

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Middle College High School
750 East Parkway, South
Memphis, Tennessee 38104

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
www.us.bureauveritas.com

BV CONTACT:

Andrew Hupp
Program Manager
800.733.0660 x7296632
Andy.hupp@bureauveritas.com

BV PROJECT #:

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DATE OF REPORT:

October 14, 2024

ON SITE DATE:

September 16-17, 2024

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Key Findings

Plan Types.....

2. Main Building

3. Gymnasium

4. Site Summary.....

5. Property Space Use and Observed Areas

6. ADA Accessibility

7. Purpose and Scope

8. Opinions of Probable Costs

Methodology

Definitions

9. Certification.....

10. Appendices

1

1

2

3

6

7

8

9

11

13

14

15

17

19

19

19

21

22

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Main Address	750 East Parkway, South, Memphis, Tennessee 38104
Site Developed	1930 Gymnasium added 2012
Site Area	8.6
Parking Spaces	126 total spaces all in open lots; 7 of which are marked as accessible
Building Area	111,584 SF
Number of Stories	3 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 16-17 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)	Travis Holmes 901-498-3308 phone
Assessment and Report Prepared By	Christopher Monteleone
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was originally constructed in 1930 and houses an elementary school. The gymnasium was constructed in 2012. There was no information provided on renovations.

Architectural

Main Building - The primary roof is finished using single-ply PVC/TPO membrane. This was installed in 2018. The TPO looks to be in good condition. Moderate dirt and debris have accumulated on the roof in the corners and near the roof drains. Maintenance should continue to inspect the roofs periodically and discard wind-blown debris. No recent deficiencies were reported or observed. Moderate staining and algae growth was observed. The exterior walls are concrete beams and columns with concrete pile and grade beam foundation system. The interior flooring is mainly VCT and ceramic tile. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

The Gym was built in 1985 and renovated in 2012, including the roof, which is finished using single-ply PVC/TPO membrane. The TPO looks to be in good condition. No recent deficiencies were reported or observed. The exterior walls are constructed of CMU with brick veneer and metal siding. The interior flooring is VCT and wood parquetry.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the HVAC system components are within their expected useful life. Heating and cooling in all areas are conducted by boilers, air-cooled chillers, and multiple roof top units and interior air handlers that feed interior above-ceiling ducting. The equipment technology is up to date and functions without issue.

A 1600-amp main switchboard provides electrical service to the building. The facility lighting utilizes florescent technology in troffers and ceiling mounted incandescent light fixtures. The building is without an emergency back-up system.

The domestic water service within the building is well maintained, with no evidence of leaks observed. Domestic hot water is supplied by a residential gas water heater installed in 2012, which is within three years of its expected useful life and is showing signs of wear; and a commercial electric water heater installed in 2011. The plumbing fixtures in the restrooms show very little wear.

The fire protection system consists of a hard-wired fire alarm system. The alarm system consists of smoke detectors, strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices. The building is equipped with a wet-pipe sprinkler fire suppression system. The commercial kitchen exhaust hood is equipped with an automatic extinguishing system.

The school is protected by security systems with a general surveillance system with surface-mounted cameras located in hallways and on exterior walls.

The kitchen contains a variety of food service equipment with no deficiencies observed. Future lifecycle replacements are anticipated and appear in the cost tables.

Site

The school is situated adjacent to both private and public universities. The asphalt parking areas and driveways are in fair condition. A concrete sidewalk runs along the front elevation to the parking areas. A portion of the sidewalk leading to an outdoor eating area contains tripping hazards due to significant cracking and lifting. Site lighting consists of wall packs and pole-mounted lighting; and is adequate for the building's needs. Landscaping consists of grassy areas with trees and shrubs surrounding the school. The grass areas are in fair condition.

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.

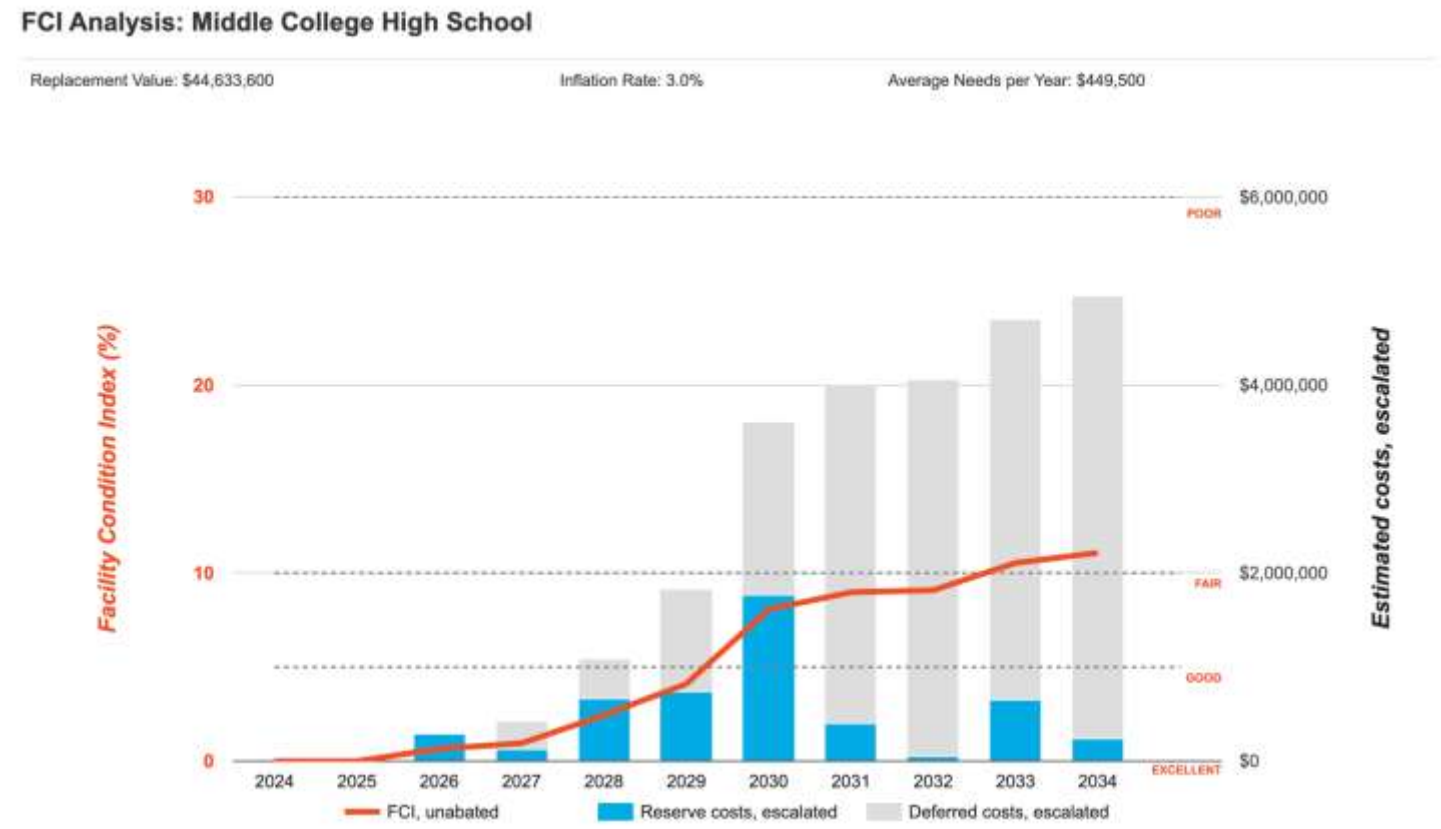
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Middle College High School / Gymnasium (1985)	\$400	16,239	\$6,495,600	0.0%	0.0%	2.4%	9.7%
Middle College High School / Main Building (1930)	\$400	95,345	\$38,138,000	0.0%	0.4%	3.7%	9.9%

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



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	-	-	-	-	\$78,100	\$78,100
Facade	-	-	\$12,200	-	\$1,658,800	\$1,671,000
Roofing	-	-	-	\$126,500	\$1,057,300	\$1,183,800
Interiors	-	\$40,700	\$1,071,800	\$535,700	\$2,409,200	\$4,057,400
Conveying	-	-	-	-	\$26,300	\$26,300
Plumbing	-	-	-	\$45,400	\$1,646,000	\$1,691,400
HVAC	-	\$15,000	\$143,100	\$857,600	\$1,522,900	\$2,538,500
Fire Protection	-	-	\$118,300	-	\$115,300	\$233,500
Electrical	-	-	\$56,500	\$9,400	\$814,100	\$880,000
Fire Alarm & Electronic Systems	-	-	-	\$639,700	-	\$639,700
Equipment & Furnishings	-	-	\$108,100	\$626,900	\$1,164,300	\$1,899,300
Special Construction & Demo	-	-	\$4,900	-	\$6,600	\$11,600
Site Pavement	-	\$237,400	\$25,200	\$270,100	\$156,100	\$688,800
Site Utilities	-	-	-	-	\$53,600	\$53,600
Site Development	-	-	-	-	\$93,900	\$93,900
TOTALS (3% inflation)	-	\$293,100	\$1,540,000	\$3,111,200	\$10,800,700	\$15,745,000

Immediate Needs

There are no immediate needs to report.

Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Middle College High School Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,500

\$\$\$\$

Significant cracking and separation. - AssetCALC ID: 8362637



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Middle College High School Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$192,200

\$\$\$\$

Significant cracking and separation. - AssetCALC ID: 8362607



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Main Building Middle College High School
Classrooms 311-305

Uniformat Code: C2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,400

\$\$\$\$

Appears to be water intrusion from unknown source. - AssetCALC ID: 8362588

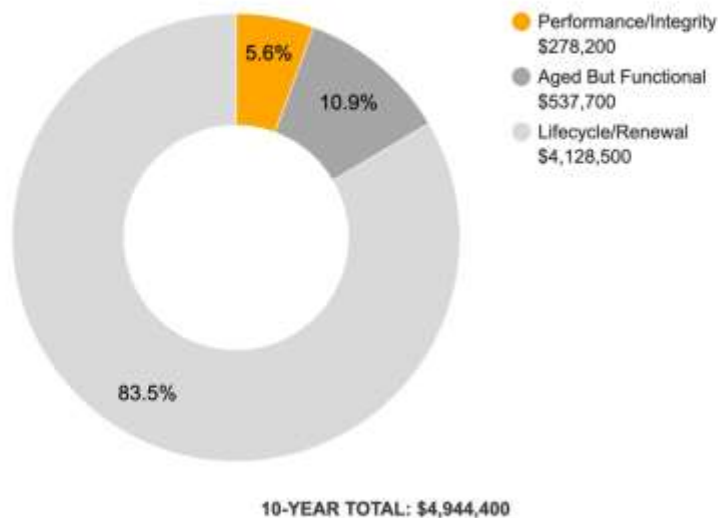
Plan Types

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)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1930	
Building/Group Size	95,345 SF	
Number of Stories	3 above grade	
System	Description	Condition
Structure	Concrete beams and columns with concrete pile and grade beam foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, painted lath and plaster, CMU Floors: VCT, ceramic tile Ceilings: Lath and plaster and ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors Wheelchair lift	Good
Plumbing	Distribution: Copper and galvanized iron supply and cast-iron waste and venting Hot Water: Electric and gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers Non-Central System: Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and kitchen hood system	Fair

Main Building: Systems Summary

Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent and incandescent 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	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Water intrusion classrooms 311-305	

3. Gymnasium



Gymnasium: Systems Summary

Constructed/Renovated	1989/2012	
Building Size	16,239 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Gable construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, wood plank, ceramic tile Ceilings: Exposed painted and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Gymnasium: Systems Summary

Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with pavement, adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage, chain link fencing, no dumpster enclosures, Playgrounds and sports fields with fencing and site lighting Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: Metal halide	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	Significant sidewalk trip hazards	

5. 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

All key areas of the property were accessible and observed.

6. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset

The campus was originally constructed in 1930 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary

<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1930	No	No
Main Building	1930	No	No
Gymnasium	1989/2012	No	No

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

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

7. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Middle College High School, 750 East Parkway, South, Memphis, Tennessee 38104, 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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Prepared by: Christopher Monteleone
Project Manager

Reviewed by: 
Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632 p

10. 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



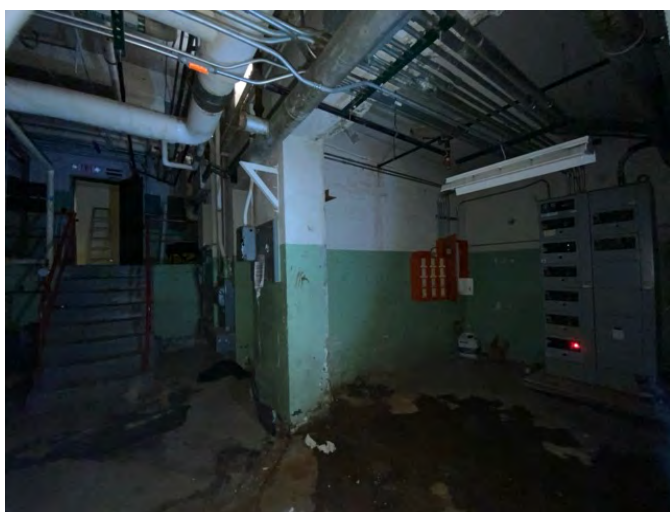
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENTS



