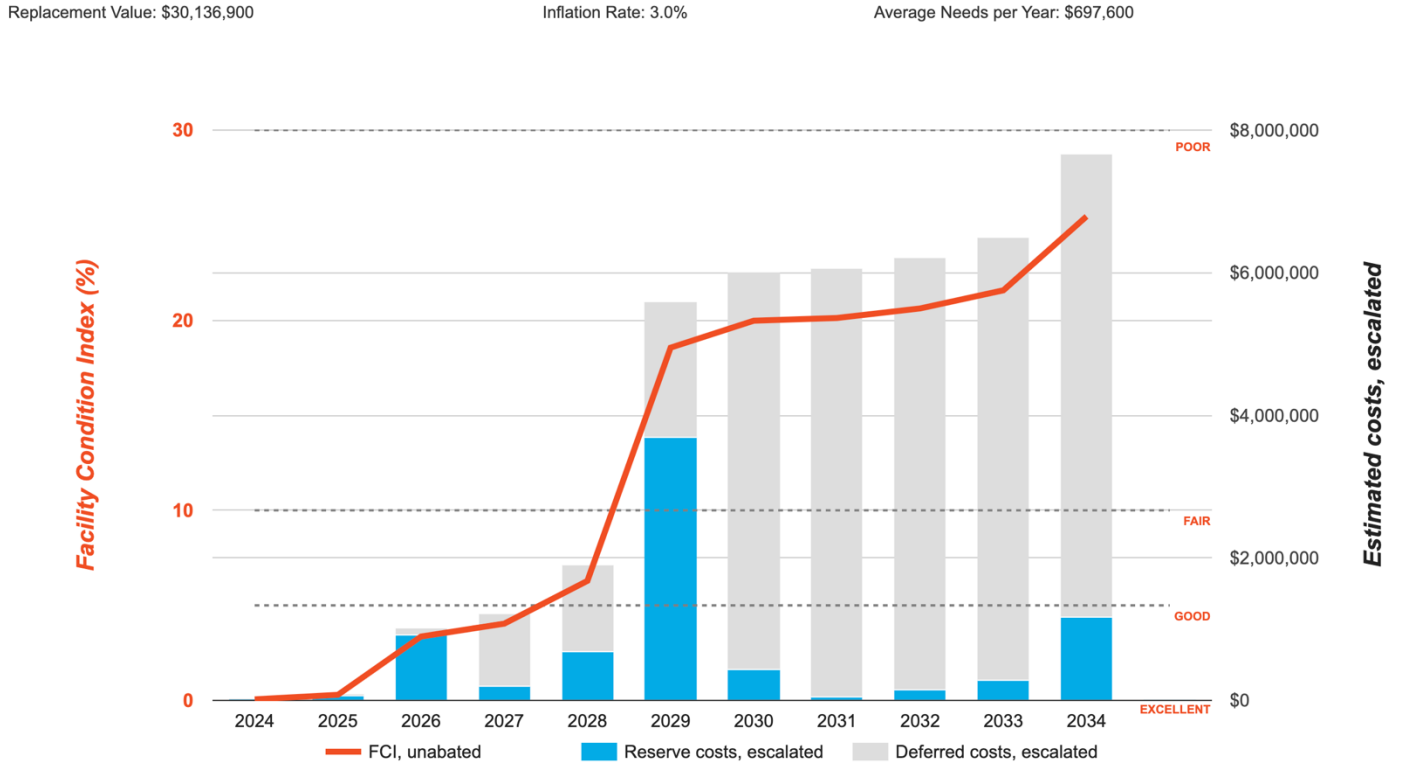
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Knight Road Elementary(1959)			
Replacement Value \$ 30,136,900	Total SF 67,120	Cost/SF \$ 449	
	Est Reserve Cost		FCI
Current	\$ 17,500		0.1 %
3-Year	\$ 1,218,000		4.0 %
5-Year	\$ 5,592,700		18.6 %
10-Year	\$ 7,673,000		25.5 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Knight Road Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Knight Road Elementary	3	\$17,500
Total	3	\$17,500

Knight Road Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7597299	Knight Road Elementary	Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	Failed	Performance/Integrity	\$5,000
7597266	Knight Road Elementary	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
7597277	Knight Road Elementary	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (3 items)							\$17,500

Key Findings



Recommended Follow-up Study: Environmental, Asbestos (ACM) and Lead Base Paint (LBP)

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Knight Road Elementary Throughout Building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,000

\$\$\$\$

Possible asbestos based materials and lead based paint used - AssetCALC ID: 7597266



Sidewalk in Poor condition.

Asphalt
Knight Road Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Breaking up in middle and edge - AssetCALC ID: 7597318



Parking Lots in Poor condition.

Pavement, Asphalt
Knight Road Elementary Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,000

\$\$\$\$

Was playground now a parking lot Cracking and not draining - AssetCALC ID: 7597301



Sports Apparatus in Failed condition.

