

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Mitchell High School  
658 West Mitchell Road  
Memphis, Tennessee 38109

## **PREPARED BY:**

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## **BV PROJECT #:**

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## **DATE OF REPORT:**

*October 17, 2024*

## **ON SITE DATE:**

*September 13, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	3
Main Address	658 West Mitchell Road, Memphis, Tennessee 38109
Site Developed	1957 Renovated 2003
Site Area	18.02 acres (estimated)
Parking Spaces	158 total spaces all in open lots; 6 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 13, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Simuel Streeter
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The site was established in 1957 as a High School. The school consist of a main building, a gymnasium and an auditorium. According to the POC, the campus was renovated in 2002.

### Architectural

The two-story brick school was constructed in 1957. The windows are aluminum and are well maintained. The roofs are a mixture of metal roofing and membrane. The membrane roofs show signs of wear and requires replacement. The metal roofing is aged, but functional. The interior finishes have been updated throughout the years, but no large-scale projects have taken place.

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

The electrical main system and its components have been renovated since 1957. Primary panels range from early to late 1990s. The secondary/branch circuits throughout the school have been updated, but no date could be determined off the equipment or provided by staff. The lighting is utilizing old T8 lighting. The mechanical system consists of AHU (Air Handler Units), RTU (Roof Top Units) and split units. The systems have a mixture of new equipment that were installed from 2010-2015. The plumbing systems is operational with limited issues. The water heater and its pipping has been updated and replaced on or after 2015. The boiler systems through the school are aged but functional.

### Site

The site has been well maintained, the site has limited landscaping and irrigation was present. The asphalt parking lot has minor alligator cacking throughout. The lighting throughout the facility has a mixture of old and new LEDs. It is recommended that the rest of the facility be upgraded to improve power efficiency. While the site has no current issues, site personnel mentioned that sewer lines have a problematic issue with roots growing through the pipes.

### 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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Mitchell High School / Main School Building (1957)	\$400	44,819	\$17,927,600	0.0%	3.2%	6.5%	22.9%
Mitchell High School / Mitchell Auditorium (2003)	\$400	25,876	\$10,350,400	0.0%	0.0%	7.1%	20.9%
Mitchell High School / Mitchell Gymnasium (1967)	\$400	28,812	\$11,524,800	0.0%	4.0%	5.8%	14.0%

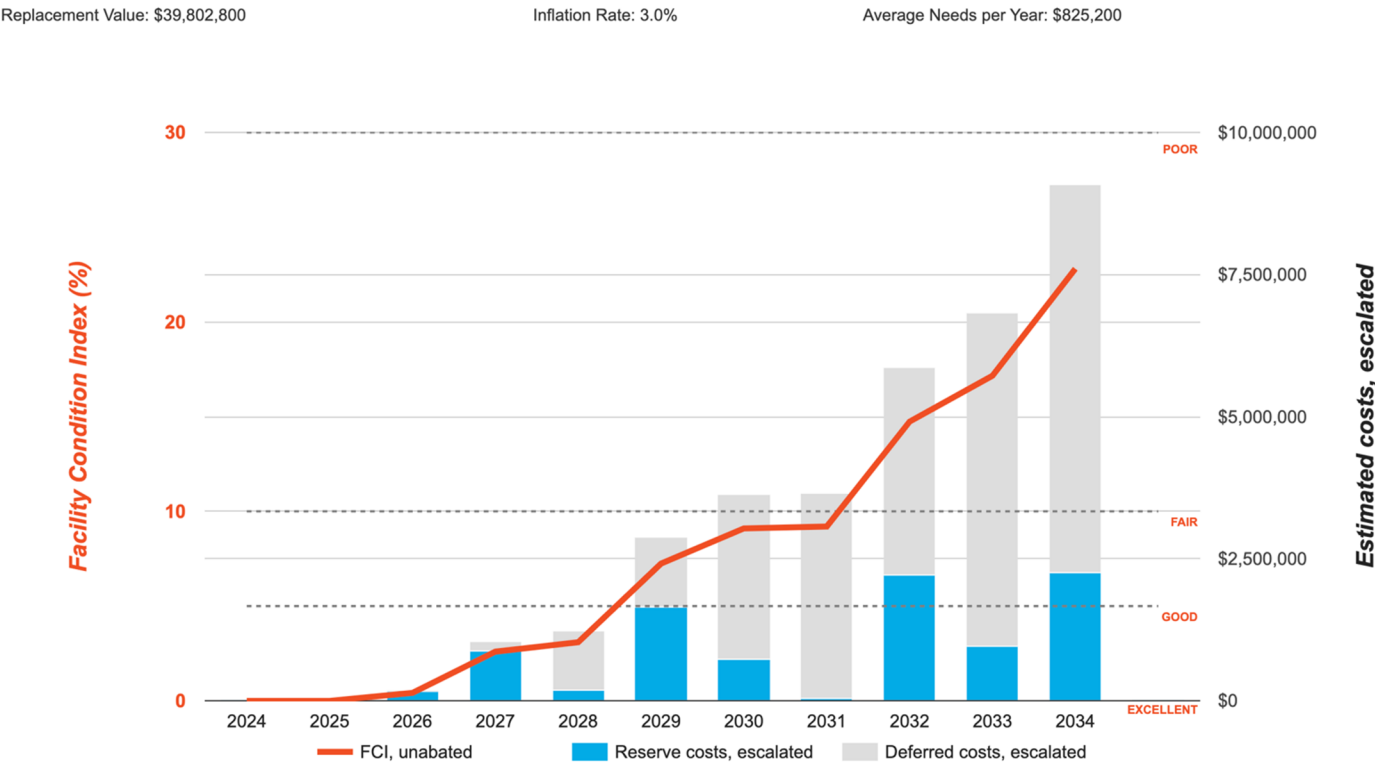


Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mitchell High School





The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$68,600	\$68,600
Facade	-	-	-	\$259,100	\$4,236,400	\$4,495,600
Roofing	-	\$167,100	\$132,800	\$432,100	\$812,700	\$1,544,800
Interiors	-	-	\$387,900	\$450,900	\$527,200	\$1,366,100
Conveying	-	-	\$3,500	\$139,300	\$346,900	\$489,700
Plumbing	-	-	\$183,400	\$281,100	\$154,500	\$618,900
HVAC	-	-	\$353,800	\$2,359,700	\$306,600	\$3,020,100
Fire Protection	-	-	\$279,200	\$7,800	\$63,800	\$350,800
Electrical	-	-	\$157,100	\$489,800	\$1,743,400	\$2,390,300
Fire Alarm & Electronic Systems	-	-	\$511,200	\$631,800	\$424,900	\$1,567,900
Equipment & Furnishings	-	-	\$149,700	\$773,700	\$217,500	\$1,140,800
Site Development	-	-	\$79,400	\$46,600	\$64,900	\$190,900
Site Utilities	-	-	\$23,200	\$18,200	\$13,700	\$55,100
Site Pavement	-	-	\$455,600	\$302,400	-	\$758,000
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$167,100</b>	<b>\$2,716,700</b>	<b>\$6,192,700</b>	<b>\$8,981,000</b>	<b>\$18,057,500</b>