6 - BUILDING FACADE

Photographic Overview



7 - MAIN ENTRANCE



8 - PRIMARY ROOF OVERVIEW



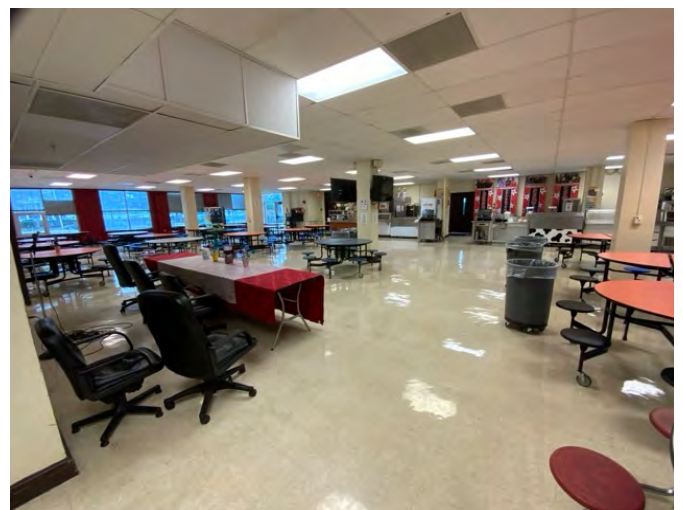
9 - SECONDARY ROOF OVERVIEW



10 - LOBBY



11 - HALLWAY



12 - CAFETERIA

Photographic Overview



13 - LECTURE ROOM



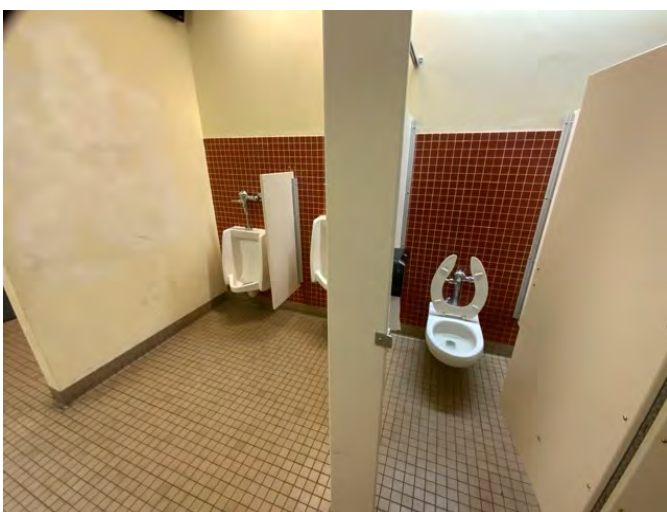
14 - COMMERCIAL KITCHEN



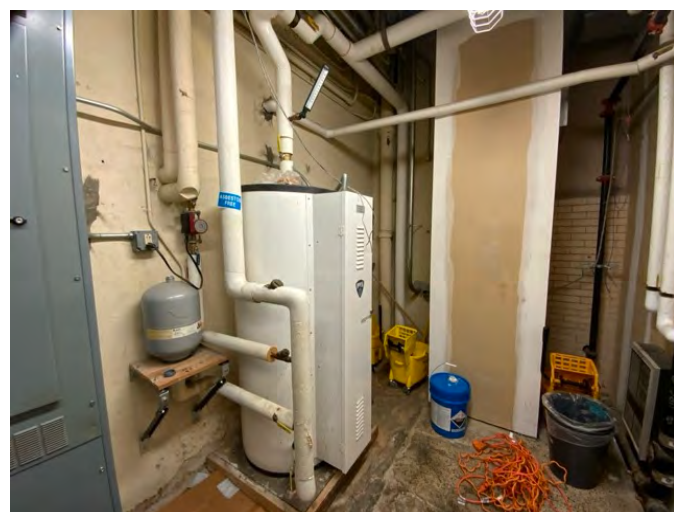
15 - CAB FINISHES



16 - ELEVATOR CONTROL ROOM



17 - RESTROOM FIXTURES



18 - DOMESTIC HOT WATER SUPPLY

Photographic Overview



19 - DOMESTIC WATER PIPING



20 - MAIN MECHANICAL ROOM



21 - BOILERS



22 - AIR HANDLER



23 - FIRE PROTECTION ROOM



24 - FIRE ALARM PANEL

Photographic Overview



25 - MAIN ELECTRICAL ROOM



26 - SECONDARY ELECTRICAL ROOM



27 - MAIN PARKING AREA



28 - SPORTS FIELDS



29 - SITE FURNISHINGS



30 - PROPERTY SIGNAGE

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMMENTS

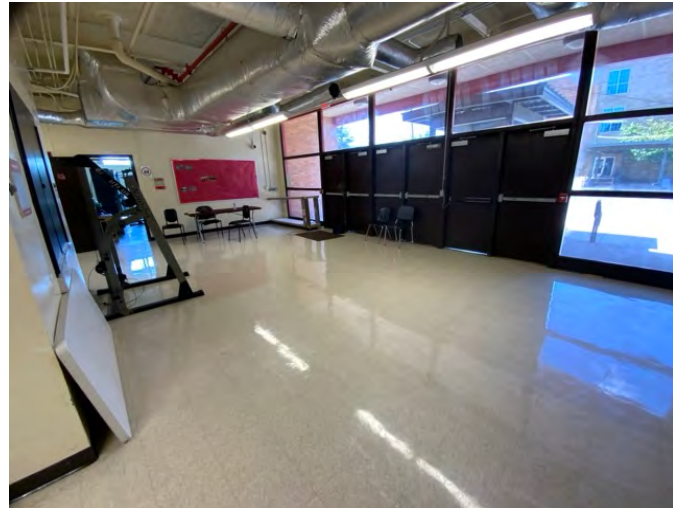


6 - MAIN ENTRANCE

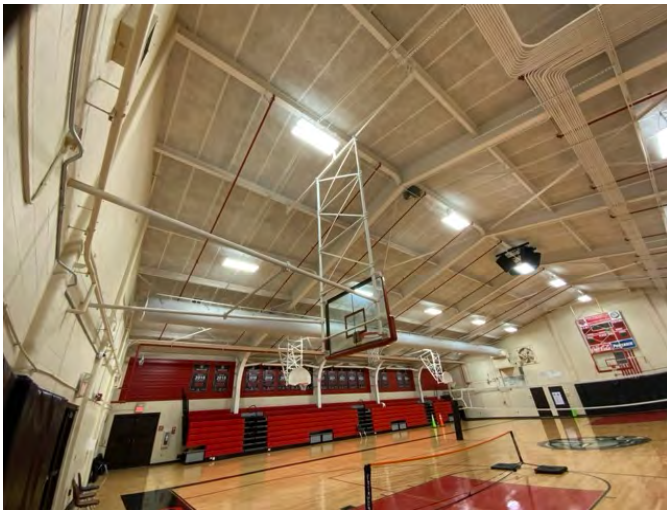
Photographic Overview



7 - ROOF OVERVIEW



8 - LOBBY



9 - GYMNASIUM



10 - RESTROOM FIXTURES



11 - HOT WATER HEATER



12 - DOMESTIC WATER PIPING

Photographic Overview



13 - ROOFTOP MECHANICAL EQUIPMENT



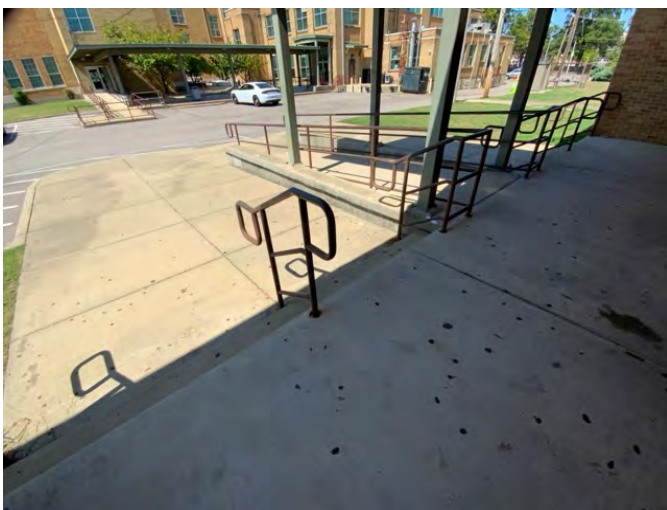
14 - FIRE EXTINGUISHER & ALARM DEVICE



15 - MAIN SWITCHBOARD



16 - PARKING



17 - SIDEWALKS

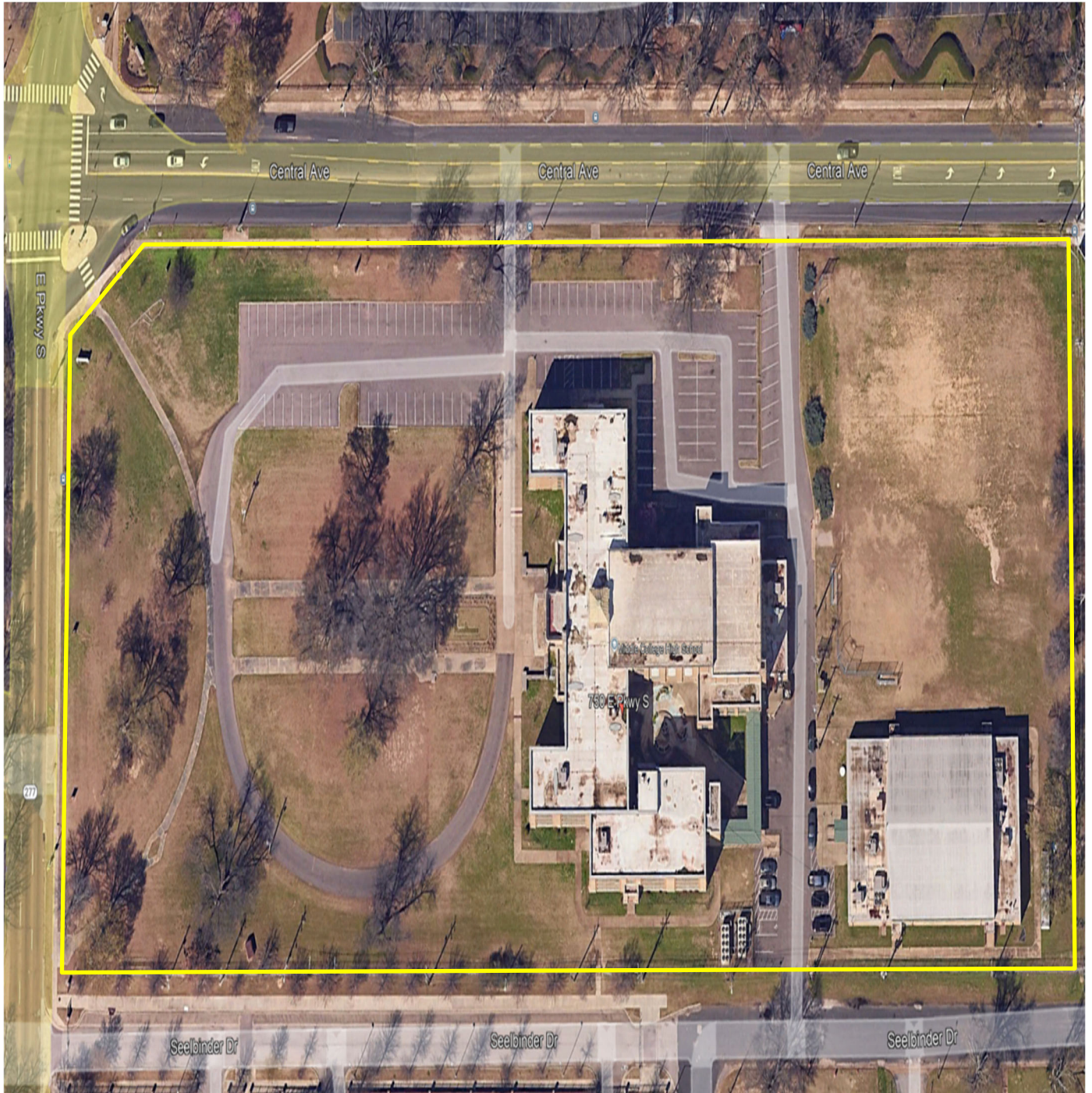


18 - SIDEWALKS & LANDSCAPING

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-139.354

Source

Google

Project Name

Middle College High School

On-Site Date

September 16, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Middle College High School

