

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Northeast Prep Academy
968 North Mendenhall Road
Memphis, Tennessee 38122

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	968 North Mendenhall Road, Memphis, Tennessee 38122
Site Developed	1992 Renovated 2007
Site Area	2.66 acres (estimated)
Parking Spaces	53 total spaces all in open lots; 0 of which are accessible.
Building Area	33,051 SF
Number of Stories	2 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	April 3-4, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Anthony Worthy
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Northeast Prep Academy was constructed in 1992 with some renovation completed in 2007. This facility serves grades 9th-12th as an alternative school with smaller classes. The building consists of offices, meeting rooms, classrooms, restrooms, and multi-purpose room. Overall, the building show evidence of fair construction and maintenance practices during the building's operations.

Architectural

This facility consists of steel framing with masonry block walls, brick and stone façade with steel windows. The interior finishes consist of quarry tile, carpet, VCT flooring with interior wall of CMU, gypsum board, fiberglass panels are in fair to poor condition. The roof consists of metal and single-ply TPO/PVC membrane roofing that are in fair to poor condition. Finishes throughout all the facilities have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Regular maintenance and inspection are highly recommended throughout the facility in a timely manner.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system and components have been well maintained throughout the facility and the building's MEPF portfolio is in fair to good condition. The HVAC system consists of fan coil units, package units, ductless split-system, PTAC units, wall-mounted air conditioner and rooftop exhaust fans that are in fair condition. Gas boiler and electric water heaters supply hot water to kitchen. The building is equipped with a kitchen suppression system, fire extinguishers, and fire alarm control panel with a full alarm system throughout the building. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Site

The facility is composed of moderate landscaping with parking and pedestrian walkways that are in poor to fair condition. The facility site is in fair condition and well maintained. The parking lot striping is in fair condition. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Recommended Additional Studies

The roof drainage is in poor condition. After rain there is a large amount of standing water throughout the roof area. A professional architect must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the roof drainage is also included. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The ceilings and walls are in poor condition. The ceilings and walls surface throughout the building are cracking and peeling. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the ceilings and walls is also included. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

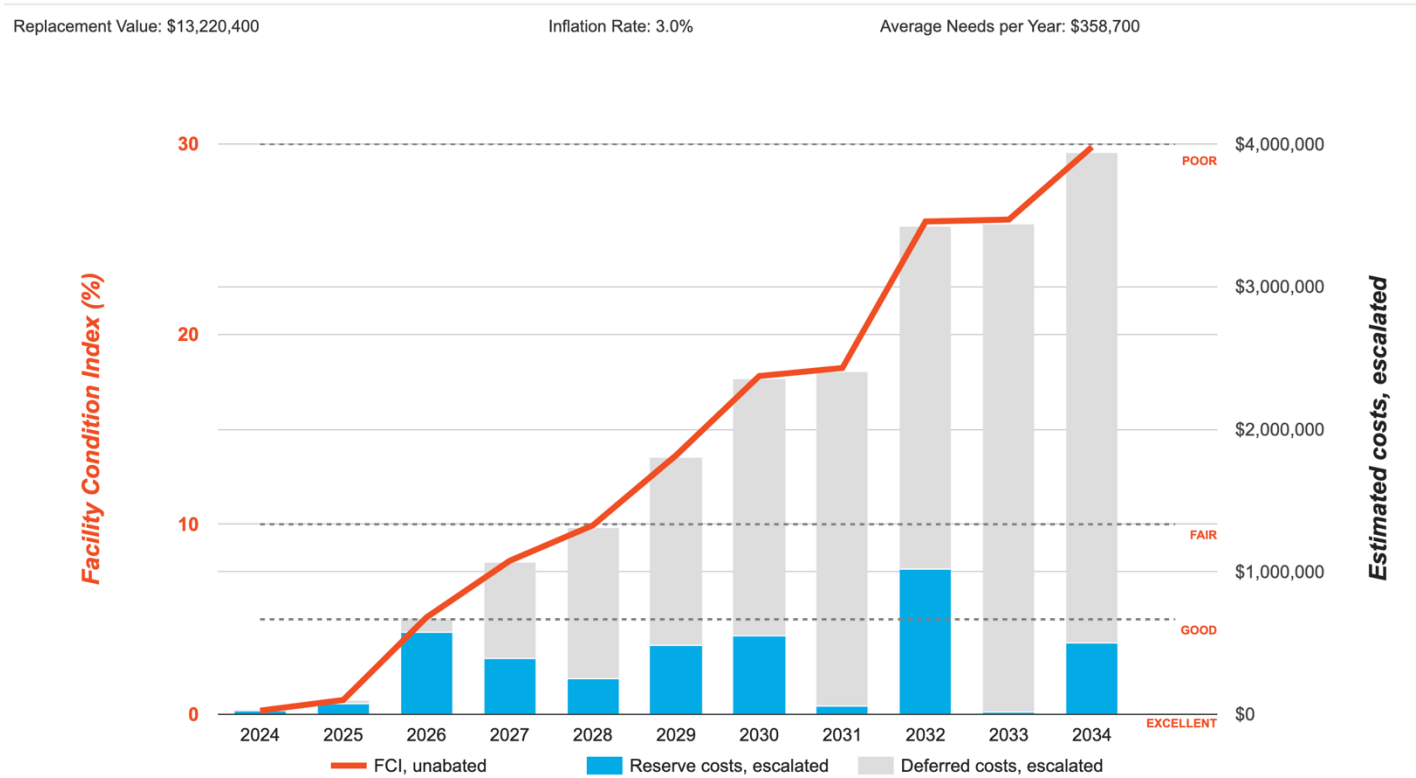
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis Northeast Prep Academy(1992)			
Replacement Value	Total SF	Cost/SF	
\$ 13,220,400	33,051	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 26,500		0.2 %
3-Year	\$ 1,067,900		8.1 %
5-Year	\$ 1,801,400		13.6 %
10-Year	\$ 3,945,200		29.8 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Northeast Prep Academy