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



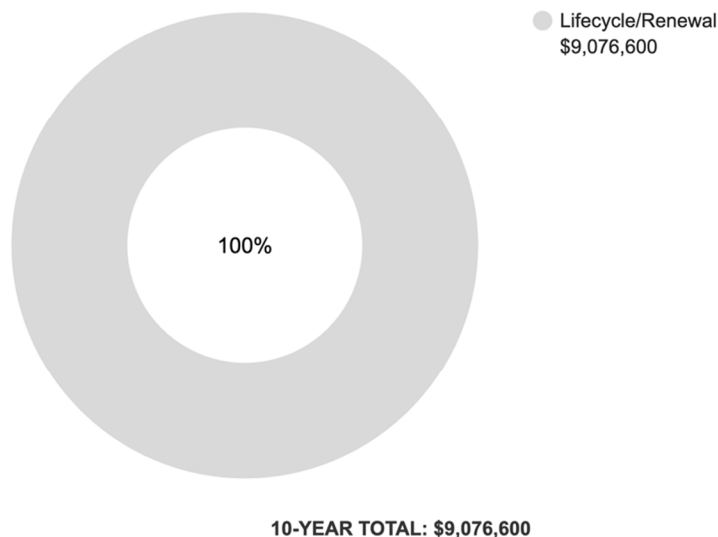
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)





## 2. Main School Building



### Main School Building: Systems Summary

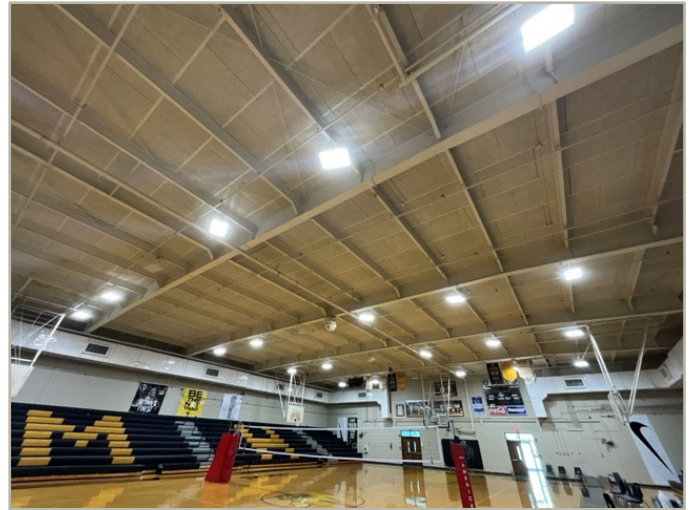
Constructed/Renovated	1957/2002	
Building/Group Size	44,819 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: ACT & Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors Freight: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply, PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers Non-Central System: Packaged units, Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair



Main School Building: Systems Summary		
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
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.	



### 3. Gymnasium



#### Gymnasium: Systems Summary

Constructed/Renovated	1957/2002	
Building Size	28,812 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	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, PVC waste and venting Hot Water: Gas water heaters with integral tank and storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers Non-Central System: Packaged units, Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair



**Gymnasium: Systems Summary**

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 4. Auditorium



### Auditorium: Systems Summary

Constructed/Renovated	1957/2002	
Building Size	25,876 SF	
Number of Stories	1 above grade with 1 below-grade basement level	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Domed construction with metal finish	Fair
Interiors	Walls: Painted CMU Floors: VCT Ceilings: ACT and Unfinished/exposed	Fair
Elevators	1 Wheelchair lift	Fair
Plumbing	Distribution: Copper supply, PVC waste and venting Hot Water: Gas boiler with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler, air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system,	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair



**Auditorium: Systems Summary**

<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 5. Site Summary



### Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain fencing; Playgrounds and sports fields and courts with bleachers, site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees Irrigation not present Timber retaining walls Low site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, HPS, metal halide Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	



## 6. 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.



## 7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1957 and substantially renovated in 2003 and some accessibility improvements appear to have been implemented at that time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1957/2003	No	No
Main Building	1957/2003	No	No
Gymnasium	1957/2003	No	No



## Campus: Accessibility Summary

Auditorium	1957/2003	No	No
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No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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



## 8. Purpose and Scope

### Purpose

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

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

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

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



## Scope

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

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



## 9. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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



## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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



## 10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mitchell High School, 658 West Mitchell Road, Memphis, Tennessee 38109 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Eddie Perales,  
Project Manager

**Reviewed by:**



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## 11. Appendices

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



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - REAR ELEVATION



6 - REAR ELEVATION



## Photographic Overview



7 - AUDITORIUM - FRONT ELEVATION



8 - AUDITORIUM - LEFT ELEVATION



9 - AUDITORIUM - RIGHT ELEVATION



10 - GYM - FRONT ELEVATION



11 - SIDEWALKS



12 - GYM - LEFT ELEVATION



## Photographic Overview



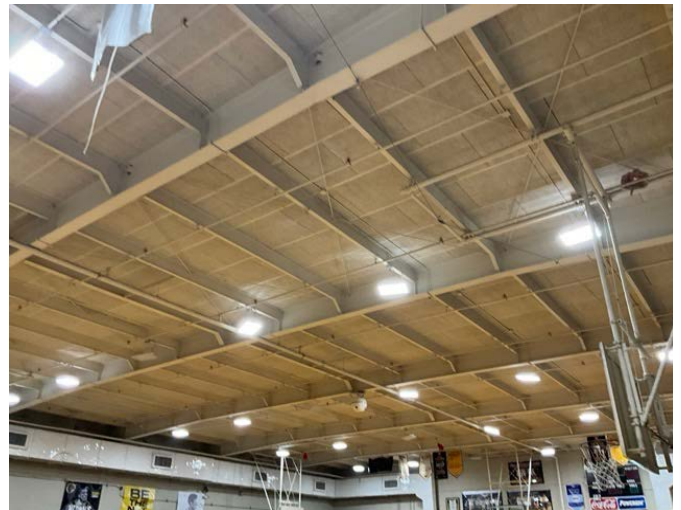
13 - GYM - RIGHT ELEVATION



14 - GYM - SIDE ELEVATION



15 - LOBBY



16 - GYMNASIUM



17 - INTERIOR OVERVIEW



18 - HALLWAY



## Photographic Overview



19 - SCIENCE CLASSROOM



20 - CLASSROOM



21 - CAFETERIA



22 - LIBRARY



23 - ELEVATOR MACHINERY



24 - ELEVATOR CAB



## Photographic Overview



25 – ROOF OVERVIEW



26 - ROOF OVERVIEW



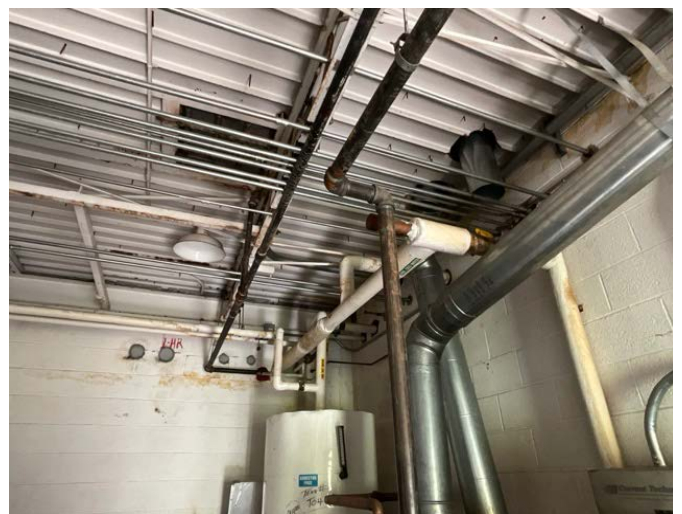
27 - ROOF OVERVIEW



28 - WATER HEATER



29 – WATER HEATER



30 - DOMESTIC WATER PIPING



## Photographic Overview



31 - DOMESTIC WATER PIPING



32 - STEP-DOWN TRANSFORMERS & PANELS



33 - SWITCHBOARD



34 - SECONDARY PANEL



35 - TRANSFORMER



36 - FIRE ALARM PANEL



## Photographic Overview



37 - AHU - 1



38 - AHU - 2



39 - BOILER



40 - CHILLER



## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

163745.23R000-140.354

## Project Name

Mitchell High School

## Source

Google

## On-Site Date

September 13, 2024





## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Mitchell High School

**Name of person completing form:** Simuel streeter

**Title / Association w/ property:** Building Engineer

**Length of time associated w/ property:** 13

**Date Completed:** 9/9/2024

**Phone Number:**

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1957	Renovated 2002	58, 62, 64, 76, 77, 98, 2002
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2002	
		Roof	2002	
		Interiors	2002	
		HVAC	2002	
		Electrical	2002	
		Site Pavement	2002	
		Accessibility	2002	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	Roof leaks,		