Baseball, Backstop Chain-Link
Knight Road Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Broken up, poles knocked over, bench seat missing - AssetCALC ID: 7597299



Sports Apparatus

Basketball, Backboard/Rim/Pole
Knight Road Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,000

\$\$\$\$

No rims - AssetCALC ID: 7597278



Landscaping in Poor condition.

Ground Cover
Knight Road Elementary Site

Uniformat Code: G2080
Recommendation: **Repair in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Reestablish ground cover - AssetCALC ID: 7597320



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Knight Road Elementary Office

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **72.7**

Plan Type: Environmental

Cost Estimate: \$96,000

\$\$\$\$

Possible asbestos based material - AssetCALC ID: 7597302

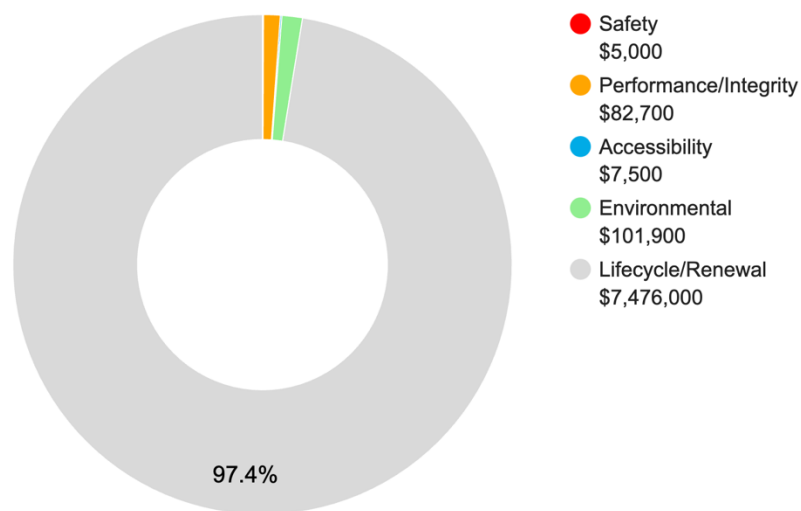
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,673,100

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Steel and Aluminum	Fair
Roof	Primary: Gable construction with single-ply TPO/PVC membrane treated with reflective coating Secondary: Flat construction with single-ply TPO/PVC membrane treated with reflective coating	Good
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, feeding Unit Ventilators, hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units Supplemental components: Suspended unit heaters, Make-up air unit	Fair

Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	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	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; open dumpster area Playgrounds with play structures, fencing, and swings Limited Park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Baseball backstop falling down, asphalt paving cracked and ponding, vct could be asbestos containing, pipe insulation contain asbestos, paint could be lead based, RTU equipment is end of life	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$1,344,900	\$648,500	-	\$1,993,400
Roofing	-	-	\$22,200	\$150,000	\$201,600	\$373,700
Interiors	-	\$101,800	\$1,125,000	\$327,900	\$922,100	\$2,476,900
Plumbing	-	\$700	\$1,020,900	-	\$14,400	\$1,035,900
HVAC	-	-	\$498,000	\$330,800	\$704,200	\$1,533,000
Fire Protection	-	-	\$6,100	-	\$8,200	\$14,300
Electrical	-	\$320,400	\$227,000	-	-	\$547,400
Fire Alarm & Electronic Systems	-	\$295,900	\$8,300	\$602,400	\$309,700	\$1,216,300
Equipment & Furnishings	-	\$9,500	\$71,400	-	\$88,600	\$169,600
Site Development	\$5,000	\$48,600	\$147,500	\$6,000	\$14,500	\$221,600
Site Pavement	-	\$219,700	\$93,900	\$14,800	-	\$328,400
Site Utilities	-	-	\$13,200	-	-	\$13,200
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$17,500	\$996,700	\$4,578,500	\$2,080,300	\$2,263,100	\$9,936,100

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Outside Electrical Room; locked room and no key

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1959. The facility has not since been substantially renovated.

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

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Knight Road Elementary, 3237 Knight Road, Memphis, Tennessee 38118, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Randall Patzke,
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Reviewed by:



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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FACADE



6 - ROOFING OVERVIEW

Photographic Overview



7 - ROOFING OVERVIEW



8 - COATED ROOFING



9 - COMPUTER LAB



10 - CAFETERIA



11 - TYPICAL HALLWAY



12 - OFFICES

Photographic Overview



13 - BOILER



14 - RADIATOR



15 - CHILLER



16 - UNIT VENTILATOR



17 - MAKE-UP AIR AND EXHAUST



18 - DISTRIBUTION PANEL

Photographic Overview



19 - PARKING LOTS



20 - PAVERS



21 - BACKSTOP



22 - PLAY STRUCTURE



23 - SIGNAGE



24 - LANDSCAPING

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-130.354

Source

Google

Project Name

Knight Road Elementary

On-Site Date

April 30, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Knight Road Elementary
Name of person completing form:	Darrin Alexander
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	
Date Completed:	April 29, 2024
Phone Number:	901.288.4355
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