Immediate Needs

Facility/Building	Total Items	Total Cost
Northeast Prep Academy	4	\$26,500
Total	4	\$26,500

Northeast Prep Academy

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7512275	Northeast Prep Academy	Throughout building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
7512300	Northeast Prep Academy	Roof	P2030	Architectural Study, Building Envelope, Roof, Evaluate/Report	NA	Performance/Integrity	\$7,000
7512283	Northeast Prep Academy	Throughout building	P2030	Engineering Study, Mechanical, General Design, Evaluate/Report	NA	Performance/Integrity	\$7,000
7512259	Northeast Prep Academy	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (4 items)							\$26,500

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Northeast Prep Academy Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$75,600

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There are areas throughout the sidewalk within the property that is damaged and large amount of cracking has developed - AssetCALC ID: 7512338



Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof
Northeast Prep Academy Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

After rain, there are large amount of standing water throughout the roof area. - AssetCALC ID: 7512300



Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design
Northeast Prep Academy Throughout building

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

The ceilings and walls surface throughout the building are cracking and peeling. - AssetCALC ID: 7512283



Suspended Ceilings in Poor condition.

Hard Tile, Replacement with ACT
Northeast Prep Academy Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$71,700

\$\$\$\$

Ceiling hard tiles throughout the building are falling and exposed. - AssetCALC ID: 7512348



Exterior Door in Poor condition.

Priority Score: **81.7**

Steel, Standard
Northeast Prep Academy Portable Classroom
Building Exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$7,200

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

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Is this thing portable classroom entry doors are severely rusted throughout these buildings - AssetCALC ID: 7512261



Air Conditioner in Poor condition.

Priority Score: **81.7**

Window/Thru-Wall
Northeast Prep Academy Portable Classrooms

Plan Type:
Performance/Integrity

Cost Estimate: \$5,600

Uniformat Code: D3030
Recommendation: **Replace in 2026**

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Unit is rusted and in poor condition - AssetCALC ID: 7512286



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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Northeast Prep Academy Throughout building

\$\$\$\$

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

Existing hard ceiling tiles are falling throughout the building leaving exposed concrete fountain. - AssetCALC ID: 7512275