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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			Lift in auditorium inop 9 years
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?	✗				Need motors, belts, etc.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				10 Classrooms Cold - gym, cafeteria, auditorium
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?	✗				Doors & window replacement Gymnasium replacement (asbestos heavy) Internet issues
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			✗		
21	Are any areas of the property leased to outside occupants?			✗		



Signature of Assessor



Signature of POC



## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Mitchell High School

**BV Project Number:** 163745.23R000-140.354

### Facility History & Interview

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

### Mitchell High School: Accessibility Issues

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

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



## Mitchell High School: Photographic Overview



CLOSE-UP OF STALL



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



2ND PATHWAY



MAIN ENTRANCE



ADDITIONAL ENTRANCE



## Mitchell High School: Photographic Overview



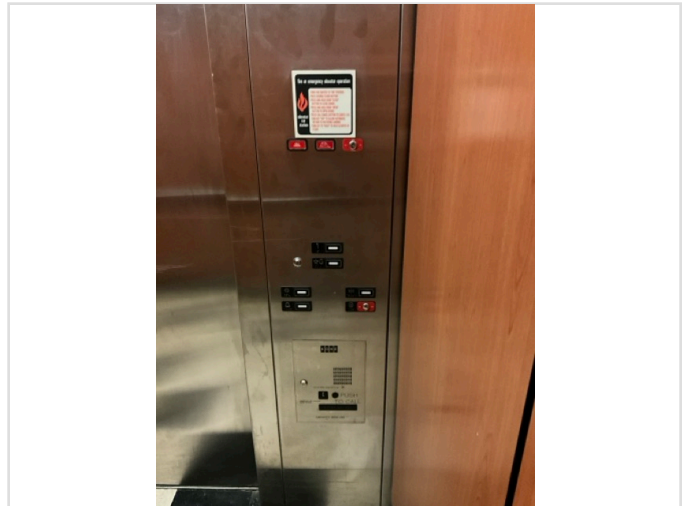
ACCESSIBLE INTERIOR PATH



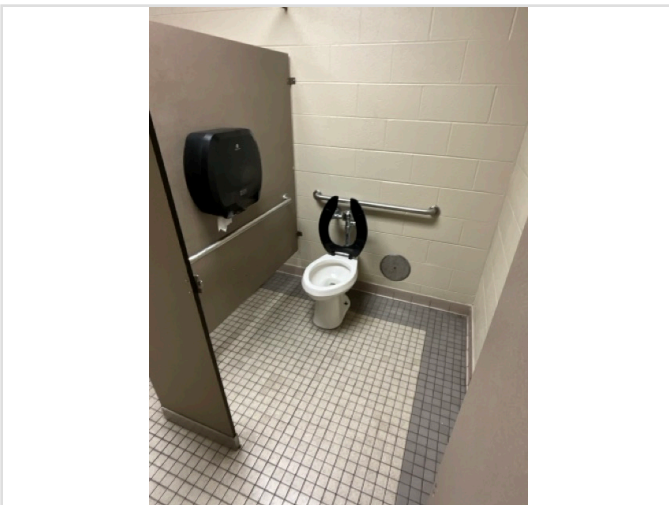
DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



LIN-CAB CONTROLS/EMERGENCY CALL PANEL



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



## Mitchell High School: Photographic Overview



OVEN WITH CONTROLS



CAFETERIA PATH



## **Appendix E:**

### **Component Condition Report**

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Component Condition Report | Mitchell High School / Mitchell Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	350 SF	28	8167775
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	29,910 SF	28	8167792
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	18	8167813
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	14,323 SF	2	8167772
B3010	Roof	Fair	Roofing, Metal	13,612 SF	10	8167758
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	40 LF	20	8167734
B3060	Roof	Fair	Roof Hatch, Metal	1	10	8167804
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	29,910 SF	28	8167745
C1030	Lobby	Fair	Interior Door, Wood, Solid-Core	18	18	8167738
C1070	Lobby	Fair	Suspended Ceilings, Acoustical Tile (ACT)	360 SF	3	8167765
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	8167811
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,500 SF	18	8167740
C2030	Lobby	Fair	Flooring, Vinyl Tile (VCT), Residential Contractor Installation	14,323 SF	3	8167794
C2050	Gymnasium	Good	Ceiling Finishes, Metal	13,300 SF	35	8167727
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	21	8	8167816
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1	8	8167730
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	8	8167732
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	5	8167824
D2010	LOCKER ROOM	Fair	Shower, Ceramic Tile	14	3	8167787
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	3	8167809
D2010	Restrooms	Fair	Urinal, Standard	7	7	8167797
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	13	8167747
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	16	8	8167728
HVAC						
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 101 to 150 TON	1	15	8167760
D3050		Fair	HVAC System, Ductwork, Medium Density	29,910 SF	5	8167806
D3050		Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	6	8167755
D3050		Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	6	8167818
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON	1	6	8167752
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON	1	6	8167780
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	6	8167796
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Dry	1	18	8167757



Component Condition Report | Mitchell High School / Mitchell Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Gymnasium	Good	Fire Extinguisher, Wet Chemical/CO2	6	9	8167750
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8167782
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V	2	10	8167784
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V, 800 AMP	1	8	8167789
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	3	8167769
D5040	Lobby	Good	Emergency & Exit Lighting, Exit Sign, LED	9	7	8167749
D5040	Lobby	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	29,910 SF	3	8167777
D5040	Lobby	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	6	8167814
Equipment & Furnishings						
E1040	Gymnasium	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	9	8167823
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	456	10	8167724
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	3	8167802
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	3	8167762
G2050	Gymnasium	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	10	8167821
G2050	Gymnasium	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	13,176 SF	5	8167767
Sitework						
G4050	Gymnasium	Fair	Floodlights, Floodlights, 50 W, Replace/Install	25	5	8167826

Component Condition Report | Mitchell High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	800 SF	15	8167923
B1080	Site	Fair	Stairs, Concrete, Exterior	40 SF	28	8167395
B1080	Site	Fair	Stairs, Concrete, Interior	500 SF	28	8167886
B1080	Site	Fair	Stairs, Concrete, Interior	250 SF	29	8167890
B1080	Site	Fair	Stairs, Concrete, Interior	1,200 SF	28	8167361
Interiors						
C1090	Site	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	75 LF	5	8167342
C2010	Site	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	7,700 SF	10	8167905
Fire Alarm & Electronic Systems						
D6060	Site	Fair	Clock System, Time Control Clock	1	3	8167346
Equipment & Furnishings						
E1070	Site	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,920 SF	5	8167861
E2010	Site	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	900	10	8167899
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	59,030 SF	5	8167392
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	25,000 SF	10	8167351



Component Condition Report | Mitchell High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	6	8167403
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	8167364
G2060	Site	Fair	Retaining Wall, Treated Timber	80 SF	3	8167431
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	400 SF	28	8167349
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	150 LF	25	8167924