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

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Knight Road Elementary

BV Project Number: 163745.23R000-130.354

Abbreviated Accessibility Checklist

Facility History and Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



SECOND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



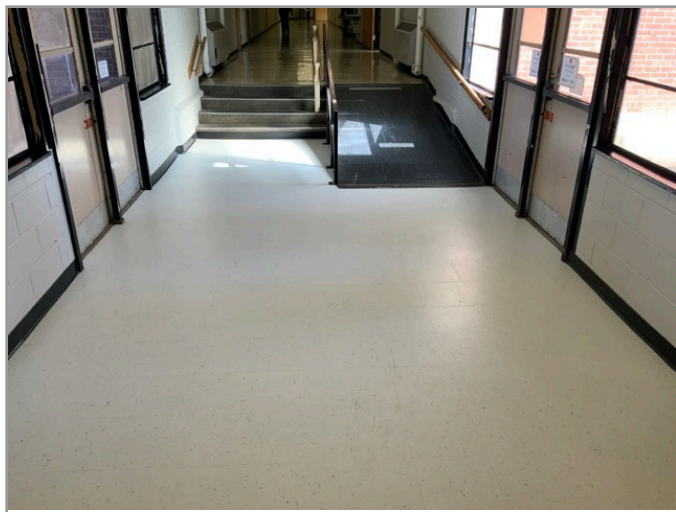
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



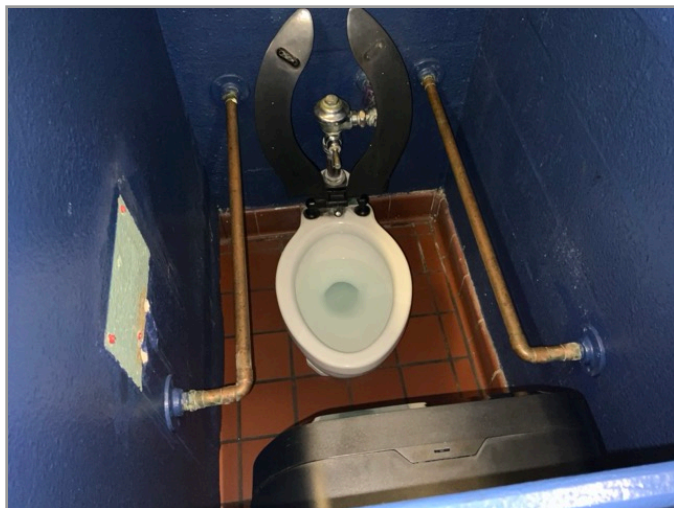
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		✗		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			No hot water, not mixing faucet
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		
5	Are grab bars provided at compliant locations around the toilet ?		✗		Bars are copper pipes, too small
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		✗		

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

Abbreviated Accessibility Checklist

Playgrounds and Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	16,000 SF	10	7586936
B2010	Building Exterior	Fair	Exterior Walls, Concrete	1,000 SF	5	7586910
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	1,200 SF	5	7586912
B2020	Throughout building	Fair	Glazing, any type by SF	850 SF	10	7597319
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	10	7586893
B2020	Building Exterior	Fair	Glazing, any type by SF	20,000 SF	5	7586928
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	2	5	7586896
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	5	7586901
B2070	Building Exterior	Fair	Louvers, Aluminum	2	5	7586945
Roofing						
B3010	Roof	Good	Roofing, any type, Cool Reflective Coating	74,000 SF	8	7586926
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	5	7586891
B3060	Roof	Fair	Roof Hatch, Metal	1	5	7586939
B3080	Roof	Fair	Soffit, Metal	1,200 SF	5	7586925
B3080	Roof	Fair	Soffit, Gypsum Board	1,100 SF	5	7586934
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	60	10	7597292
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	5	7586942
C1030	Throughout building	Fair	Door Hardware, School, per Door	90	5	7586917
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	57,000 SF	5	7586919
C1090	Restrooms	Fair	Toilet Partitions, Wood	36	5	7597312
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	412	5	7597295
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	148,000 SF	4	7597288

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	10	7597321
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	10	7597267
C2030	Throughout building	Fair	Flooring, Ceramic Tile	3,000 SF	5	7586889
C2030	Boiler room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	4	7586938
C2030	Office	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	12,000 SF	2	7597302
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	1,000 SF	3	7597249
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	43,000 SF	5	7586905
C2030	Throughout building	Fair	Flooring, Quarry Tile	5,000 SF	10	7586906
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,000 SF	5	7586940
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	28	5	7597246
D2010	Restrooms	Fair	Water Heater, Electric, Residential	1	2	7597283
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	67,120 SF	5	7597322
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	5	7597285
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	5	7597274
D2010	Restrooms	Fair	Urinal, Standard	14	5	7597286
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	5	7597270
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	8	11	7597252
D2010	Hallway	Fair	Sink/Lavatory, Trough Style, Solid Surface	8	5	7597309
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL	1	19	7586898
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	9	7597271
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	3	7597297
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	105	9	7597248
D3020	Boiler room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	9	7597257