Name of person completing form: Travis Holmes

Title / Association w/ property: Building Engineer

Length of time associated w/ property: 2 Years

Date Completed: September 11, 2024

Phone Number: 901 498-3308

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

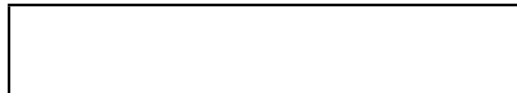
Data Overview		Response		
1	Year(s) constructed	Constructed 1930	Renovated	
2	Building size in SF	95,345	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof	2012	
		Interiors		Unknown
		HVAC	2019	Partial
		Electrical		Unknown
		Site Pavement		Unknown
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Middle College High School

BV Project Number: 163745.23R000-139.354

Facility History & Interview

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

Middle College High School: Accessibility Issues

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

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

Middle College High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE

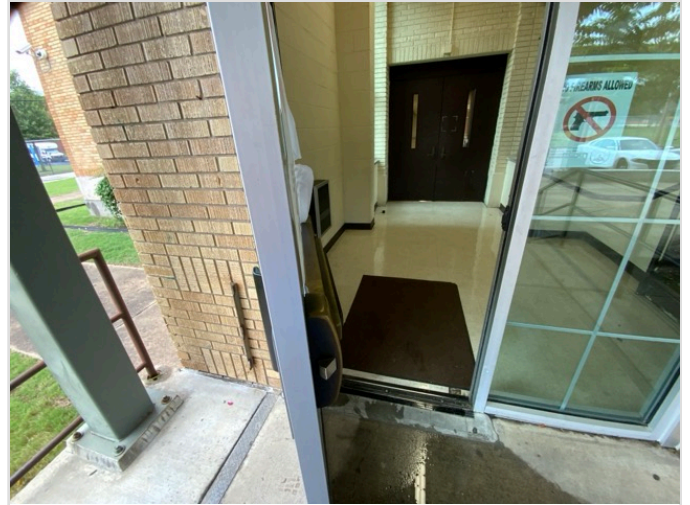


ADDITIONAL ENTRANCE

Middle College High School: Photographic Overview



DOOR



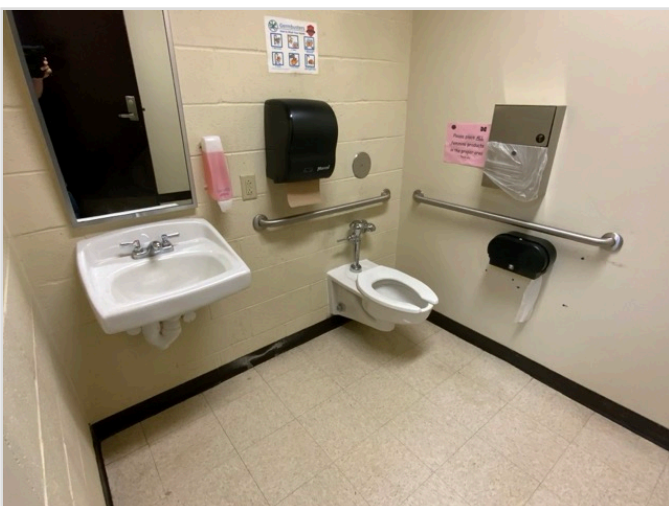
DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



RESTROOM ACCESSORIES



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Middle College High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,323 LF	36	8353304
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	1,000 SF	11	8353318
B1080	Site	Good	Stairs, Concrete, Exterior	3,500 SF	34	8353340
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	800 SF	4	8353312
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	6,400 SF	44	8353341
B2020	Building Exterior	Good	Storefront, Glazing & Framing	400 SF	24	8353315
B2020	Building Exterior	Good	Glazing, any type by SF	1,200 SF	24	8353308
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	16	24	8353309
Roofing						
B3010	Building Exterior	Fair	Roofing, Single-Ply Membrane, TPO/PVC	6,230 SF	6	8353347
B3010	Building Exterior	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,368 SF	15	8353333
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	14	8353330
Interiors						
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	24,385 SF	4	8353326
C2030	Gymnasium	Fair	Flooring, Wood, Parquetry, Refinish	8,100 SF	4	8353302
C2030	Gymnasium	Fair	Flooring, Terrazzo	3,500 SF	11	8353346
C2030	Lobby	Fair	Flooring, Vinyl Tile (VCT)	3,700 SF	9	8353335
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	17,368 SF	4	8353314
Plumbing						
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	8353343
D2010	Gymnasium	Good	Toilet, Commercial Water Closet	17	24	8353303
D2010	Gymnasium	Good	Sink/Lavatory, Wall-Hung, Vitreous China	10	24	8353339

Component Condition Report | Middle College High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	14	8353325
D2010	Gymnasium	Good	Urinal, Standard	6	24	8353334
D2010	Gymnasium	Good	Shower, Ceramic Tile	2	24	8353336
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8353313
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8353337
D3050	Roof	Fair	Air Handler, Exterior AHU	1	7	8353307
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	7	8353319
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8353306
D3050	Throughout Building	Good	HVAC System, Ductwork, Low Density	16,239	SF 24	8353338
D3050	Roof	Fair	Air Handler, Exterior AHU	1	7	8353316
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	7	8353321
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	8353322
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	16,239	SF 19	8353344
D4010	Gymnasium	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	16,239	SF 34	8353320
Electrical						
D5020	Gymnasium	Fair	Secondary Transformer, Dry, Stepdown [T-LGA]	1	18	8353323
D5020	Gymnasium	Good	Switchboard, 120/208 V [HGA]	1	29	8353342
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	8	4	8353332
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	14	8353310
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,239	SF 14	8353331
Fire Alarm & Electronic Systems						
D7030	Building Exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	16,239	SF 9	8353305
D7050	Gymnasium	Fair	Fire Alarm Panel, Fully Addressable	1	9	8353327

Component Condition Report | Middle College High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Gymnasium	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	24	8353329
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed	2	24	8353317
E1070	Site	Good	Gym Scoreboard, Electronic Very Robust	1	24	8353324
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	4	24	8353328
E2010	Gymnasium	Good	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	435	14	8353345
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	3,000 SF	11	8353311

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 3-5 Story Building, 3-5 Story Building	1,323 LF	21	8362638
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	33,400 SF	26	8362655
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,800 SF	4	8362651
B2020	Building Exterior	Fair	Glazing, any type by SF	19,400 SF	14	8362660
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	16	8362644
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	16	8362645
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,555 SF	14	8362574
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	18,720 SF	14	8362548
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,200 LF	14	8362593
Interiors						

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Door Hardware, School, per Door	188	4	8362663
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	180	11	8362557
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	81,000 SF	19	8362555
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	214,600 SF	4	8362630
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	23,800 SF	6	8362674
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	85,800 SF	5	8362564
C2030	Restrooms	Fair	Flooring, Ceramic Tile	9,500 SF	11	8362585
C2050	Utility Rooms/Areas	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,800 SF	4	8362561
C2050	Classrooms 311-305	Poor	Ceiling Finishes, Gypsum Board/Plaster	4,800 SF	2	8362588
Conveying						
D1010		Fair	Elevator Controls, Automatic, 1 Car	1	8	8452051
D1010		Fair	Elevator Cab Finishes, Standard	1	3	8452052
D1010		Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	1	18	8452054
D1010	2nd Floor	Good	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	1	19	8362603
Plumbing						
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	8	8362552
D2010	Throughout Building	Fair	Urinal, Standard	21	16	8362570
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	16	8362629
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	35	16	8362642
D2010	Electrical Room 1st Floor	Good	Backflow Preventer, Domestic Water	1	29	8362619
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	4	6	8362577
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	17	8362601
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	95,345 SF	11	8362604
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	24	13	8362623