Component Condition Report | Mitchell High School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	46,418 SF	15	8167417
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	36 SF	8	8167398
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	20 SF	8	8167328
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	58	8	8167353
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	198	15	8167418
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	106	8	8167345
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	8	8167416
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 10x10 (100 SF)	1	8	8167396
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	8	8167330
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	13	8167411
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	46,418 SF	15	8167348
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	18	8167332
B3060	Roof	Fair	Roof Hatch, Metal	1	8	8167400
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	46,418 SF	28	8167326
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	82	18	8167387
C1070		Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,418 SF	3	8167339
C1090		Fair	Toilet Partitions, Plastic/Laminate	28	3	8167370
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	46,418 SF	6	8167407
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,200 SF	18	8167421
Conveying						
D1010	Mechanical Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	8	8167372
D1010	Mechanical Room	Fair	Freight Elevator, Overhead Traction, 2-5 Floors, Renovate	1	13	8167357
D1010	Mechanical Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	8	8167405
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	5	8167377
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH), 100- 200 GAL	1	18	8167390
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	8	8167321
D2010	Faculty Break Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	8167335



Component Condition Report | Mitchell High School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	8	8167419
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	8167356
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1	8	8167383
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	5	8167388
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	4	13	8167391
D2010	Restrooms	Fair	Urinal, Standard	8	8	8167381
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	8167380
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	8167347
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	22	8	8167423
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	16	5	8167375
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	8167414
D2030	Mechanical Room	Fair	Pump, Sump	1	3	8167362
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 751 to 1000 MBH	1	8	8167430
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	3	8167384
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	8167413
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	3	8167385
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167337
D3050	Utility Rooms/AreaS	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167366
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167435
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, ReplacE	1	8	8167386
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167355
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167433
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167367
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167336
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 15000 CFM [AC-1]	1	8	8167327
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	46,418 SF	8	8167360
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	5	3	8167404
D3060	Mechanical Room	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	3	8167352
D3060	Restrooms	Fair	Exhaust Fan, Centrifugal, 12" Damper	8	3	8167340
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	3	15	8167425
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Dry	1	18	8167401
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	117,630 SF	3	8167331
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Dry	1	18	8167365
Electrical						
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V	6	8	8167329
D5020	Mechanical Room	Fair	Switchboard, 120/208 V	3	18	8167412
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8167424



Component Condition Report | Mitchell High School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building Exterior	Fair	Primary Transformer, Dry, Property-Owned, 500 KVA	1	8	8167420
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	8167406
D5020	Mechanical Room	Fair	Distribution Panel, 120/240 V	2	8	8167325
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	8	8167324
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	12	5	8167432
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	12	5	8167428
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	46,418 SF	10	8167394
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	117,630 SF	5	8167397
D7050	Throughout Building	Fair	Fire Alarm Panel, Fully Addressable	1	8	8167376
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	117,630 SF	10	8167429
D8010	Utility Rooms/Areas	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	46,418 SF	6	8167410
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	8167393
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8167434
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8167409
E1030	Cafeteria	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	8167368
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	7	8167374
E1030	Building Exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	8167323
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	8167343
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	8167378
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	8167363
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	8167341
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	3	8167389
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	8167338
E1030	Kitchen	Fair	Foodservice Equipment, Blast Chiller/Freezer	2	5	8167359
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	8167399
E1030	Cafeteria	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	8167334
E1030	Cafeteria	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	5	8167402
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	8	8167382
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8167408
E1030	Cafeteria	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	8167322
Pedestrian Plazas & Walkways						
G2020	Building Exterior	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,266 SF	5	8167373
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Fence, Wood Board 6'	420 LF	8	8167371
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 6'	550 LF	18	8167379
G2060	Cafeteria	Fair	Trash Receptacle, Portable/Light-Duty	6	3	8167427
G2060	Cafeteria	Good	Picnic Table, Metal Powder-Coated	5	15	8167333



Component Condition Report | Mitchell High School / Main School Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 50 to 105 W	18	8	8167350
G4050	Building Exterior	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	8	12	8167358

Component Condition Report | Mitchell High School / Mitchell Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	24,000 SF	30	8167910
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	28	15	8167898
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	20	15	8167879
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	8	8167873
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	15	8167856
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	10	8167876
Roofing						
B3010	Roof	Fair	Roofing, Metal	9,000 SF	10	8167874
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	9,800 SF	5	8167883
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	40 LF	15	8167918
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	550 LF	10	8167871
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	75 LF	5	8167870
B3060	Classrooms Industrial Arts	Fair	Roof Skylight, per SF of glazing	400 SF	8	8167881
B3060	Roof	Fair	Roof Hatch, Metal	1	15	8167867
B3060	Roof	Fair	Roof Hatch, Metal	1	9	8167921
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	117,630 SF	29	8167869
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	19	8167912
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	15	8167864
C1070		Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	8	8167872
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	10	8167922
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	15,000 SF	5	8167920
C2050	Throughout Building	Fair	Ceiling Finishes, Metal	117,630 SF	28	8167919
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	2	15	8167866
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	10	8167875
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	4	8167916
D2010	Restrooms	Fair	Urinal, Standard	8	10	8167860
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	8	8167926
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	10	8167895
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	8	8167908
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	20	15	8167917
D2010		Fair	Backflow Preventer, Domestic Water	1	10	8167882



Component Condition Report | Mitchell High School / Mitchell Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	3	4	8167900
D2030	Mechanical Room	Fair	Pump, Sump	1	5	8167880
D2030	Roof	Fair	Supplemental Components, Drains, Roof	14	10	8167927
HVAC						
D3020	Utility Rooms/Areas	Fair	Unit Heater, Electric, 11 to 20 KW	2	5	8167862
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 501 to 750 MBH	1	8	8167888
D3020	Utility Rooms/Areas	Fair	Unit Heater, Natural Gas, 10 to 25 MBH	6	5	8167897
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167893
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167902
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167865
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167907
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167896
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	8	8167892
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167903
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167909
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	26,000 SF	9	8167884
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	1	9	8167877
D3060		Fair	Exhaust Fan, Centrifugal, 16" Damper	6	4	8167925
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Wet	1	19	8167911
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	117,630 SF	4	8167859
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	28	9	8167863
Electrical						
D5020	Mechanical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	9	8167885
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	9	8167857
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	9	8167868
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	9	8167904
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	5	9	8167914
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	19	8167858
D5040		Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	10	8167889
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	117,630 SF	15	8167894
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	12	8	8167887
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	12	7	8167906
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	7,500 SF	5	8167901
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	117,630 SF	5	8167915