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	22	7597259
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 3 Ton	30	4	7597314
D3030	Site	Fair	Chiller, Air-Cooled	1	12	7597306
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	8	4	7586907
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7586927
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	4	7597258
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	67,120 SF	19	7597289
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7586904
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7586932
D3050	Office	Fair	Fan Coil Unit, Hydronic Terminal	1	4	7597313
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	7	7586941
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7597268
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	3	7586916
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7586923
D3050	Cafeteria	Fair	HVAC System, Ductwork, Low Density	6,700 SF	5	7597284
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7586920
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7597282
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7597245
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7597260
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	5	7586895
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	7586930
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	35	5	7597272
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V	1	5	7586921

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	10	5	7597273
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	67,120 SF	5	7597290
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	67,120 SF	2	7597294
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	6,700 SF	2	7597315
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	67,120 SF	2	7597262
D6060	Office	Fair	Clock System, Time Control Clock	1	2	7597263
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	67,120 SF	6	7597254
D7010	Hallway	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	3	7597311
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	67,120 SF	6	7597251
D7030	Hallway	Fair	Security Panel, Annunciator	2	6	7597276
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	11	7597317
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	67,120 SF	10	7597303
D7050	Hallway	Fair	Fire Alarm Panel, Annunciator	1	5	7597253
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	67,120 SF	2	7597291
Equipment & Furnishings						
E1030	Kitchen	NA	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	2	7597300
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	13	7597287
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7586894
E1040	Throughout building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7597293
E1070	Kitchen	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	5	7597307
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	86 LF	5	7597304
E2010	Office	Fair	Casework, Countertop, Plastic Laminate	56 LF	5	7597269
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,130 SF	1	7597301

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Good	Parking Lots, Pavement, Concrete	375 SF	37	7597265
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	1,200 LF	5	7597316
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,200 SF	2	7597255
G2030	Site	Fair	Curbs or Berms, Asphalt, Repair	500 LF	10	7597298
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	1,600 SF	21	7597281
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	5	7597261
G2030	Site	Poor	Sidewalk, Asphalt	700 SF	2	7597318
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	2	7597280
G2050	Site	Failed	Sports Apparatus, Baseball, Backstop Chain-Link	1	0	7597299
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	3,500 SF	3	7597308
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	6	7597247
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	2	3	7597296
G2050	Site	Fair	Play Structure, Multipurpose, Small	2	3	7597250
G2050	Site	NA	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	1	7597278
Sitework						
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	1,100 SF	29	7597279
G2060	Site	Fair	Retaining Wall, Treated Timber	300 SF	4	7597264
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	100 LF	27	7597275
G2060	Site	Fair	Flagpole, Metal	1	5	7586918
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	16	7597310
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	550 LF	23	7597256
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7586909
G2080	Site	Poor	Landscaping, Ground Cover, Repair	450 SF	2	7597320
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	19	5	7586935

Component Condition Report | Knight Road Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7597266
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7597277

Appendix F:

Replacement Reserves

Replacement Reserves Report

Knight Road Elementary

6/19/2024



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
Knight Road Elementary	\$17,500	\$72,054	\$924,638	\$203,848	\$678,761	\$3,695,905	\$427,924	\$43,046	\$149,986	\$287,729	\$1,171,613	\$34,052	\$104,708	\$24,451	\$338,064	\$44,013	\$3,370	\$451,971	\$201,568	\$601,523	\$459,439	\$9,936,160
Grand Total	\$17,500	\$72,054	\$924,638	\$203,848	\$678,761	\$3,695,905	\$427,924	\$43,046	\$149,986	\$287,729	\$1,171,613	\$34,052	\$104,708	\$24,451	\$338,064	\$44,013	\$3,370	\$451,971	\$201,568	\$601,523	\$459,439	\$9,936,160