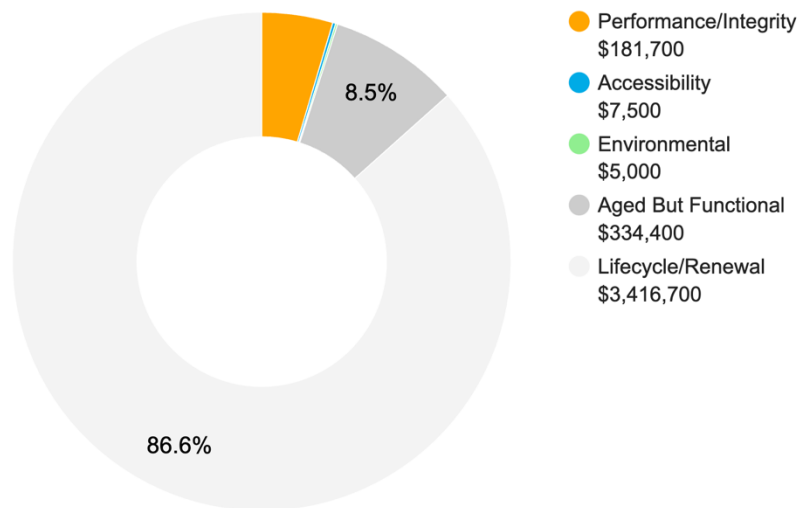
Plan Types

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

Plan Type Descriptions

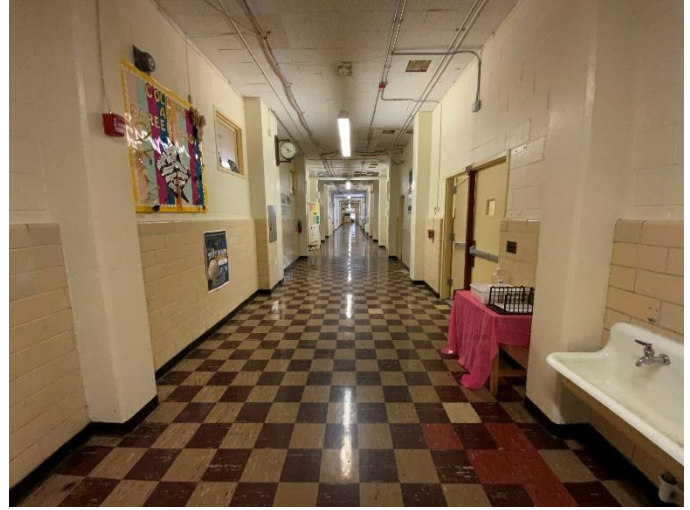
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,945,300

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete wall footing foundation system.	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, CMU, fiberglass Floors: Carpet, VCT, quarry tile Ceilings: Painted gypsum board and ACT, hard tile, fiberglass	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding fan coils Non-Central System: Packaged units, PTAC units Supplemental components: Suspended unit heaters, rooftop exhaust fan	Fair
Fire Suppression	Fire extinguishers only and kitchen hood system	Fair

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring. Interior Lighting: zLinear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and stairs.	Fair
Site Development	Building-mounted, Property entrance signage; chain link fencing	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED, metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D	
Key Issues and Findings	Rusted entrance doors, ceiling hard tiles throughout main building are falling, significant sidewalk trip hazards, ponding water on roof	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	\$6,900	\$26,100	\$33,000
Facade	-	\$308,300	\$64,800	-	\$2,322,000	\$2,695,000
Roofing	-	-	\$472,600	\$12,300	-	\$485,000
Interiors	-	\$219,100	\$271,200	\$733,100	\$602,900	\$1,826,300
Plumbing	-	-	\$21,900	\$552,500	\$15,500	\$589,900
HVAC	-	\$29,700	\$113,200	\$195,500	\$134,500	\$472,900
Fire Protection	-	-	\$1,700	-	\$5,400	\$7,100
Electrical	-	-	\$11,200	\$322,200	\$15,000	\$348,400
Fire Alarm & Electronic Systems	-	-	-	\$223,500	-	\$223,500
Equipment & Furnishings	-	-	\$68,600	\$63,000	\$118,400	\$249,900
Site Utilities	-	-	-	\$11,200	-	\$11,200
Site Development	-	-	\$8,400	\$10,900	-	\$19,300
Site Pavement	-	\$91,100	\$93,000	\$12,700	\$31,800	\$228,600
Follow-up Studies	\$19,000	-	-	-	-	\$19,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS (3% inflation)	\$26,500	\$648,300	\$1,126,600	\$2,143,700	\$3,271,500	\$7,216,600

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1992. The facility was renovated in 2007.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Northeast Prep Academy, 968 North Mendenhall Road, Memphis, Tennessee 38122, 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.