## Appendix F:

### Replacement Reserves

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10/17/2024

Mitchell High School / Mitchell Auditorium



Replacement Reserves Report



10/17/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	
B2020	Building Exterior	8167898	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	28	EA	\$950.00	\$26,600																\$26,600						\$26,600	
B2020	Building Exterior	8167879	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	15	15	20	EA	\$1,250.00	\$25,000																\$25,000						\$25,000	
B2050	Building Exterior	8167876	Exterior Door, Steel, Standard, Replace	30	20	10	8	EA	\$600.00	\$4,800											\$4,800											\$4,800	
B2050	Building Exterior	8167856	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	7	EA	\$1,300.00	\$9,100																\$9,100						\$9,100	
B2050	Building Exterior	8167873	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	22	8	1	EA	\$4,400.00	\$4,400									\$4,400													\$4,400	
B3010	Roof	8167874	Roofing, Metal, Replace	40	30	10	9000	SF	\$13.00	\$117,000											\$117,000											\$117,000	
B3010	Roof	8167883	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	9800	SF	\$11.00	\$107,800					\$107,800																	\$107,800	
B3020	Roof	8167870	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	35	5	75	LF	\$90.00	\$6,750					\$6,750																	\$6,750	
B3020	Roof	8167918	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	25	15	40	LF	\$90.00	\$3,600																\$3,600						\$3,600	
B3020	Roof	8167871	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	550	LF	\$9.00	\$4,950											\$4,950											\$4,950	
B3060	Classrooms Industrial Arts	8167881	Roof Skylight, per SF of glazing, Replace	30	22	8	400	SF	\$50.00	\$20,000									\$20,000													\$20,000	
B3060	Roof	8167921	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$1,300										\$1,300												\$1,300	
B3060	Roof	8167867	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																\$1,300						\$1,300	
C1030	Throughout Building	8167864	Interior Door, Wood, Solid-Core, Replace	40	25	15	15	EA	\$700.00	\$10,500																\$10,500						\$10,500	
C1030	Throughout Building	8167912	Interior Door, Steel, Standard, Replace	40	21	19	8	EA	\$600.00	\$4,800																				\$4,800		\$4,800	
C1070	Mitchell Auditorium	8167872	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	8000	SF	\$3.50	\$28,000									\$28,000													\$28,000	
C1090	Restrooms	8167922	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	20	EA	\$750.00	\$15,000											\$15,000											\$15,000	
C2030	Throughout Building	8167920	Flooring, Vinyl Tile (VCT), Replace	15	10	5	15000	SF	\$5.00	\$75,000					\$75,000															\$75,000		\$75,000	
D1010	Auditorium	8167866	Vertical Lift, Wheelchair, 5' Rise, Install	25	10	15	2	EA	\$25,000.00	\$50,000																\$50,000						\$50,000	
D2010	Mechanical Room	8167908	Storage Tank, Domestic Water, Replace	30	22	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400	
D2010	Mechanical Room	8167916	Pump, Circulation/Booster, Domestic Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100					\$6,100																	\$6,100	
D2010	Mechanical Room	8167900	Pump, Circulation/Booster, Domestic Water, Replace	25	21	4	3	EA	\$6,100.00	\$18,300					\$18,300																	\$18,300	
D2010	Mitchell Auditorium	8167882	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$3,200											\$3,200											\$3,200	
D2010	Throughout Building	8167926	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	6	EA	\$1,500.00	\$9,000									\$9,000													\$9,000	
D2010	Restrooms	8167875	Toilet, Commercial Water Closet, Replace	30	20	10	18	EA	\$1,300.00	\$23,400											\$23,400											\$23,400	
D2010	Restrooms	8167860	Urinal, Standard, Replace	30	20	10	8	EA	\$1,100.00	\$8,800											\$8,800											\$8,800	
D2010	Utility Rooms/Areas	8167895	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$800.00	\$800											\$800											\$800	
D2010	Restrooms	8167917	Sink/Lavatory, Wall-Hung, Replace	30	15	15	20	EA	\$1,700.00	\$34,000																\$34,000						\$34,000	
D2030	Mechanical Room	8167880	Pump, Sump, Replace	15	10	5	1	EA	\$4,270.00	\$4,270					\$4,270															\$4,270		\$8,540	
D2030	Roof	8167927	Supplemental Components, Drains, Roof, Replace	40	30	10	14	EA	\$797.00	\$11,158											\$11,158											\$11,158	
D3020	Mechanical Room	8167888	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	22	8	1	EA	\$26,200.00	\$26,200									\$26,200														\$26,200
D3020	Utility Rooms/Areas	8167862	Unit Heater, Electric, 11 to 20 KW, Replace	20	15	5	2	EA	\$3,600.00	\$7,200					\$7,200																		\$7,200
D3020	Utility Rooms/Areas	8167897	Unit Heater, Natural Gas, 10 to 25 MBH, Replace	20	15	5	6	EA	\$4,300.00	\$25,800					\$25,800																		\$25,800
D3050	Mechanical Room	8167892	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	22	8	1	EA	\$70,000.00	\$70,000									\$70,000														\$70,000
D3050	Throughout Building	8167884	HVAC System, Ductwork, Medium Density, Replace	30	21	9	26000	SF	\$4.00	\$104,000										\$104,000													\$104,000
D3050	Mechanical Room	8167902	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167865	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167877	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167896	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167903	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167907	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167893	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3050	Mechanical Room	8167909	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace	30	21	9	1	EA	\$70,000.00	\$70,000										\$70,000													\$70,000
D3060	Mitchell Auditorium	8167925	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	6	EA	\$2,400.00	\$14,400					\$14,400																		\$14,400
D4010	Throughout Building	8167859	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	117630	SF	\$1.07	\$125,864					\$125,864																		\$125,864
D4010	Utility Rooms/Areas	8167911	Supplemental Components, Fire Riser, Wet, Replace	40	21	19	1	EA	\$10,000.00	\$10,000																				\$10,000			\$10,000
D4030	Throughout Building	8167863	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	28	EA	\$150.00	\$4,200										\$4,200										\$4,200			\$8,400
D5020	Mechanical Room	8167857	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$6,700.00	\$6,700											\$6,700												\$6,700
D5020	Mechanical Room	8167904	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$30,000.00	\$30,000											\$30,000												\$30,000
D5020	Mechanical Room	8167868	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$10,000											\$10,000												\$10,000
D5020	Mechanical Room	8167858	Switchboard, 277/480 V, Replace	40	21	19	1	EA	\$75,000.00	\$75,000																				\$75,000			\$75,000
D5020	Mechanical Room	8167885	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	21	9	1	EA	\$8,000.00	\$8,000											\$8,000												\$8,000
D5020	Mechanical Room	8167914	Distribution Panel, 120/208 V, Replace	30	21	9	5	EA	\$2,000.00	\$10,000										\$10,000													\$10,000
D5040	Throughout Building	8167906	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	3	7	12	EA	\$220.00	\$2,640									\$2,640										\$2,640				\$5,280
D5040	Throughout Building	8167887	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	2	8	12	EA	\$220.00	\$2,640										\$2,640										\$2,640			\$5,280
D5040	Mitchell Auditorium	8167889	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	10	EA	\$600.00	\$6,000											\$6,000												\$6,000
D5040	Throughout Building	8167894	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15																											