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Electrical Room 1st Floor	Fair	Water Heater, Electric, Commercial (36 kW)	1	7	8362590
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	11	8362624
D3020	Mechanical Room	Good	Boiler, Gas, HVAC [B-2]	1	25	8362581
D3020	Throughout Building	Fair	Unit Heater, Electric	15	6	8362618
D3020	Mechanical Room	Good	Boiler, Gas, HVAC [B-1]	1	25	8362591
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	8362625
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	23	8362592
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	8362551
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	23	8362617
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	8362654
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	64	15	8362615
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	8362633
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	51	6	8362573
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	19	8362560
D3050	3rd Floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU7]	1	5	8362608
D3050	2nd Floor	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	21	8362594
D3050	Mechanical Room	Fair	Supplemental Components, Air Separator, HVAC [AS1]	1	2	8362631
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	7	8362673
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-5]	1	12	8362556
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	19	8362545
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8362636
D3050	1st Floor Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU2]	1	5	8362632
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	95,345 SF	27	8362595

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8362614
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	8362649
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8362550
D3050	1st Floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU1]	1	5	8362667
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	8362652
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8362621
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	8362578
D3050	2nd Floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU 2-1]	1	17	8362547
D3050	2nd Floor	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 2-2]	1	21	8362620
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	95,345 SF	16	8362662
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	12	8362671
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	12	8362634
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	16	8362646
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	12	8362665
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	95,345 SF	5	8362641
D4010	Fire pump room	Fair	Pump, Fire Suppression	1	16	8362626
D4010	Fire pump room	Good	Supplemental Components, Fire Jockey Pump	1	16	8362650
D4010	Fire pump room	Good	Backflow Preventer, Fire Suppression	1	26	8362666
D4010	Fire pump room	Good	Supplemental Components, Fire Pump Controller	1	16	8362664
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	18	8362566
Electrical						
D5020	Electrical Room 1st Floor	Fair	Switchboard, 120/208 V [1H2]	1	24	8362569
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V [LVBR]	1	4	8362668

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room 1st Floor	Fair	Secondary Transformer, Dry, Stepdown [1LA]	1	14	8362647
D5020	Electrical Room 3rd Floor	Good	Switchboard, 277/480 V, 400 AMP	1	34	8362575
D5020	Electrical Room 3rd Floor	Fair	Secondary Transformer, Dry, Stepdown	1	18	8362648
D5020	Electrical Room 1st Floor	Good	Switchboard, 120/208 V	1	31	8362670
D5020	Electrical Room 2nd Floor	Good	Switchboard, 120/208 V	1	34	8362576
D5020	Electrical Room 3rd Floor	Good	Switchboard, 120/208 V	1	34	8362669
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V	1	11	8362609
D5020	Electrical Room 3rd Floor	Fair	Secondary Transformer, Dry, Stepdown	1	3	8362611
D5020	Mechanical Room	Fair	Motor Control Center, w/ Main Breaker [MCC1]	1	3	8362639
D5020	Electrical Room 1st Floor	Fair	Distribution Panel, 120/208 V	1	6	8362583
D5020	Electrical Room 2nd Floor	Fair	Secondary Transformer, Dry, Stepdown	1	3	8362675
D5020	Electrical Room 2nd Floor	Good	Secondary Transformer, Dry, Stepdown	1	24	8362549
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,345 SF	11	8362579
D5040	Theater	Fair	Lighting Controls, Dimming Panel, Standard	1	8	8362559
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	95,345 SF	11	8362622
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	60	4	8362586
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	95,345 SF	9	8362553
D7050	2nd Floor	Fair	Fire Alarm Panel, Fully Addressable	1	6	8362628
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	95,345 SF	9	8362565
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8362580
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	3	8362546
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	14	8362657

Component Condition Report | Middle College High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	14	8362600
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8362582
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	8362610
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8362597
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	4	8362584
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	3	24	8362627
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	8362658
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	8362661
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8362602
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	3	8362563
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	8362571
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	8362562
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	14	8362554
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	11	8362596
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	8362656
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	11	8362567
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	14	8362659
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	8362643
E1040	1st Floor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8362672
E1070	Theater	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,400 SF	3	8362568
E2010	3rd Floor	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	75	14	8362653
E2010	2nd Floor	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,500	6	8362612
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	1,600 LF	14	8362598

Component Condition Report | Middle College High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Building Exterior	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	1,600 SF	4	8362606
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	51,222 SF	3	8362587
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	51,222 SF	10	8362605
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	6,700 SF	29	8362613
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	9,612 SF	2	8362607
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	3,500 SF	2	8362637
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	1,500 LF	26	8362558
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Baseball, Backstop Chain-Link	2	16	8362635
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,700 LF	19	8362616
G2060	Site	Good	Picnic Table, Metal Powder-Coated	3	16	8362599
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	6	16	8362572
G4050	Building Exterior	Good	Exterior Site Lighting, Wall Pack, 50 to 105 W	26	14	8362640

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/14/2024

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
Middle College High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Middle College High School / Gymnasium	\$0	\$0	\$0	\$2,623	\$154,773	\$0	\$126,462	\$255,322	\$0	\$89,218	\$0	\$227,014	\$0	\$0	\$521,676	\$274,601	\$0	\$0	\$11,406	\$30,468	\$0	\$1,693,563
Middle College High School / Main Building	\$0	\$0	\$55,697	\$112,551	\$508,595	\$741,146	\$1,643,494	\$148,815	\$24,271	\$559,816	\$0	\$2,522,741	\$52,183	\$73,133	\$3,731,415	\$737,853	\$846,932	\$76,857	\$228,637	\$570,591	\$802,455	\$13,437,183
Middle College High School / Site	\$0	\$0	\$237,366	\$25,187	\$4,934	\$0	\$0	\$0	\$29,199	\$0	\$240,933	\$0	\$0	\$33,850	\$38,093	\$0	\$41,562	\$0	\$39,241	\$74,524	\$0	\$764,889
Grand Total	\$0	\$0	\$293,063	\$140,361	\$668,302	\$741,146	\$1,769,956	\$404,137	\$53,470	\$649,034	\$240,933	\$2,749,756	\$52,183	\$106,983	\$4,291,184	\$1,012,454	\$888,494	\$76,857	\$279,284	\$675,583	\$802,455	\$15,895,634