Uniformat CodeLocation DescriptionID			Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	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	
B2010	Building Exterior	7586912	Exterior Walls, Aluminum Siding, Replace	40	35	5	1200	SF	\$7.00	\$8,400					\$8,400															\$8,400	
B2010	Building Exterior	7586936	Exterior Walls, Brick Veneer, Replace	50	40	10	16000	SF	\$27.00	\$432,000									\$432,000											\$432,000	
B2010	Building Exterior	7586910	Exterior Walls, Concrete, Replace	50	45	5	1000	SF	\$29.00	\$29,000					\$29,000															\$29,000	
B2020	Building Exterior	7586893	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	4	EA	\$950.00	\$3,800									\$3,800											\$3,800	
B2020	Building Exterior	7586928	Glazing, any type by SF, Replace	30	25	5	20000	SF	\$55.00	\$1,100,000					\$1,100,000															\$1,100,000	
B2020	Throughout building	7597319	Glazing, any type by SF, Replace	30	20	10	850	SF	\$55.00	\$46,750									\$46,750											\$46,750	
B2020	Throughout building	7586896	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	15	5	2	EA	\$2,000.00	\$4,000					\$4,000															\$4,000	
B2050	Building Exterior	7586901	Exterior Door, Steel, Standard, Replace	40	35	5	28	EA	\$600.00	\$16,800					\$16,800															\$16,800	
B2070	Building Exterior	7586945	Louvers, Aluminum, Replace	40	35	5	2	EA	\$970.00	\$1,940					\$1,940															\$1,940	
B3010	Roof	7586926	Roofing, any type, Cool Reflective Coating, Replace	10	2	8	74000	SF	\$1.60	\$118,400							\$118,400									\$118,400				\$236,800	
B3020	Roof	7586891	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	300	LF	\$9.00	\$2,700					\$2,700															\$2,700	
B3060	Roof	7586939	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,300.00	\$1,300					\$1,300															\$1,300	
B3080	Roof	7586934	Soffit, Gypsum Board, Replace	20	15	5	1100	SF	\$8.30	\$9,130					\$9,130															\$9,130	
B3080	Roof	7586925	Soffit, Metal, Replace	25	20	5	1200	SF	\$5.00	\$6,000					\$6,000															\$6,000	
C1030	Throughout building	7586942	Interior Door, Steel, Standard, Replace	40	35	5	2	EA	\$600.00	\$1,200					\$1,200															\$1,200	
C1030	Throughout building	7597292	Interior Door, Wood, Solid-Core, Replace	40	30	10	60	EA	\$700.00	\$42,000									\$42,000											\$42,000	
C1030	Throughout building	7586917	Door Hardware, School, per Door, Replace	30	25	5	90	EA	\$400.00	\$36,000					\$36,000															\$36,000	
C1070	Throughout building	7586919	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	57000	SF	\$3.50	\$199,500					\$199,500															\$199,500	
C1090	Restrooms	7597312	Toilet Partitions, Wood, Replace	20	15	5	36	EA	\$500.00	\$18,000					\$18,000															\$18,000	
C1090	Throughout building	7597295	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	412	EA	\$500.00	\$206,000					\$206,000															\$206,000	
C2010	Restrooms	7597321	Wall Finishes, Ceramic Tile, Replace	40	30	10	3000	SF	\$18.00	\$54,000									\$54,000											\$54,000	
C2010	Throughout building	7597288	Wall Finishes, any surface, Prep & Paint	10	6	4	148000	SF	\$1.50	\$222,000				\$222,000									\$222,000							\$444,000	
C2030	Boiler room	7586938	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	1000	SF	\$1.50	\$1,500				\$1,500										\$1,500						\$3,000	
C2030	Throughout building	7586889	Flooring, Ceramic Tile, Replace	40	35	5	3000	SF	\$18.00	\$54,000					\$54,000															\$54,000	
C2030	Restrooms	7597267	Flooring, Ceramic Tile, Replace	40	30	10	1000	SF	\$18.00	\$18,000									\$18,000											\$18,000	
C2030	Throughout building	7586906	Flooring, Quarry Tile, Replace	50	40	10	5000	SF	\$26.00	\$130,000									\$130,000											\$130,000	
C2030	Cafeteria	7597249	Flooring, Wood, Strip, Refinish	10	7	3	1000	SF	\$4.00	\$4,000			\$4,000									\$4,000								\$8,000	
C2030	Office	7597302	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	12000	SF	\$8.00	\$96,000		\$96,000													\$96,000					\$192,000	
C2030	Throughout building	7586905	Flooring, Vinyl Tile (VCT), Replace	15	10	5	43000	SF	\$5.00	\$215,000					\$215,000													\$215,000			\$430,000
C2050	Throughout building	7586940	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	10000	SF	\$2.00	\$20,000					\$20,000									\$20,000						\$40,000	
D2010	Restrooms	7597283	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$650.00	\$650		\$650														\$650				\$1,300	
D2010	Throughout building	7597322	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	67120	SF	\$11.00	\$738,320					\$738,320															\$738,320	
D2010	Restrooms	7597246	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	28	EA	\$1,500.00	\$42,000					\$42,000															\$42,000	
D2010	Restrooms	7597285	Toilet, Commercial Water Closet, Replace	30	25	5	41	EA	\$1,300.00	\$53,300					\$53,300															\$53,300	
D2010	Utility closet	7597274	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	4	EA	\$1,400.00	\$5,600					\$5,600															\$5,600	
D2010	Restrooms	7597286	Urinal, Standard, Replace	30	25	5	14	EA	\$1,100.00	\$15,400					\$15,400															\$15,400	
D2010	Classrooms	7597270	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	5	EA	\$1,200.00	\$6,000					\$6,000															\$6,000	
D2010	Hallway	7597309	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	25	5	8	EA	\$2,500.00	\$20,000					\$20,000															\$20,000	
D2010	Hallway	7597252	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	8	EA	\$1,200.00	\$9,600										\$9,600										\$9,600	
D3020	Boiler room	7597271	Boiler, Gas, HVAC, Replace	30	21	9	1	EA	\$135,000.00	\$135,000								\$135,000												\$135,000	
D3020	Kitchen	7597297	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$1,700.00	\$1,700			\$1,700																	\$1,700	
D3020	Throughout building	7597248	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	21	9	105	EA	\$800.00	\$84,000								\$84,000												\$84,000	
D3020	Boiler room	7597257	Boiler Supplemental Components, Shot Feed Tank, Replace	30	21	9	1	EA	\$1,520.00	\$1,520								\$1,520												\$1,520	
D3020	Boiler room	7586898	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL, Replace	40	21	19	1	EA	\$3,540.00	\$3,540																	\$3,540			\$3,540	
D3030	Site	7597306	Chiller, Air-Cooled, Replace	25	13	12	1	EA	\$72,000.00	\$72,000										\$72,000										\$72,000	
D3030	Throughout building	7586907	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	16	4	8	EA	\$9,000.00	\$72,000				\$72,000																\$72,000	
D3030	Throughout building	7597314	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	30	EA	\$9,000.00	\$270,000				\$270,000																\$270,000	
D3050	Boiler room	7597258	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	\$3,900.00	\$3,900				\$3,900													\$3,900			\$7,800	
D3050	Boiler room	7597268	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$6,500.00	\$6,500				\$6,500																\$6,500	
D3050	Boiler room	7597282	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$6,500.00	\$6,500				\$6,500																\$6,500	
D3050	Boiler room	7597245	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,500.00	\$6,500				\$6,500																\$6,500	
D3050	Boiler room	7597260	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,500.00	\$6,500				\$6,500																\$6,500	