**10/17/2024**

Uniformat CodeLocation DescriptionID			Cost Description					Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate					
B2050	Building Exterior	8167813	Exterior Door, Steel, Standard, Replace					30	12	18	7	EA	\$600.00	\$4,200																		\$4,200			\$4,200				
B3010	Roof	8167758	Roofing, Metal, Replace					40	30	10	13612	SF	\$13.00	\$176,956									\$176,956											\$176,956					
B3010	Roof	8167772	Roofing, Single-Ply Membrane, EPDM, Replace					20	18	2	14323	SF	\$11.00	\$157,553			\$157,553																	\$157,553					
B3020	Roof	8167734	Roof Appurtenances, Roof Access Ladder, Steel, Replace					40	20	20	40	LF	\$90.00	\$3,600																			\$3,600	\$3,600					
B3060	Roof	8167804	Roof Hatch, Metal, Replace					30	20	10	1	EA	\$1,300.00	\$1,300									\$1,300										\$1,300						
C1030	Lobby	8167738	Interior Door, Wood, Solid-Core, Replace					40	22	18	18	EA	\$700.00	\$12,600																	\$12,600			\$12,600					
C1070	Lobby	8167765	Suspended Ceilings, Acoustical Tile (ACT), Replace					25	22	3	360	SF	\$3.50	\$1,260				\$1,260																\$1,260					
C1090	Restrooms	8167811	Toilet Partitions, Plastic/Laminate, Replace					20	15	5	10	EA	\$750.00	\$7,500					\$7,500															\$7,500					
C2030	Restrooms	8167740	Flooring, Ceramic Tile, Replace					40	22	18	1500	SF	\$18.00	\$27,000																		\$27,000			\$27,000				
C2030	Lobby	8167794	Flooring, Vinyl Tile (VCT), Residential Contractor Installation, Replace					15	12	3	14323	SF	\$3.00	\$42,969				\$42,969														\$42,969			\$85,938				
D2010	Mechanical Room	8167732	Storage Tank, Domestic Water, Replace					30	22	8	1	EA	\$2,400.00	\$2,400								\$2,400												\$2,400					
D2010	Mechanical Room	8167824	Water Heater, Gas, Commercial (125 MBH), Replace					20	15	5	1	EA	\$12,400.00	\$12,400					\$12,400															\$12,400					
D2010	Building Exterior	8167730	Backflow Preventer, Domestic Water, Replace					30	22	8	1	EA	\$1,400.00	\$1,400								\$1,400												\$1,400					
D2010	LOCKER ROOM	8167787	Shower, Ceramic Tile, Replace					30	27	3	14	EA	\$2,500.00	\$35,000				\$35,000																\$35,000					
D2010	Lobby	8167809	Drinking Fountain, Wall-Mounted, Single-Level, Replace					15	12	3	7	EA	\$1,200.00	\$8,400				\$8,400													\$8,400			\$16,800					
D2010	Restrooms	8167797	Urinal, Standard, Replace					30	23	7	7	EA	\$1,100.00	\$7,700							\$7,700													\$7,700					
D2010	Restrooms	8167816	Toilet, Commercial Water Closet, Replace					30	22	8	21	EA	\$1,300.00	\$27,300								\$27,300												\$27,300					
D2010	Restrooms	8167728	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace					30	22	8	16	EA	\$1,100.00	\$17,600								\$17,600												\$17,600					
D2010	Utility Rooms/Areas	8167747	Sink/Lavatory, Service Sink, Floor, Replace					35	22	13	1	EA	\$800.00	\$800													\$800							\$800					
D3030	Building Exterior	8167760	Chiller, Air-Cooled, 101 to 150 TON, Replace					25	10	15	1	EA	\$180,000.00	\$180,000																	\$180,000			\$180,000					
D3050	Mitchell Gymnasium	8167806	HVAC System, Ductwork, Medium Density, Replace					30	25	5	29910	SF	\$4.00	\$119,640					\$119,640																\$119,640				
D3050	Roof	8167796	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace					20	14	6	1	EA	\$45,000.00	\$45,000						\$45,000														\$45,000					
D3050	Roof	8167780	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace					20	14	6	1	EA	\$75,000.00	\$75,000						\$75,000														\$75,000					
D3050	Mitchell Gymnasium	8167755	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace					20	14	6	1	EA	\$75,000.00	\$75,000						\$75,000														\$75,000					
D3050	Mitchell Gymnasium	8167818	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace					20	14	6	1	EA	\$25,000.00	\$25,000						\$25,000														\$25,000					
D3050	Roof	8167752	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace					20	14	6	1	EA	\$25,000.00	\$25,000						\$25,000														\$25,000					
D4010	Utility Rooms/Areas	8167757	Supplemental Components, Fire Riser, Dry, Replace					40	22	18	1	EA	\$7,000.00	\$7,000																	\$7,000			\$7,000					
D4030	Gymnasium	8167750	Fire Extinguisher, Wet Chemical/CO2, Replace					10	1	9	6	EA	\$300.00	\$1,800									\$1,800								\$1,800			\$3,600					
D5020	Mechanical Room	8167782	Secondary Transformer, Dry, Stepdown, Replace					30	22	8	1	EA	\$25,000.00	\$25,000								\$25,000												\$25,000					
D5020	Mechanical Room	8167789	Distribution Panel, 277/480 V, 800 AMP, Replace					30	22	8	1	EA	\$10,000.00	\$10,000									\$10,000											\$10,000					
D5020	Mechanical Room	8167784	Distribution Panel, 120/240 V, Replace					30	20	10	2	EA	\$2,750.00	\$5,500										\$5,500										\$5,500					
D5040	Building Exterior	8167769	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace					20	17	3	6	EA	\$600.00	\$3,600				\$3,600																\$3,600					
D5040	Lobby	8167777	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace					20	17	3	29910	SF	\$4.50	\$134,595																				\$134,595					
D5040	Lobby	8167814	Emergency & Exit Lighting, Exit Sign, LED, Replace					10	4	6	2	EA	\$220.00	\$440						\$440										\$440				\$880					
D5040	Lobby	8167749	Emergency & Exit Lighting, Exit Sign, LED, Replace					10	3	7	9	EA	\$220.00	\$1,980							\$1,980									\$1,980				\$3,960					
E1040	Gymnasium	8167823	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace					10	1	9	2	EA	\$1,500.00	\$3,000								\$3,000								\$3,000				\$6,000					
E2010	Gymnasium	8167724	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace					20	10	10	456	EA	\$450.00	\$205,200									\$205,200											\$205,200					
G2050	Gymnasium	8167802	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace					25	22	3	6	EA	\$4,750.00	\$28,500				\$28,500																	\$28,500				
G2050	Gymnasium	8167762	Sports Apparatus, Scoreboard, Electronic Standard, Replace					25	22	3	2	EA	\$8,000.00	\$16,000				\$16,000																	\$16,000				
G2050	Gymnasium	8167767	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe					10	5	5	13176	SF	\$1.50	\$19,764					\$19,764													\$19,764			\$39,528				
G2050	Gymnasium	8167821	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace					20	10	10	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400				
G4050	Gymnasium	8167826	Floodlights, Floodlights, 50 W, Replace/Install					20	15	5	25	EA	\$800.00	\$20,000					\$20,000																\$20,000				
Totals, Unescalated													\$0	\$0	\$157,553	\$270,324	\$0	\$179,304	\$245,440	\$9,680	\$83,700	\$4,800	\$390,356	\$0	\$0	\$800	\$0	\$199,764	\$440	\$1,980	\$102,169	\$4,800	\$3,600					\$1,654,710	
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$167,148	\$295,390	\$0	\$207,862	\$293,068	\$11,905	\$106,029	\$6,263	\$524,606	\$0	\$0	\$1,175	\$0	\$311,226	\$706	\$3,273	\$173,936	\$8,417	\$6,502						\$2,117,506

[illegible]





10/17/2024

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
E1070	Site	8167861	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	1920	SF	\$15.00	\$28,800						\$28,800															\$28,800	\$57,600
E2010	Site	8167899	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	10	10	900	EA	\$350.00	\$315,000											\$315,000											\$315,000
G2020	Site	8167392	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	59030	SF	\$3.50	\$206,605						\$206,605																\$206,605
G2030	Site	8167351	Sidewalk, Concrete, Large Areas, Replace	50	40	10	25000	SF	\$9.00	\$225,000											\$225,000											\$225,000
G2060	Site	8167364	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																\$3,000
G2060	Site	8167403	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	14	6	1	EA	\$25,000.00	\$25,000							\$25,000															\$25,000
G2060	Site	8167431	Retaining Wall, Treated Timber, Replace	25	22	3	80	SF	\$20.00	\$1,600				\$1,600																		\$1,600
Totals, Unescalated											\$0	\$0	\$0	\$1,950	\$0	\$275,905	\$25,000	\$0	\$0	\$0	\$627,934	\$0	\$0	\$0	\$0	\$44,000	\$0	\$0	\$0	\$0	\$28,800	\$1,003,589
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$2,131	\$0	\$319,850	\$29,851	\$0	\$0	\$0	\$843,891	\$0	\$0	\$0	\$0	\$68,551	\$0	\$0	\$0	\$0	\$52,016	\$1,316,289