Middle College High School

Middle College High School / Gymnasium

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		
B1080	Building Exterior	8353318	Stairs, Concrete, Exterior, Replace	50	39	11	1000	SF	\$55.00	\$55,000												\$55,000										\$55,000		
B2010	Building Exterior	8353312	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	800	SF	\$3.00	\$2,400					\$2,400											\$2,400							\$4,800	
B3010	Building Exterior	8353347	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	6230	SF	\$17.00	\$105,910						\$105,910																	\$105,910	
B3010	Building Exterior	8353333	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	10368	SF	\$17.00	\$176,256																	\$176,256							\$176,256
B3020	Roof	8353330	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	6	14	1000	LF	\$9.00	\$9,000																\$9,000							\$9,000	
C2010	Throughout Building	8353326	Wall Finishes, any surface, Prep & Paint	10	6	4	24385	SF	\$1.50	\$36,578					\$36,578											\$36,578							\$73,155	
C2030	Gymnasium	8353302	Flooring, Wood, Parquetry, Refinish	10	6	4	8100	SF	\$4.00	\$32,400					\$32,400											\$32,400							\$64,800	
C2030	Lobby	8353335	Flooring, Vinyl Tile (VCT), Replace	15	6	9	3700	SF	\$5.00	\$18,500										\$18,500													\$18,500	
C2030	Gymnasium	8353346	Flooring, Terrazzo, Replace	50	39	11	3500	SF	\$14.00	\$49,000												\$49,000											\$49,000	
C2050	Throughout Building	8353314	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	17368	SF	\$2.00	\$34,736					\$34,736												\$34,736							\$69,472
D2010	Mechanical Room	8353325	Water Heater, Gas, Commercial (200 MBH), Replace	20	6	14	1	EA	\$16,600.00	\$16,600																\$16,600							\$16,600	
D2010	Lobby	8353343	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	\$1,200.00	\$2,400										\$2,400													\$2,400	
D3050	Roof	8353313	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	
D3050	Roof	8353306	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	Roof	8353337	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$20,000.00	\$20,000								\$20,000															\$20,000	
D3050	Roof	8353307	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$58,800.00	\$58,800								\$58,800															\$58,800	
D3050	Roof	8353316	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$58,800.00	\$58,800								\$58,800															\$58,800	
D3050	Roof	8353319	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	
D3050	Roof	8353321	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	8353322	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400				\$2,400																			\$2,400	
D4010	Throughout Building	8353344	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	6	19	16239	SF	\$1.07	\$17,376																				\$17,376			\$17,376	
D5020	Gymnasium	8353323	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$6,700.00	\$6,700																			\$6,700				\$6,700	
D5040	Throughout Building	8353332	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	6	4	8	EA	\$300.00	\$2,400					\$2,400											\$2,400							\$4,800	
D5040	Building Exterior	8353310	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	12	EA	\$600.00	\$7,200																\$7,200							\$7,200	
D5040	Throughout Building	8353331	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	16239	SF	\$4.50	\$73,076																\$73,076							\$73,076	
D7030	Building Exterior	8353305	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	16239	SF	\$2.00	\$32,478											\$32,478												\$32,478	
D7050	Gymnasium	8353327	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000										\$15,000													\$15,000	
E2010	Gymnasium	8353345	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	6	14	435	EA	\$300.00	\$130,500																\$130,500							\$130,500	
G2030	Site	8353311	Sidewalk, Concrete, Small Areas/Sections, Replace	50	39	11	3000	SF	\$20.00	\$60,000												\$60,000											\$60,000	
Totals, Unescalated											\$0	\$0	\$0	\$2,400	\$137,514	\$0	\$105,910	\$207,600	\$0	\$68,378	\$0	\$164,000	\$0	\$0	\$344,889	\$176,256	\$0	\$0	\$6,700	\$17,376	\$0	\$1,231,022		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$2,623	\$154,773	\$0	\$126,462	\$255,322	\$0	\$89,218	\$0	\$227,014	\$0	\$0	\$521,676	\$274,601	\$0	\$0	\$11,406	\$30,468	\$0	\$1,693,563		

Middle College High School / Main Building

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
B2010	Building Exterior	8362651	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	2800	SF	\$3.00	\$8,400					\$8,400											\$8,400					\$16,800
B2020	Building Exterior	8362660	Glazing, any type by SF, Replace	30	16	14	19400	SF	\$55.00	\$1,067,000															\$1,067,000						\$1,067,000
B2050	Building Exterior	8362644	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	10	EA	\$1,300.00	\$13,000																	\$13,000				\$13,000
B2050	Building Exterior	8362645	Exterior Door, Steel, Standard, Replace	30	14	16	8	EA	\$600.00	\$4,800																	\$4,800				\$4,800

Replacement Reserves Report



10/14/2024

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
B3010	Roof	8362574	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	10555	SF	\$17.00	\$179,435															\$179,435						\$179,435	
B3010	Roof	8362548	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	18720	SF	\$17.00	\$318,240															\$318,240						\$318,240	
B3020	Roof	8362593	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	6	14	1200	LF	\$9.00	\$10,800															\$10,800						\$10,800	
C1030	Throughout Building	8362557	Interior Door, Wood, Solid-Core, Replace	40	29	11	180	EA	\$700.00	\$126,000												\$126,000									\$126,000	
C1030	Throughout Building	8362663	Door Hardware, School, per Door, Replace	30	26	4	188	EA	\$400.00	\$75,200					\$75,200																\$75,200	
C1070	Throughout Building	8362555	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	81000	SF	\$3.50	\$283,500																				\$283,500	\$283,500	
C2010	Restrooms	8362674	Wall Finishes, Ceramic Tile, Replace	40	34	6	23800	SF	\$18.00	\$428,400							\$428,400														\$428,400	
C2010	Throughout Building	8362630	Wall Finishes, any surface, Prep & Paint	10	6	4	214600	SF	\$1.50	\$321,900					\$321,900										\$321,900						\$321,900	
C2030	Restrooms	8362585	Flooring, Ceramic Tile, Replace	40	29	11	9500	SF	\$18.00	\$171,000												\$171,000									\$171,000	
C2030	Throughout Building	8362564	Flooring, Vinyl Tile (VCT), Replace	15	10	5	85800	SF	\$5.00	\$429,000						\$429,000															\$429,000	\$858,000
C2050	Classrooms 311-305	8362588	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	48	2	4800	SF	\$8.00	\$38,400				\$38,400																		\$38,400
C2050	Utility Rooms/Areas	8362561	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	4800	SF	\$2.00	\$9,600					\$9,600											\$9,600						\$19,200
D1010	Main Building	8452052	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000					\$9,000														\$9,000			\$18,000
D1010	Main Building	8452051	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	\$5,000.00	\$5,000									\$5,000													\$5,000
D1010	Main Building	8452054	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	30	12	18	1	EA	\$70,000.00	\$70,000																		\$70,000				\$70,000
D1010	2nd Floor	8362603	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	25	6	19	1	EA	\$15,000.00	\$15,000																				\$15,000		\$15,000
D2010	Electrical Room 1st Floor	8362590	Water Heater, Electric, Commercial (36 kW), Replace	20	13	7	1	EA	\$18,500.00	\$18,500								\$18,500														\$18,500
D2010	Mechanical Room	8362552	Water Heater, Gas, Commercial (125 MBH), Replace	20	12	8	1	EA	\$12,400.00	\$12,400									\$12,400													\$12,400
D2010	Throughout Building	8362604	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	29	11	95345	SF	\$11.00	\$1,048,795												\$1,048,795										\$1,048,795
D2010	Mechanical Room	8362601	Backflow Preventer, Domestic Water, Replace	30	13	17	1	EA	\$1,400.00	\$1,400																			\$1,400			\$1,400
D2010	Throughout Building	8362577	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	4	EA	\$800.00	\$3,200							\$3,200															\$3,200
D2010	Throughout Building	8362623	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	24	EA	\$1,200.00	\$28,800														\$28,800								\$28,800
D2010	Throughout Building	8362570	Urinal, Standard, Replace	30	14	16	21	EA	\$1,100.00	\$23,100																	\$23,100					\$23,100
D2010	Throughout Building	8362629	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	6	EA	\$1,500.00	\$9,000																	\$9,000					\$9,000
D2010	Throughout Building	8362642	Toilet, Commercial Water Closet, Replace	30	14	16	35	EA	\$1,300.00	\$45,500																	\$45,500					\$45,500
D3020	Throughout Building	8362618	Unit Heater, Electric, Replace	20	14	6	15	EA	\$1,200.00	\$18,000							\$18,000															\$18,000
D3020	Mechanical Room	8362624	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	1	EA	\$5,200.00	\$5,200												\$5,200										\$5,200
D3030	Roof	8362625	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	Roof	8362551	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	Roof	8362633	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400				\$3,400															\$3,400			\$6,800
D3030	Roof	8362654	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$3,400.00	\$3,400							\$3,400															\$3,400
D3030	Classrooms General	8362573	Unit Ventilator, approx/nominal 2 Ton, Replace	20	14	6	51	EA	\$7,400.00	\$377,400							\$377,400															\$377,400
D3030	Classrooms General	8362615	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	5	15	64	EA	\$7,400.00	\$473,600																\$473,600						\$473,600
D3050	Mechanical Room	8362631	Supplemental Components, Air Separator, HVAC, Replace	15	13	2	1	EA	\$3,900.00	\$3,900				\$3,900															\$3,900			\$7,800
D3050	Mechanical Room	8362652	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500									\$6,500
D3050	Mechanical Room	8362649	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500									\$6,500
D3050	Mechanical Room	8362556	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$13,600.00	\$13,600													\$13,600									\$13,600
D3050	Mechanical Room	8362560	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	6	19	1	EA	\$6,500.00	\$6,500																				\$6,500		\$6,500
D3050	Mechanical Room	8362545	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	6	19	1	EA	\$13,600.00	\$13,600																				\$13,600		\$13,600
D3050	3rd Floor	8362608	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$31,000.00	\$31,000						\$31,000																\$31,000
D3050	1st Floor Mechanical Room	8362632	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$31,000.00	\$31,000						\$31,000																