Knight Road Elementary

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ID	Location	Description	Cost	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	Throughout building	7597289 HVAC System, Hydronic Piping, 2-Pipe, Replace		40	21	19	67120	SF	\$5.00	\$335,600																					\$335,600		\$335,600
D3050	Roof	7586927 Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	
D3050	Roof	7586923 Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	
D3050	Roof	7586920 Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	
D3050	Roof	7586904 Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$5,500.00	\$5,500				\$5,500																		\$5,500	
D3050	Roof	7586932 Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	
D3050	Roof	7586916 Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace		20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000	
D3050	Office	7597313 Fan Coil Unit, Hydronic Terminal, Replace		20	16	4	1	EA	\$1,670.00	\$1,670					\$1,670																	\$1,670	
D3050	Cafeteria	7597284 HVAC System, Ductwork, Low Density, Replace		30	25	5	6700	SF	\$2.00	\$13,400						\$13,400																\$13,400	
D3050	Roof	7586941 Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace		20	13	7	1	EA	\$35,000.00	\$35,000							\$35,000															\$35,000	
D3060	Roof	7586930 Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace		20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																		\$1,400	
D3060	Roof	7586895 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace		20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																\$3,000	
D4030	Throughout building	7597272 Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	5	5	35	EA	\$150.00	\$5,250						\$5,250										\$5,250						\$10,500	
D5020	Boiler room	7586921 Distribution Panel, 120/208 V, Replace		30	25	5	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000	
D5020	Throughout building	7597273 Distribution Panel, 120/208 V, Replace		30	25	5	10	EA	\$2,000.00	\$20,000						\$20,000																\$20,000	
D5030	Throughout building	7597290 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	35	5	67120	SF	\$2.50	\$167,800						\$167,800																\$167,800	
D5040	Throughout building	7597294 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	18	2	67120	SF	\$4.50	\$302,040			\$302,040																			\$302,040	
D6030	Throughout building	7597262 Sound System, Theater/Auditorium/Church, Replace		20	18	2	67120	SF	\$1.50	\$100,680			\$100,680																			\$100,680	
D6030	Cafeteria	7597315 Sound System, Theater/Auditorium/Church, Replace		20	18	2	6700	SF	\$1.50	\$10,050			\$10,050																			\$10,050	
D6060	Office	7597263 Clock System, Time Control Clock, Replace		20	18	2	1	EA	\$350.00	\$350			\$350																			\$350	
D7010	Hallway	7597311 Entry Security, Metal Detector, Full Body Walkthrough, Replace		10	7	3	1	EA	\$5,950.00	\$5,950			\$5,950											\$5,950								\$11,900	
D7010	Throughout building	7597254 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	9	6	67120	SF	\$3.25	\$218,140						\$218,140																\$218,140	
D7030	Throughout building	7597251 Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	9	6	67120	SF	\$2.00	\$134,240						\$134,240																\$134,240	
D7030	Hallway	7597276 Security Panel, Annunciator, Replace		15	9	6	2	EA	\$500.00	\$1,000						\$1,000																\$1,000	
D7050	Hallway	7597253 Fire Alarm Panel, Annunciator, Replace		15	10	5	1	EA	\$1,580.00	\$1,580						\$1,580														\$1,580		\$3,160	
D7050	Throughout building	7597303 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	10	10	67120	SF	\$2.00	\$134,240										\$134,240												\$134,240	
D7050	Office	7597317 Fire Alarm Panel, Fully Addressable, Replace		15	4	11	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000	
D8010	Throughout building	7597291 BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		15	13	2	67120	SF	\$2.50	\$167,800			\$167,800																\$167,800			\$335,600	