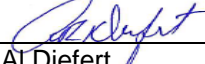
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Anthony Worthy,
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Reviewed by: 
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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SIGNAGE

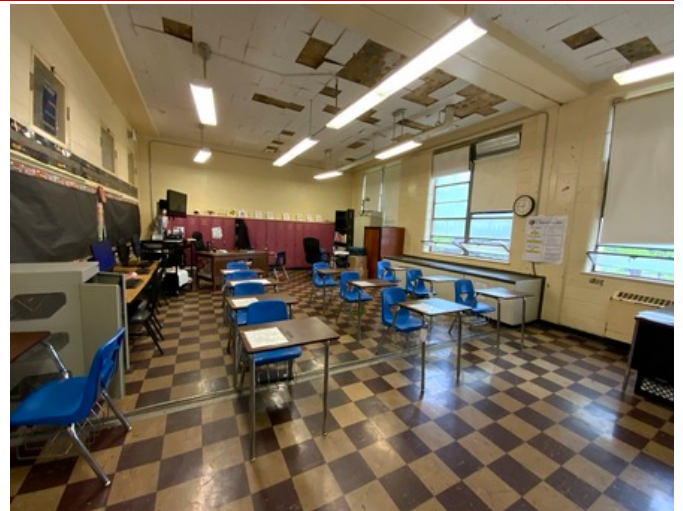


6 - BUILDING SIGNAGE

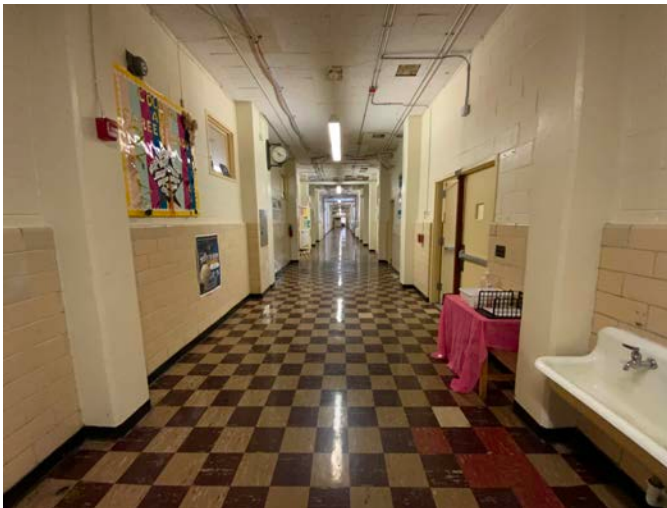
Photographic Overview



7 - LIBRARY



8 - CLASSROOM



9 - HALLWAY



10 - RESTROOM



11 - CAFETERIA



12 - PORTABLES

Photographic Overview



13 - EXTERIOR WALLS



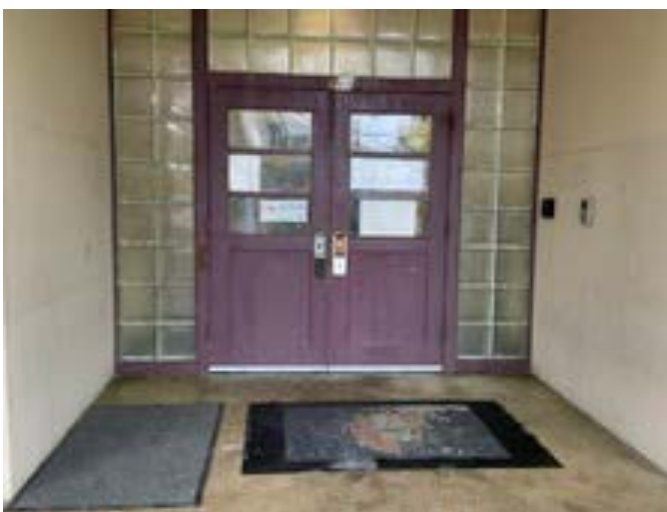
14 - EXTERIOR STEEL DOOR



15 - EXTERIOR WOOD DOOR



16 - GLAZING



17 - EXTERIOR DOOR



18 - METAL ROOFING

Photographic Overview



19 - ROOFING



20 - BOILER



21 - UNIT HEATER



22 - PACKAGE UNIT



23 - HYDRONIC TERMINAL



24 - PACKAGED UNIT

Photographic Overview



25 - EXHAUST FAN



26 - SECONDARY TRANSFORMER



27 - DISTRIBUTION PANEL



28 - INTERIOR LIGHTING SYSTEM



29 - FIRE EXTINGUISHER





30 - FIRE ALARM PANEL

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-028.354	Northeast Prep Academy	
	Source	On-Site Date	
	Google Earth	April 3, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Northeast Prep Academy
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