Replacement Reserves Report



10/14/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E2010	3rd Floor	8362653	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20		6	14	75	EA	\$350.00	\$26,250															\$26,250							\$26,250
Totals, Unescalated												\$0	\$0	\$52,500	\$103,000	\$451,880	\$639,319	\$1,376,400	\$121,000	\$19,160	\$429,053	\$0	\$1,822,482	\$36,600	\$49,800	\$2,466,905	\$473,600	\$527,780	\$46,500	\$134,300	\$325,400	\$444,300	\$9,519,979
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$55,697	\$112,551	\$508,595	\$741,146	\$1,643,494	\$148,815	\$24,271	\$559,816	\$0	\$2,522,741	\$52,183	\$73,133	\$3,731,415	\$737,853	\$846,932	\$76,857	\$228,637	\$570,591	\$802,455	\$13,437,183

Middle College High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
F1020	Building Exterior	8362606	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10		6	4	1600	SF	\$2.74	\$4,384					\$4,384																	\$8,768
G2020	Site	8362587	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		2	3	51222	SF	\$0.45	\$23,050				\$23,050					\$23,050									\$23,050				\$92,200
G2020	Site	8362605	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		15	10	51222	SF	\$3.50	\$179,277										\$179,277												\$179,277
G2030	Site	8362607	Sidewalk, Concrete, Small Areas/Sections, Replace	50		48	2	9612	SF	\$20.00	\$192,240				\$192,240																		\$192,240
G2030	Site	8362637	Sidewalk, Concrete, Large Areas, Replace	50		48	2	3500	SF	\$9.00	\$31,500				\$31,500																		\$31,500
G2050	Site	8362635	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20		4	16	2	EA	\$5,000.00	\$10,000															\$10,000							\$10,000
G2060	Site	8362599	Picnic Table, Metal Powder-Coated, Replace	20		4	16	3	EA	\$700.00	\$2,100																\$2,100						\$2,100
G2060	Site	8362616	Fences & Gates, Fence, Chain Link 8', Replace	40		21	19	1700	LF	\$25.00	\$42,500																			\$42,500			\$42,500
G4050	Site	8362572	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40		24	16	6	EA	\$2,300.00	\$13,800															\$13,800							\$13,800
G4050	Building Exterior	8362640	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20		6	14	26	EA	\$800.00	\$20,800																\$20,800						\$20,800
Totals, Unescalated												\$0	\$0	\$223,740	\$23,050	\$4,384	\$0	\$0	\$0	\$23,050	\$0	\$179,277	\$0	\$0	\$23,050	\$25,184	\$0	\$25,900	\$0	\$23,050	\$42,500	\$0	\$593,185
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$237,366	\$25,187	\$4,934	\$0	\$0	\$0	\$29,199	\$0	\$240,933	\$0	\$0	\$33,850	\$38,093	\$0	\$41,562	\$0	\$39,241	\$74,524	\$0	\$764,889

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8452051	D1010	Elevator Controls	Automatic, 1 Car		Middle College High School / Main Building		Inaccessible	Inaccessible		Inaccessible	2012	
2	8452054	D1010	Passenger Elevator	Hydraulic, 3 Floors, 1500 to 2500 LB	2500 LB	Middle College High School / Main Building		Inaccessible	Inaccessible		Inaccessible	2012	
3	8362603	D1010	Stair Climber Inclined Lift	Wheelchair, per Story	660 LBS	Middle College High School / Main Building	2nd Floor	Garaventa Lift	GSL Artira		No dataplate	2018	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty
1	8362590	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Middle College High School / Main Building	Electrical Room 1st Floor	PVI	120C119E		051150356	2011	
2	8362552	D2010	Water Heater	Gas, Commercial (125 MBH)	96 GAL	Middle College High School / Main Building	Mechanical Room	A. O. Smith	BTR 197 118		9280987000	2012	
3	8353325	D2010	Water Heater	Gas, Commercial (200 MBH)	125 GAL	Middle College High School / Gymnasium	Mechanical Room	PVI	27 L 125A-MXS		F008837	2018	
4	8362619	D2010	Backflow Preventer	Domestic Water	1 IN	Middle College High School / Main Building	Electrical Room 1st Floor	Watts	909		W602523	2023	
5	8362601	D2010	Backflow Preventer	Domestic Water	1 IN	Middle College High School / Main Building	Mechanical Room	Inaccessible	Inaccessible		Inaccessible	2011	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode Qty

1	8362591	D3020	Boiler [B-1]	Gas, HVAC	250 MBH	Middle College High School / Main Building	Mechanical Room	Cleaver-Brooks	FLX		015878-1-2	2019	
2	8362581	D3020	Boiler [B-2]	Gas, HVAC	250 MBH	Middle College High School / Main Building	Mechanical Room	Cleaver-Brooks	FLX		015878-1-1	2019	
3	8362618	D3020	Unit Heater	Electric	2 KW	Middle College High School / Main Building	Throughout Building	No dataplate	No dataplate		No dataplate	2010	15
4	8362624	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Middle College High School / Main Building	Mechanical Room	BRUNER	Illegible		Illegible	1995	
5	8362592	D3030	Chiller	Air-Cooled	13 TON	Middle College High School / Main Building	Building Exterior	Daikin Industries	AGZ161EDHEMNN0A		STNU220600064	2022	
6	8362617	D3030	Chiller	Air-Cooled	13 TON	Middle College High School / Main Building	Building Exterior	Daikin Industries	AGZ161EDHEMNN0A		STNU220600064	2022	
7	8362625	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Middle College High School / Main Building	Roof	Mitsubishi	PUZ-A24NHA4		03U01164B	2011	
8	8362551	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Middle College High School / Main Building	Roof	Carrier	24ABB336A610		3110E00557	2011	
9	8362654	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Middle College High School / Main Building	Roof	Samsung	Inaccessible		Inaccessible	2015	
10	8362633	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Middle College High School / Main Building	Roof	Sanyo	CL1872		01435 13	2011	
11	8362573	D3030	Unit Ventilator	approx/nominal 2 Ton	400 CFM	Middle College High School / Main Building	Classrooms General	Trane	Inaccessible		Inaccessible	2010	51

12	8362615	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	750 CFM	Middle College High School / Main Building	Classrooms General	Trane	Inaccessible	Inaccessible	2000	64
13	8362560	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7 HP	Middle College High School / Main Building	Mechanical Room	Armstrong	Inaccessible	Inaccessible	2018	
14	8362545	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Middle College High School / Main Building	Mechanical Room	Baldor	Illegible	Z1910140346	2018	
15	8362649	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7 HP	Middle College High School / Main Building	Mechanical Room	WEG	T00IC0X0N0000302717	No dataplate	2011	
16	8362652	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7 HP	Middle College High School / Main Building	Mechanical Room	WEG	07180T3E213T	No dataplate	2011	
17	8362556	D3050	Pump [P-5]	Distribution, HVAC Chilled or Condenser Water	20 HP	Middle College High School / Main Building	Mechanical Room	U S MOTORS	E660A	No dataplate	2011	
18	8353307	D3050	Air Handler	Exterior AHU	10000 CFM	Middle College High School / Gymnasium	Roof	Johnson Controls	J25ZJS24J4DZZ10003	N1E1027209	2011	
19	8353316	D3050	Air Handler	Exterior AHU	10000 CFM	Middle College High School / Gymnasium	Roof	Johnson Controls	J25ZJS24J4DZZ10003B	N1E1027208	2011	
20	8362594	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	2nd Floor	York	Illegible	Illegible	2015	
21	8362547	D3050	Air Handler [AHU 2-1]	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	2nd Floor	York	Illegible	Illegible	2011	
22	8362620	D3050	Air Handler [AHU 2-2]	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	2nd Floor	York	X7303X033DATAO46A	AEXMX0321	2015	