E1030	Kitchen	7597300 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	13	2	2	EA	\$4,500.00	\$9,000			\$9,000																\$9,000			\$18,000	
E1030	Kitchen	7597287 Foodservice Equipment, Ice maker, Freestanding, Replace		15	2	13	1	EA	\$6,700.00	\$6,700													\$6,700									\$6,700	
E1040	Throughout building	7586894 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace		10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500						\$3,000	
E1040	Throughout building	7597293 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace		10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500						\$3,000	
E1070	Kitchen	7597307 Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace		15	10	5	2000	SF	\$15.00	\$30,000						\$30,000														\$30,000		\$60,000	
E2010	Office	7597304 Casework, Cabinetry, Hardwood Standard, Replace		20	15	5	86	LF	\$300.00	\$25,800						\$25,800																\$25,800	
E2010	Office	7597269 Casework, Countertop, Plastic Laminate, Replace		15	10	5	56	LF	\$50.00	\$2,800						\$2,800														\$2,800		\$5,600	
G2020	Site	7597301 Parking Lots, Pavement, Asphalt, Mill & Overlay		25	24	1	9130	SF	\$3.50	\$31,955		\$31,955																				\$31,955	
G2020	Site	7597255 Parking Lots, Pavement, Asphalt, Mill & Overlay		25	23	2	49200	SF	\$3.50	\$172,200			\$172,200																			\$172,200	
G2020	Site	7597316 Parking Lots, Curb & Gutter, Concrete, Replace		50	45	5	1200	LF	\$30.00	\$36,000						\$36,000																\$36,000	
G2030	Site	7597318 Sidewalk, Asphalt, Replace		25	23	2	700	SF	\$5.50	\$3,850			\$3,850																			\$3,850	
G2030	Site	7597261 Sidewalk, Concrete, Large Areas, Replace		50	45	5	5000	SF	\$9.00	\$45,000						\$45,000																\$45,000	
G2030	Site	7597298 Curbs or Berms, Asphalt, Repair		0	-10	10	500	LF	\$22.00	\$11,000											\$11,000											\$11,000	
G2050	Site	7597299 Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000																			\$5,000		\$10,000	
G2050	Site	7597278 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	24	1	4	EA	\$9,500.00	\$38,000		\$38,000																				\$38,000	
G2050	Site	7597280 Play Structure, Swing Set, 4 Seats, Replace		20	18	2	3	EA	\$2,500.00	\$7,500			\$7,500																			\$7,500	
G2050	Site	7597308 Playfield Surfaces, Rubber, Small Areas, Replace		20	17	3	3500	SF	\$26.00	\$91,000				\$91,000																		\$91,000	
G2050	Site	7597296 Play Structure, Multipurpose, Very Small, Replace		20	17	3	2	EA	\$6,000.00	\$12,000				\$12,000																		\$12,000	
G2050	Site	7597250 Play Structure, Multipurpose, Small, Replace		20	17	3	2	EA	\$10,000.00	\$20,000				\$20,000																		\$20,000	
G2050	Site	7597247 Play Structure, Swing Set, 4 Seats, Replace		20	14	6	2	EA	\$2,500.00	\$5,000						\$5,000																\$5,000	
G2060	Site	7597310 Park Bench, Metal Powder-Coated, Replace		20	4	16	3	EA	\$700.00	\$2,100																		\$2,100				\$2,100	
G2060	Site	7586909 Signage, Property, Monument, Replace/Install		20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																\$3,000	
G2060	Site	7586918 Flagpole, Metal, Replace		30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500	
G2060	Site	7597264 Retaining Wall, Treated Timber, Replace		25	21	4	300	SF	\$20.00	\$6,000				\$6,000																		\$6,000	
G2080	Site	7597320 Landscaping, Ground Cover, Repair		10	8	2	450	SF	\$3.20	\$1,440			\$1,440									\$1,440									\$1,440		
G4050	Building exterior	7586935 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	15	5	19	EA	\$600.00	\$11,400						\$11,400																\$11,400	
P2030	Throughout building	7597266 Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report		0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000	
Y1090	Throughout building	7597277 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report		0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500	