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

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Northeast Prep Academy

BV Project Number: 163745.23R000-028.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.			X	
3	Has building ownership/management reported any ADA complaints or litigation?			X	

Building X: Accessibility Issues				
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	No accessible parking provided			<input type="checkbox"/>
Exterior Route				<input checked="" type="checkbox"/>
Building Entrances				<input checked="" type="checkbox"/>
Interior Route	No accessible access provided to 2 nd level of building			<input type="checkbox"/>
Public Restrooms	No accessible restroom provided			<input type="checkbox"/>

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

Building X Accessibility: Photographic Overview



Overview of accessible parking area



Close-up of stall



Primary path of travel



2nd path of travel



Main accessible entrance



Additional entrance

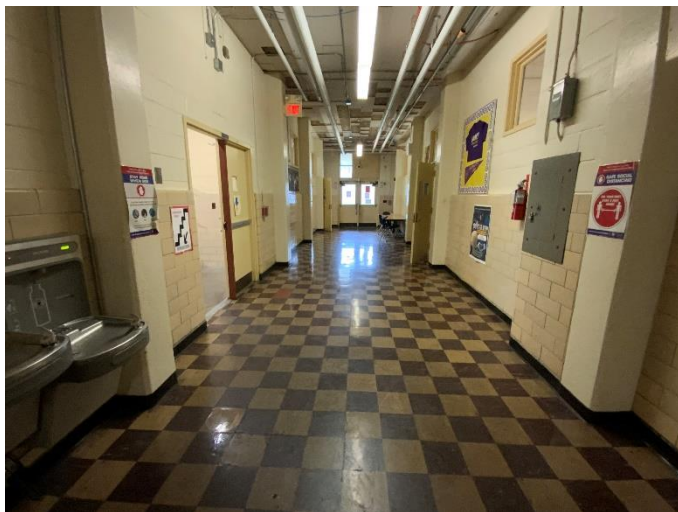
Building X Accessibility: Photographic Overview



Accessible interior path (stairs)



Door hardware



Interior path of travel



Drinking fountain



Toilet stall overview



Sink, faucet handles and/or accessories

Appendix E:

Component Condition Report

Component Condition Report | Northeast Prep Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1010	Building Exterior	Fair	Interior Wall Construction, Concrete Block (CMU)	17,352 SF	10	7512326
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	56	8	7512257
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	15	8	7512266
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Partially Glazed, Standard Swing	22	8	7512327
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	8	7512345
C1030	Throughout building	Good	Interior Door, Steel, Standard	9	23	7512355
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	20,492 SF	1	7512348
C1070	Portable Classrooms	Fair	Suspended Ceilings, Fiberglass Paneling	6,680 SF	5	7512311
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,983 SF	8	7512314
C1090	Restrooms	Fair	Toilet Partitions, Wood	20	5	7512360
C2010	Building Exterior	Fair	Wall Finishes, any surface, Prep & Paint	27,267 SF	4	7512251
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,831 SF	4	7512362
C2010	Portable Classrooms	Fair	Wall Finishes, Fiberglass Paneling	10,020 SF	6	7512350
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	17,117 SF	2	7512344
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,305 SF	6	7512304
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,983 SF	3	7512271
C2030	Throughout building	Fair	Flooring, Quarry Tile	3,966 SF	18	7512274
C2030	Portable Classrooms	Fair	Flooring, Vinyl Tile (VCT)	6,680 SF	5	7512298
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,966 SF	4	7521638
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	6	7512292
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7512341
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (400 MBH)	1	6	7512263
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	5	15	7512291

Component Condition Report | Northeast Prep Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	33,051 SF	8	7512321
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	3	7512364
D2010	Boiler room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	7512365
D2010	Restrooms	Fair	Urinal, Standard	10	5	7512293
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	6	7512287
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	24	7512332
D3020	Kitchen	Fair	Unit Heater, Electric	1	5	7512297
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	34	7512342
D3020	Kitchen	Fair	Unit Heater, Electric	1	5	7512296
D3030	Portable Classrooms	Fair	Air Conditioner, Window/Thru-Wall	1	2	7512256
D3030	Throughout building	Good	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH	8	10	7512324
D3030	Portable Classrooms	Fair	Air Conditioner, Window/Thru-Wall	1	2	7512273
D3030	Portable Classrooms	Fair	Air Conditioner, Window/Thru-Wall	1	2	7512255
D3030	Portable Classrooms	Poor	Air Conditioner, Window/Thru-Wall	1	2	7512286
D3030	Portable Classrooms	Fair	Air Conditioner, Window/Thru-Wall	1	2	7512316
D3030	Portable Classrooms	Fair	Air Conditioner, Window/Thru-Wall	1	5	7512328
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM	26	8	7512331
D3050	Boiler room	Good	HVAC System, Hydronic Piping, 2-Pipe	780 SF	34	7512363
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	4	7512284
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	4	7512315
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	4	7512258
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7512260
D3050	Boiler room	Fair	Supplemental Components, Air Separator, HVAC	1	6	7512329