## Appendix G:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167357	D1010	Freight Elevator	Overhead Traction, 2-5 Floors	2500 LB	Mitchell High School / Main School Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2002		
2	8167372	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Mitchell High School / Main School Building	Mechanical Room	Montgomery Elevator Company	MIPROMHS	CP-EMD-14/89	2002		
3	8167405	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Mitchell High School / Main School Building	Mechanical Room	Montgomery Elevator Company	MIPROMHS	141188	2002		
4	8167866	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Mitchell High School / Mitchell Auditorium	Auditorium	Porch-Lift	No dataplate	No dataplate	2002		2
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167732	D2010	Storage Tank	Domestic Water	81 GAL	Mitchell High School / Mitchell Gymnasium	Mechanical Room	No dataplate	No dataplate	No dataplate	2002		
2	8167388	D2010	Storage Tank	Domestic Water	125 GAL	Mitchell High School / Main School Building	Mechanical Room	John Wood	6106661220	071903	1999		
3	8167908	D2010	Storage Tank	Domestic Water	125 GAL	Mitchell High School / Mitchell Auditorium	Mechanical Room	John Wood	Illegible	Illegible	2002		
4	8167916	D2010	Pump	Circulation/Booster, Domestic Water	7.5 HP	Mitchell High School / Mitchell Auditorium	Mechanical Room	NEMA Premium	R341	No dataplate	2003		
5	8167356	D2010	Pump	Circulation/Booster, Domestic Water	50 HP	Mitchell High School / Main School Building	Mechanical Room	Marathon Electric	No dataplate	No dataplate	2002		
6	8167380	D2010	Pump	Circulation/Booster, Domestic Water	50 HP	Mitchell High School / Main School Building	Mechanical Room	Marathon Electric	6VM 326TTDC4026AA	No dataplate	2002		
7	8167347	D2010	Pump	Circulation/Booster, Domestic Water	50 HP	Mitchell High School / Main School Building	Mechanical Room	Marathon Electric	6VN326TTDC4026AA	No dataplate	2002		
8	8167900	D2010	Pump	Circulation/Booster, Domestic Water	7 HP	Mitchell High School / Mitchell Auditorium	Mechanical Room	A. O. Smith	Illegible	Illegible	2003		3
9	8167414	D2010	Pump	Circulation/Booster, Domestic Water	50 HP	Mitchell High School / Main School Building	Mechanical Room	Marathon Electric	No dataplate	No dataplate	2002		
10	8167824	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Mitchell High School / Mitchell Gymnasium	Mechanical Room	A. O. Smith	BTR199	MB02-1532347-110			
11	8167390	D2010	Water Heater	Gas, Commercial (125 MBH), 100- 200 GAL	200 GAL	Mitchell High School / Main School Building	Mechanical Room	A. O. Smith	BTHL-500A 300	2233130597013	2022		
12	8167730	D2010	Backflow Preventer	Domestic Water	1 IN	Mitchell High School / Mitchell Gymnasium	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2002		
13	8167321	D2010	Backflow Preventer	Domestic Water	4 IN	Mitchell High School / Main School Building	Mechanical Room	Wilkins	975	34133	2002		
14	8167383	D2010	Backflow Preventer	Domestic Water	2 IN	Mitchell High School / Main School Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2002		
15	8167882	D2010	Backflow Preventer	Domestic Water	2 IN	Mitchell High School / Mitchell Auditorium		No dataplate	No dataplate	No dataplate			
16	8167880	D2030	Pump	Sump	3 HP	Mitchell High School / Mitchell Auditorium	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
17	8167362	D2030	Pump	Sump	3 HP	Mitchell High School / Main School Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2002		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167888	D3020	Boiler	Gas, HVAC, 501 to 750 MBH	700 MBH	Mitchell High School / Mitchell Auditorium	Mechanical Room	Pro Fire	GP - 700-2	S171910-1	2002		
2	8167430	D3020	Boiler	Gas, HVAC, 751 to 1000 MBH	800 MBH	Mitchell High School / Main School Building	Mechanical Room	Cleaver-Brooks	FLX	BT6968	2002		
3	8167862	D3020	Unit Heater	Electric, 11 to 20 KW	15 KW	Mitchell High School / Mitchell Auditorium	Utility Rooms/Areas	Dayton	Inaccessible	Inaccessible	2003		2
4	8167897	D3020	Unit Heater	Natural Gas, 10 to 25 MBH	10 MBH	Mitchell High School / Mitchell Auditorium	Utility Rooms/Areas	Trane	Inaccessible	Inaccessible	2003		6
5	8167384	D3030	Chiller	Air-Cooled	50 TON	Mitchell High School / Main School Building	Building Exterior	Daikin Industries	AGZ191ETSEMNOB	SLPU220928470	2002		
6	8167385	D3030	Chiller	Air-Cooled	50 TON	Mitchell High School / Main School Building	Building Exterior	Daikin Industries	AGZ191ETSEMNOB	SLPU220928471	2002		
7	8167760	D3030	Chiller	Air-Cooled, 101 to 150 TON	120 TON	Mitchell High School / Mitchell Gymnasium	Building Exterior	Daikin	AGZ120EDSEMNOB	SLPU220928472			



8	8167413	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Mitchell High School / Main School Building	Building Exterior	LG	LSU090HEV	No dataplate	2002		
9	8167337	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA010UB000A000U	K00A1559B	2002		
10	8167893	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAF03F1 COLBM00000004EA5E0000000000	T02K77749	2003		
11	8167902	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAA12F1 CORAM00000004GAFE00 0000000	T02K77742	2003		
12	8167865	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAF12F1CORAL00000004HAKE00000000000	T02K77744	2003		
13	8167366	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/AreaS	Trane	MCCA014BAJ0B0CA00000000	K00A15514	2002		
14	8167435	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA008UB000A000U	K00A15446	2002		
15	8167907	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	No dataplate	No dataplate	2003		
16	8167386	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA008UB00A000U	K00A15447	2002		
17	8167355	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA014GAY0BBA000G0ECA00B0A0000AC00B0000000000	K00A15521	2002		
18	8167433	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA006GAY0BBA00E0ECA00C0A0000BA000B0000000000	K00A15574	2002		
19	8167896	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAA12F1 CORAM00000004GAFE00 0000000	T02K77743	2003		
20	8167892	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAF08F1C0RCM00000004GAYE00000000000	T02K77741	2002		
21	8167367	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA008GAY0BBC000F0ECA01B0A0000BE000B000000000	K00A15446	2002		
22	8167903	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	No dataplate	No dataplate	2003		
23	8167909	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	LPCAF08F1C0RCM00000004GAYE00000000000	T02K77745	2003		
24	8167336	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA012MAJ0B0C0DD0AC0000000000	K00A15457	2002		
25	8167877	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	13000 CFM	Mitchell High School / Mitchell Auditorium	Mechanical Room	Trane	PCAF03F1CORCM00000004DA4E00000000000	T02K77746	2003		
26	8167327	D3050	Air Handler [AC-1]	Interior AHU, Easy/Moderate Access, 15000 CFM	13000 CFM	Mitchell High School / Main School Building	Utility Rooms/Areas	Trane	MCCA008UB000B000U	K000A15429	2002		
27	8167818	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Mitchell High School / Mitchell Gymnasium		Lennox	LGH150H4BS1G	5618D03516	2002		
28	8167752	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Mitchell High School / Mitchell Gymnasium	Roof	Lennox	LGH150H4BS1G	5618D03515	2002		
29	8167796	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Mitchell High School / Mitchell Gymnasium	Roof	Lennox	LGH300S4BS4G	561D03383	2002		
30	8167755	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 26 to 50 TON	40 TON	Mitchell High School / Mitchell Gymnasium		Lennox	LGH480H4MR2G	5618D00505	2002		
31	8167780	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 26 to 50 TON	40 TON	Mitchell High School / Mitchell Gymnasium	Roof	Lennox	LGH480H4MR2G	5618D00504	2002		
32	8167352	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Mitchell High School / Main School Building	Mechanical Room	Greenheck	SE1-12-432-D8	00819675	2002	2	
33	8167340	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	Mitchell High School / Main School Building	Restrooms	Inaccessible	Inaccessible	Inaccessible	2002	8	
34	8167404	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	Mitchell High School / Main School Building	Roof	No dataplate	No dataplate	No dataplate	2002	5	
35	8167925	D3060	Exhaust Fan	Centrifugal, 16" Damper	1000 CFM	Mitchell High School / Mitchell Auditorium		No dataplate	No dataplate	No dataplate	2003	6	
36	8167425	D3060	Exhaust Fan	Centrifugal, 36"Damper	8000 CFM	Mitchell High School / Main School Building	Roof	No dataplate	No dataplate	No dataplate		3	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167863	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Mitchell High School / Mitchell Auditorium	Throughout Building						28
2	8167750	D4030	Fire Extinguisher	Wet Chemical/CO2		Mitchell High School / Mitchell Gymnasium	Gymnasium				2002		6
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty



1	8167420	D5020	Primary Transformer	Dry, Property-Owned, 500 KVA	500 KVA	Mitchell High School / Main School Building	Building Exterior	No dataplate	No dataplate	No dataplate	2002		
2	8167782	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Mitchell High School / Mitchell Gymnasium	Mechanical Room	GE	92303147	Illegible	2002		
3	8167857	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Mitchell High School / Mitchell Auditorium	Mechanical Room	Square D	33349-17212-056	16482333-013	2003		
4	8167424	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	Mitchell High School / Main School Building	Mechanical Room	Cutler-Hammer	V48M24T15A	J00F3943	2002		
5	8167406	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Mitchell High School / Main School Building	Mechanical Room	GE	9T23B3878	2475A387PAG003	2002		
6	8167324	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Mitchell High School / Main School Building	Utility Rooms/Areas	G. S. Blodgett Corp.	9T23Q3146	2475A382NBG007	2002		
7	8167868	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Mitchell High School / Mitchell Auditorium	Mechanical Room	Eaton	V48M28T7516	No dataplate	2003		
8	8167904	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Mitchell High School / Mitchell Auditorium	Mechanical Room	Square D	35949-17212-086	16482333-014-01	2003		
9	8167412	D5020	Switchboard	120/208 V	3000 AMP	Mitchell High School / Main School Building	Mechanical Room	GE	No dataplate	No dataplate	2002	3	
10	8167858	D5020	Switchboard	277/480 V	1600 AMP	Mitchell High School / Mitchell Auditorium	Mechanical Room	Square D	16482333-00	No dataplate	2003		
11	8167914	D5020	Distribution Panel	120/208 V	200 AMP	Mitchell High School / Mitchell Auditorium	Mechanical Room	EGP	No dataplate	No dataplate	2003	5	
12	8167329	D5020	Distribution Panel	120/240 V	225 AMP	Mitchell High School / Main School Building	Mechanical Room	General Electric	A Series	No dataplate	2002	6	
13	8167784	D5020	Distribution Panel	120/240 V	225 AMP	Mitchell High School / Mitchell Gymnasium	Mechanical Room	General Electric	A Series	No dataplate		2	
14	8167325	D5020	Distribution Panel	120/240 V	800 AMP	Mitchell High School / Main School Building	Mechanical Room	GE	Spectra Series	No dataplate	2002	2	
15	8167789	D5020	Distribution Panel	277/480 V, 800 AMP	800 AMP	Mitchell High School / Mitchell Gymnasium	Mechanical Room	GE	Spectra Series	No dataplate	2002		
16	8167432	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Main School Building	Throughout Building				2002	12	
17	8167428	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Main School Building	Throughout Building				2002	12	
18	8167749	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Mitchell Gymnasium	Lobby				2002	9	
19	8167887	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Mitchell Auditorium	Throughout Building				2003	12	
20	8167814	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Mitchell Gymnasium	Lobby				2002	2	
21	8167906	D5040	Emergency & Exit Lighting	Exit Sign, LED		Mitchell High School / Mitchell Auditorium	Throughout Building				2003	12	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167376	D7050	Fire Alarm Panel	Fully Addressable		Mitchell High School / Main School Building	Throughout Building	Siemens	FHD2007-U2	No dataplate	2002		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167359	E1030	Foodservice Equipment	Blast Chiller/Freezer		Mitchell High School / Main School Building	Kitchen	Aerohot	333- 25PG M	2A01	2002		2
2	8167434	E1030	Foodservice Equipment	Convection Oven, Double		Mitchell High School / Main School Building	Kitchen	Blodgett	BDO-100-G-ES	041416CR006T	2002		
3	8167338	E1030	Foodservice Equipment	Convection Oven, Double		Mitchell High School / Main School Building	Kitchen	Blodgett	BDO-100-G-ES	120618C1005T	2002		
4	8167408	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Mitchell High School / Main School Building	Kitchen	Greenheck			2002		
5	8167409	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Mitchell High School / Main School Building	Kitchen	FWE	UHS-12	123465705	2002		
6	8167343	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Mitchell High School / Main School Building	Kitchen	Gozoc	HPC7101		2002		
7	8167402	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Mitchell High School / Main School Building	Cafeteria	Continental	1RE-PT	15525536			
8	8167389	E1030	Foodservice Equipment	Freezer, Chest		Mitchell High School / Main School Building	Kitchen	Duke			2002		
9	8167368	E1030	Foodservice Equipment	Icemaker, Freestanding		Mitchell High School / Main School Building	Cafeteria	Koolaire	KYT0420A-161	1120568706	2002		



10	8167374	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Mitchell High School / Main School Building	Kitchen				2002	2
11	8167341	E1030	<b>Foodservice Equipment</b>	Range, 2-Burner	Mitchell High School / Main School Building	Kitchen	Wolf	8818-90	60-1030638498	2002	
12	8167393	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Mitchell High School / Main School Building	Kitchen	ACCUTEMP	E6480314000200	56572	2014	
13	8167378	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Mitchell High School / Main School Building	Kitchen	ACCUTEMP	E6480314000200	56598	2014	
14	8167334	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Mitchell High School / Main School Building	Cafeteria	Thurmaduke	DC - TEHF - 74PG - SW M	11199868	2002	
15	8167322	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Mitchell High School / Main School Building	Cafeteria	Thurmaduke	DC - TEHF - 74PG - SW M	11199869	2002	
16	8167323	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Mitchell High School / Main School Building	Building Exterior	Trenton	TEZA009H8-HT3D-B	249104278		
17	8167399	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Mitchell High School / Main School Building	Building Exterior					
18	8167363	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Mitchell High School / Main School Building	Kitchen	Thermo-Kool	TK-3476-WFR-L	37234 FORL	2002	
19	8167382	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 3-Bowl	Mitchell High School / Main School Building	Kitchen				2002	2
20	8167823	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Mitchell High School / Mitchell Gymnasium	Gymnasium				2002	2