Replacement Reserves Report

Knight Road Elementary

6/19/2024

Unifomat 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
Totals, Unescalated											\$17,500	\$69,955	\$871,560	\$186,550	\$603,070	\$3,188,120	\$358,380	\$35,000	\$118,400	\$220,520	\$871,790	\$24,600	\$73,440	\$16,650	\$223,500	\$28,250	\$2,100	\$273,450	\$118,400	\$343,040	\$254,380	\$7,898,655
Totals, Escalated (3.0% inflation, compounded annually)											\$17,500	\$72,054	\$924,638	\$203,848	\$678,761	\$3,695,905	\$427,924	\$43,046	\$149,986	\$287,729	\$1,171,613	\$34,052	\$104,708	\$24,451	\$338,064	\$44,013	\$3,370	\$451,971	\$201,568	\$601,523	\$459,439	\$9,936,160

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7597283	D2010	Water Heater	Electric, Residential	19 GAL	Knight Road Elementary	Restrooms	A. O. Smith	Inaccessible	Inaccessible	1997		
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7597271	D3020	Boiler	Gas, HVAC	2700 MBH	Knight Road Elementary	Boiler room	Bryan Boilers	CL270-W-FDG	90003	2003		
2	7597259	D3020	Boiler	Gas, HVAC	2700 MBH	Knight Road Elementary	Boiler room	Bryan Boilers	CLM270-W-FD-(B0)	100808	2016		
3	7597248	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Knight Road Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible	2003		105
4	7597297	D3020	Unit Heater	Hydronic	20 MBH	Knight Road Elementary	Kitchen	Young	No dataplate	No dataplate			
5	7586898	D3020	Boiler Supplemental Components	Expansion Tank, 61 to 100 GAL		Knight Road Elementary	Boiler room	Taco	No dataplate	No dataplate	2003		
6	7597306	D3030	Chiller	Air-Cooled	60 TON	Knight Road Elementary	Site	York	Inaccessible	Inaccessible	2011		
7	7597314	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Knight Road Elementary	Throughout building	Inaccessible	Inaccessible	Inaccessible	2003		30
8	7586907	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM	1250 CFM	Knight Road Elementary	Throughout building	No dataplate	No dataplate	No dataplate	2003		8
9	7597245	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Knight Road Elementary	Boiler room	Illegible	Illegible	Illegible	2003		
10	7597260	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Knight Road Elementary	Boiler room	Illegible	Illegible	Illegible	2003		
11	7597268	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Knight Road Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible	2003		
12	7597282	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Knight Road Elementary	Boiler room	Inaccessible	Inaccessible	Inaccessible	2003		
13	7597313	D3050	Fan Coil Unit	Hydronic Terminal	200 CFM	Knight Road Elementary	Office	Inaccessible	Inaccessible	Inaccessible	2003		
14	7586941	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Knight Road Elementary	Roof	Greenheck	DGX110H12DB	11774093	2011		
15	7586927	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Knight Road Elementary	Roof	Trane	YCD210C4HDAA	K1B1002390	1995		

16	7586904	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Knight Road Elementary	Roof	Trane	Illegible	Illegible	1995		
17	7586932	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Knight Road Elementary	Roof	Trane	YCD210C4HDAA	K1B101783D	1995		
18	7586923	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Knight Road Elementary	Roof	Trane	YCD075C4LBBB	K101004060	1995		
19	7586920	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Knight Road Elementary	Roof	Trane	YCD075C4LBBD	K10101096D	1995		
20	7586916	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Knight Road Elementary	Roof	Lennox	Illegible	Illegible			
21	7586930	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 CFM	Knight Road Elementary	Roof	FloAire	DDAR14BDD	No dataplate	2007		
22	7586895	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	4000 CFM	Knight Road Elementary	Roof	Greenheck	CUBE20015	11773036	1995		
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7597272	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Knight Road Elementary	Throughout building				2019		35
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7586921	D5020	Distribution Panel	120/208 V	800 AMP	Knight Road Elementary	Boiler room	Siemens	S4C75ML800ETS	NA	1995		
2	7597273	D5020	Distribution Panel	120/208 V	200 AMP	Knight Road Elementary	Throughout building	No dataplate	No dataplate	No dataplate	1959		10
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7597317	D7050	Fire Alarm Panel	Fully Addressable		Knight Road Elementary	Office	Notifier	AFP200	Inaccessible	2020		
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7597300	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Knight Road Elementary	Kitchen	Greenheck	GHFV-9.00-S	11815802	2011		2
2	7597287	E1030	Foodservice Equipment	Icemaker, Freestanding		Knight Road Elementary	Kitchen	Scotsman	UN324A-1A	22041320013817	2022		
3	7586894	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Knight Road Elementary	Throughout building						

4	7597293	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Knight Road Elementary	Throughout building	2019
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