Component Condition Report | Northeast Prep Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7512269
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	14	7512294
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7512349
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	14	7512352
Fire Protection						
D4010	Kitchen	Good	Fire Suppression System, Commercial Kitchen, per LF of Hood	5 LF	14	7512308
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	7512265
Electrical						
D5020	Boiler room	Fair	Distribution Panel, 120/208 V [PANEL M]	1	7	7512339
D5020	1st FL. Hallway	Fair	Distribution Panel, 277/480 V [PANEL PA]	1	8	7512277
D5020	Boiler room	Fair	Distribution Panel, 277/480 V [MAIN PANEL]	1	7	7512264
D5020	Boiler room	Fair	Secondary Transformer, Dry, Stepdown	1	7	7512358
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	33,051 SF	8	7512289
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	33,051 SF	6	7512320
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	4	7512356
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	25	5	7512281
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	33,051 SF	6	7512330
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	7512333
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	33,051 SF	8	7512250
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7512309
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	7512252
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7512268

Component Condition Report | Northeast Prep Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7512307
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	6	7512301
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	10	7512295
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	7512279
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7512318
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7512288
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	7512323
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	7512347
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	7512337
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7512290
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	5	7512361
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	7512310
E1030	Kitchen	Good	Foodservice Equipment, Steamer, Tabletop	1	8	7512254
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	7512253
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	4	7512285
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	11	7512359
E1060	Boiler room	Fair	Residential Appliances, Washer	1	9	7512267
E1060	Boiler room	Fair	Residential Appliances, Clothes Dryer	1	5	7512282
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	22,927 SF	2	7512353
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	22,927 SF	5	7512312
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	3,780 SF	2	7512338
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	7512322


Component Condition Report | Northeast Prep Academy


UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	8	7512334
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	4	7512302
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	168 LF	8	7512319
G2060	Site	Fair	Flagpole, Metal	1	5	7512270
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	4	7512305
G4050	Building exterior	Fair	Floodlights, Floodlights, 90 W, Replace/Install	4	7	7512280
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	6	7512357
G4050	Building exterior	Fair	Floodlights, Floodlights, 90 W, Replace/Install	3	8	7512276
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Mechanical, General Design, Evaluate/Report	1	0	7512283
P2030	Roof	NA	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7512300
P2030	Throughout building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	7512275
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7512259

Appendix F:

Replacement Reserves

Replacement Reserves Report																																		
Northeast Prep Academy																																		
5/2/2024																																		
Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate												
Northeast Prep Academy	\$26,500	\$73,874	\$574,385	\$393,116	\$246,688	\$486,831	\$551,170	\$56,226	\$1,018,610	\$12,852	\$504,909	\$8,859	\$54,631	\$346,727	\$233,784	\$44,994	\$0	\$243,387	\$2,215,237	\$38,752	\$85,158	\$7,216,691												
Grand Total	\$26,500	\$73,874	\$574,385	\$393,116	\$246,688	\$486,831	\$551,170	\$56,226	\$1,018,610	\$12,852	\$504,909	\$8,859	\$54,631	\$346,727	\$233,784	\$44,994	\$0	\$243,387	\$2,215,237	\$38,752	\$85,158	\$7,216,691												
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
B1080	Throughout building	7512335	Stairs, Wood, Interior, Replace	30	22	8	60	SF	\$40.00	\$2,400										\$2,400												\$2,400		
B1080	Site	7512303	Stairs, Concrete, Exterior, Replace	50	40	10	52	SF	\$55.00	\$2,860											\$2,860											\$2,860		
B1080	Throughout building	7512366	Stairs, Metal or Pan-Filled, Interior, Replace	50	32	18	320	SF	\$48.00	\$15,360																			\$15,360			\$15,360		
B2010	Portable Classroom Building Exterior	7512317	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	32	13	10056	SF	\$22.00	\$221,232																		\$221,232				\$221,232		
B2010	Building Exterior	7512272	Exterior Walls, Glass Block, Replace	40	35	5	144	SF	\$50.00	\$7,200					\$7,200																	\$7,200		
B2010	Building Exterior	7512340	Exterior Walls, Brick, Replace	50	32	18	21814	SF	\$53.00	\$1,156,142																			\$1,156,142			\$1,156,142		
B2010	Building Exterior	7512351	Exterior Walls, Concrete Tilt-Up, Replace	50	32	18	750	SF	\$22.00	\$16,500																			\$16,500			\$16,500		
B2020	Building Exterior	7512336	Glazing, any type by SF, Replace	30	28	2	5152	SF	\$55.00	\$283,360			\$283,360																			\$283,360		
B2020	Portable Classroom Building Exterior	7512306	Glazing, any type by SF, Replace	30	25	5	486	SF	\$55.00	\$26,730					\$26,730																	\$26,730		
B2050	Portable Classroom Building Exterior	7512261	Exterior Door, Steel, Standard, Replace	40	38	2	12	EA	\$600.00	\$7,200			\$7,200																			\$7,200		
B2050	Building Exterior	7512299	Exterior Door, Wood, Solid-Core, Replace	25	22	3	1	EA	\$700.00	\$700				\$700																		\$700		
B2050	Building Exterior	7512343	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	16	EA	\$1,300.00	\$20,800					\$20,800																	\$20,800		
B2080	Site	7512354	Awning, Fabric, each and up to 32 SF per, Replace	10	6	4	2	EA	\$250.00	\$500					\$500											\$500						\$1,000		
B3010	Portable Classrooms	7512313	Roofing, Metal, Replace	40	35	5	6680	SF	\$13.00	\$86,840					\$86,840																	\$86,840		
B3010	Roof	7512346	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	19652	SF	\$17.00	\$334,084				\$334,084																		\$334,084		
B3020	Portable Classrooms	7512262	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	680	LF	\$9.00	\$6,120					\$6,120																	\$6,120		
B3020	Roof	7512278	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	1082	LF	\$9.00	\$9,738									\$9,738													\$9,738		
C1010	Building Exterior	7512326	Interior Wall Construction, Concrete Block (CMU), Replace	50	40	10	17352	SF	\$20.00	\$347,040											\$347,040											\$347,040		
C1020	Throughout building	7512257	Interior Window, Fixed, 12 SF, Replace	40	32	8	56	EA	\$500.00	\$28,000									\$28,000													\$28,000		
C1030	Throughout building	7512327	Interior Door, Aluminum-Framed & Partially Glazed, Standard Swing, Replace	40	32	8	22	EA	\$1,300.00	\$28,600									\$28,600													\$28,600		
C1030	Throughout building	7512345	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	32	8	8	EA	\$950.00	\$7,600									\$7,600													\$7,600		
C1030	Throughout building	7512266	Interior Door, Wood, Solid-Core, Replace	40	32	8	15	EA	\$700.00	\$10,500									\$10,500													\$10,500		
C1070	Throughout building	7512348	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	20492	SF	\$3.50	\$71,722		\$71,722																				\$71,722		
C1070	Portable Classrooms	7512311	Suspended Ceilings, Fiberglass Paneling, Replace	25	20	5	6680	SF	\$15.00	\$100,200					\$100,200																	\$100,200		
C1070	Throughout building	7512314	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	1983	SF	\$3.50	\$6,941									\$6,941													\$6,941		
C1090	Restrooms	7512360	Toilet Partitions, Wood, Replace	20	15	5	20	EA	\$500.00	\$10,000					\$10,000																	\$10,000		
C2010	Portable Classrooms	7512350	Wall Finishes, Fiberglass Paneling, Replace	50	44	6	10020	SF	\$12.00	\$120,240						\$120,240																\$120,240		
C2010	Building Exterior	7512251	Wall Finishes, any surface, Prep & Paint	10	6	4	27267	SF	\$1.50	\$40,901					\$40,901					\$40,901												\$81,801		
C2010	Throughout building	7512362	Wall Finishes, any surface, Prep & Paint	10	6	4	19831	SF	\$1.50	\$29,747					\$29,747					\$29,747												\$59,493		
C2030	Throughout building	7512274	Flooring, Quarry Tile, Replace	50	32	18	3966	SF	\$26.00	\$103,116																			\$103,116			\$103,116		
C2030	Throughout building	7512344	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	17117	SF	\$8.00	\$136,936			\$136,936															\$136,936				\$273,872		
C2030	Portable Classrooms																																	