23	8362667	D3050	Air Handler [AHU1]	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	1st Floor	Trane	MCCA014GAJ0ABC000E0ECA00C0A0000BCCB0000	K95E37792	1995
24	8362632	D3050	Air Handler [AHU2]	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	1st Floor Mechanical Room	Trane	MCCA014GAJ0ABC000E0ECA00C0A0000AC000B0000	K95E37830	1995
25	8362608	D3050	Air Handler [AHU7]	Interior AHU, Easy/Moderate Access	6000 CFM	Middle College High School / Main Building	3rd Floor	Trane	MCCA010GAJ0ABB00ÓD0ECA00C0A0000BC000B0000	K95E38684	1995
26	8362673	D3050	Make-Up Air Unit	MUA or MAU	4000 CFM	Middle College High School / Main Building	Roof	CaptiveAire Systems	Illegible	Illegible	2011
27	8353319	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Middle College High School / Gymnasium	Roof	MicroMetl	EVHFEED41X0R0BEFTZ	No dataplate	2011
28	8353321	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Middle College High School / Gymnasium	Roof	MicroMetl	EVHFEED41X0R0BEFTZ	No dataplate	2011
29	8353313	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 TON	Middle College High School / Gymnasium	Roof	Johnson Controls	JA4ZJS09B4DZZ50002A	N1E1000221	2008
30	8362636	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	7.5 TON	Middle College High School / Main Building	Roof	Johnson Controls	J07ZJS15B4DZZ50002A	N1E1020030	2011
31	8353337	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 TON	Middle College High School / Gymnasium	Roof	Johnson Controls	J07ZJS15B4DZZ50002A	N1E1020033	2011
32	8362614	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	3 TON	Middle College High School / Main Building	Roof	Johnson Controls	JA3ZJS09P4DZZ50003A	N1E1982199	2011
33	8362550	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	7.5 TON	Middle College High School / Main Building	Roof	Johnson Controls	J07ZJS15B4DZZ50002A	N1E1020031	2011

34	8362621	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Middle College High School / Main Building	Roof	Johnson Controls	J07ZJS15B4DZZ50002A		N1E1020032	2011		
35	8353306	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8 TON	Middle College High School / Gymnasium	Roof	Johnson Controls	J07ZJS15P4DZZ50004A		N1E1020029	2008		
36	8362578	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Middle College High School / Main Building	Roof	Johnson Controls	J07ZJS15B4DZZ50002A		N1E1995736	2011		
37	8362646	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Middle College High School / Main Building	Roof	Greenheck	Inaccessible		Inaccessible	2015		
38	8362671	D3060	Exhaust Fan	Centrifugal, 24" Damper	2500 CFM	Middle College High School / Main Building	Roof	PennBarry	UX16B		C11AB10552.1026	2011		
39	8362665	D3060	Exhaust Fan	Centrifugal, 24" Damper	2500 CFM	Middle College High School / Main Building	Roof	CaptiveAire Systems	CRB23X20E		No dataplate	2011		
40	8362634	D3060	Exhaust Fan	Centrifugal, 28" Damper	7500 CFM	Middle College High School / Main Building	Roof	PennBarry	UX16B		Illegible	2011		
41	8353322	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Middle College High School / Gymnasium	Roof	Breidert	BW-307-B		Illegible	1985		
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8362666	D4010	Backflow Preventer	Fire Suppression	4 IN	Middle College High School / Main Building	Fire pump room	Ames	Inaccessible		Inaccessible	2020		
2	8362626	D4010	Pump	Fire Suppression	15 HP	Middle College High School / Main Building	Fire pump room	Emerson	DB76		03 7475633-0001 M 0001	2015		

3	8362650	D4010	Supplemental Components	Fire Jockey Pump	.5 HP	Middle College High School / Main Building	Fire pump room	Goulds pumps	1SV5FA4F20		No dataplate	2020		
4	8362664	D4010	Supplemental Components	Fire Pump Controller		Middle College High School / Main Building	Fire pump room	Eaton	FD70-20-D-L1		16B0820E	2020		
5	8362566	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Middle College High School / Main Building	Kitchen	Ansul	Inaccessible		20221210145	2022		10
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	8362648	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Middle College High School / Main Building	Electrical Room 3rd Floor	Square D	HM30T208NCU		33349-17212-093	2012		
2	8362611	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Middle College High School / Main Building	Electrical Room 3rd Floor	Westinghouse	U481128T30K		J94 G1061	1994		
3	8362675	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Middle College High School / Main Building	Electrical Room 2nd Floor	Cutler-Hammer	U48M28T30K		J95 D0791	1995		
4	8362549	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Middle College High School / Main Building	Electrical Room 2nd Floor	Square D	HM30T208NCU		33349-17212-093	2018		
5	8362647	D5020	Secondary Transformer [1LA]	Dry, Stepdown	30 KVA	Middle College High School / Main Building	Electrical Room 1st Floor	Square D	IPHM30T208NCU		No dataplate	2008		
6	8353323	D5020	Secondary Transformer [T-LGA]	Dry, Stepdown	30 KVA	Middle College High School / Gymnasium	Gymnasium	Square D	IPHM30T208NCU		33349-17212-093	2012		
7	8362670	D5020	Switchboard	120/208 V	400 AMP	Middle College High School / Main Building	Electrical Room 1st Floor	Square D	28282881-015		No dataplate	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8353327	D7050	Fire Alarm Panel	Fully Addressable		Middle College High School / Gymnasium	Gymnasium	Simplex	4010	NA	2018		
2	8362628	D7050	Fire Alarm Panel	Fully Addressable		Middle College High School / Main Building	2nd Floor	Simplex	Inaccessible	Inaccessible	2015		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8362580	E1030	Foodservice Equipment	Convection Oven, Double		Middle College High School / Main Building	Kitchen	Blodgett	BD0-100-G-ES	091421CIT-0000000000000000000013	2014		
2	8362582	E1030	Foodservice Equipment	Dairy Cooler/Wells		Middle College High School / Main Building	Kitchen	Beverage-Air Corporation	ST58HC-W	3612812	2012		
3	8362602	E1030	Foodservice Equipment	Dairy Cooler/Wells		Middle College High School / Main Building	Kitchen	MasterBuilt	No dataplate	No dataplate	2012		
4	8362571	E1030	Foodservice Equipment	Dairy Cooler/Wells		Middle College High School / Main Building	Kitchen	Beverage-Air Corporation	SMF58	29308 3103	2012		
5	8362600	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Middle College High School / Main Building	Kitchen	CaptiveAire Systems	5424 ND-2	NA	2023		
6	8362597	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Middle College High School / Main Building	Kitchen	FWE	MTU-12	102722202	2012		
7	8362554	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Middle College High School / Main Building	Kitchen	FWE	UHS-12	123233006	2023		
8	8362656	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Middle College High School / Main Building	Kitchen	Cold Zone	No dataplate	No dataplate	2012		

9	8362596	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Middle College High School / Main Building	Kitchen	Atosa	MBF8002GR		MBF8002GRAUS1 T0320082200C40005	2020
10	8362584	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Middle College High School / Main Building	Kitchen	MasterBuilt	BF803SMS/8		134406 SAA01	2013
11	8362658	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Middle College High School / Main Building	Kitchen	Saturn	FBTM72R		FBTM72R140914J2003	2014
12	8362661	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Middle College High School / Main Building	Kitchen	Beverage-Air Corporation	FB72HC-5S		14310816	2014
13	8362563	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Middle College High School / Main Building	Kitchen	Hoshizaki	F3A-FS		N50370D	2003
14	8362567	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Middle College High School / Main Building	Kitchen	Migali	C-3R-HC		C-3R-HC00320082400920010	2020
15	8362657	E1030	Foodservice Equipment	Icemaker, Freestanding	Middle College High School / Main Building	Kitchen	Manitowoc	IYT0620A161		1121000943	2023
16	8362610	E1030	Foodservice Equipment	Range, 2-Burner	Middle College High School / Main Building	Kitchen	Garland	Inaccessible		Inaccessible	2014
17	8362562	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Middle College High School / Main Building	Kitchen	Arctic Air	AR23E		4120071	2012
18	8362659	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Middle College High School / Main Building	Kitchen	Arctic Air	AR23E		Illegible	2023
19	8362643	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Middle College High School / Main Building	Kitchen	Arctic Air	AR23E		435012	2012

20	8362546	E1030	Foodservice Equipment	Steamer, Freestanding	Middle College High School / Main Building	Kitchen	ACCUTEMP	N61201D06000200	36250	2011	2
21	8353329	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Middle College High School / Gymnasium	Gymnasium				2018	
22	8362627	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Middle College High School / Main Building	Kitchen				2018	3
23	8362672	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Middle College High School / Main Building	1st Floor	Philips	No dataplate	No dataplate	2018	