Replacement Reserves Report																																
Northeast Prep Academy																																
5/2/2024																																
Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
D3030	Portable Classrooms	7512255	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$5,600.00 \$5,600			\$5,600										\$5,600									\$11,200	
D3030	Portable Classrooms	7512316	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$5,600.00 \$5,600			\$5,600									\$5,600										\$11,200	
D3030	Portable Classrooms	7512328	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$5,600.00 \$5,600						\$5,600										\$5,600						\$11,200	
D3030	Throughout building	7512324	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Replace	15	5	10	8	EA	\$2,800.00 \$22,400											\$22,400											\$22,400	
D3050	Boiler room	7512260	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	\$5,100.00 \$5,100					\$5,100														\$5,100			\$10,200	
D3050	Boiler room	7512349	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	\$5,100.00 \$5,100					\$5,100														\$5,100			\$10,200	
D3050	Boiler room	7512269	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	\$5,100.00 \$5,100					\$5,100														\$5,100			\$10,200	
D3050	Boiler room	7512329	Supplemental Components, Air Separator, HVAC, Replace	15	9	6	1	EA	\$3,900.00 \$3,900							\$3,900																\$3,900
D3050	Roof	7512284	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00 \$25,000					\$25,000																		\$25,000
D3050	Roof	7512315	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00 \$25,000					\$25,000																		\$25,000
D3050	Roof	7512258	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00 \$25,000					\$25,000																		\$25,000
D3050	Throughout building	7512331	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM, Replace	20	12	8	26	EA	\$4,880.00 \$126,880									\$126,880														\$126,880
D3050	Roof	7512294	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	6	14	1	EA	\$35,000.00 \$35,000															\$35,000								\$35,000
D3060	Roof	7512352	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	6	14	1	EA	\$4,000.00 \$4,000															\$4,000								\$4,000
D4010	Kitchen	7512308	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	6	14	5	LF	\$400.00 \$2,000															\$2,000								\$2,000
D4030	Throughout building	7512265	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	\$150.00 \$1,500						\$1,500										\$1,500							\$3,000
D5020	Boiler room	7512358	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$10,000.00 \$10,000								\$10,000															\$10,000
D5020	Boiler room	7512264	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$10,000.00 \$10,000								\$10,000															\$10,000
D5020	Boiler room	7512339	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$7,000.00 \$7,000								\$7,000															\$7,000
D5020	1st FL. Hallway	7512277	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00 \$5,300									\$5,300														\$5,300
D5030	Throughout building	7512289	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	33051	SF	\$2.50 \$82,628									\$82,628														\$82,628
D5040	Throughout building	7512356	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	10	EA	\$220.00 \$2,200					\$2,200										\$2,200								\$4,400
D5040	Throughout building	7512281	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	25	EA	\$300.00 \$7,500						\$7,500										\$7,500							\$15,000
D5040	Throughout building	7512320	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	33051	SF	\$4.50 \$148,730							\$148,730																\$148,730
D7030	Throughout building	7512330	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	33051	SF	\$2.00 \$66,102							\$66,102																\$66,102
D7050	Throughout building	7512250	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	33051	SF	\$3.00 \$99,153									\$99,153														\$99,153
D7050	Main Office	7512333	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00 \$15,000									\$15,000														\$15,000
E1030	Kitchen	7512307	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00 \$1,700				\$1,700														\$1,700					\$3,400
E1030	Kitchen	7512288	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00 \$8,280					\$8,280										\$8,280								\$16,560
E1030	Kitchen	7512309	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00 \$21,500					\$21,500										\$21,500								\$43,000
E1030	Kitchen	7512285	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	11	4	1	EA	\$6,800.00 \$6,800					\$6,800														\$6,800				\$13,600
E1030	Kitchen	7512323	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,400.00 \$6,400						\$6,400														\$6,400			\$12,800
E103																																

Replacement Reserves Report																																
Northeast Prep Academy																																
5/2/2024																																
Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
G2060	Site	7512319	Fences & Gates, Fence, Chain Link 8', Replace	40	32	8	168	LF	\$25.00 \$4,200									\$4,200													\$4,200	
G2060	Site	7512270	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00 \$2,500						\$2,500																	\$2,500
G2060	Site	7512322	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00 \$1,500							\$1,500																\$1,500
G2060	Site	7512334	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	20	EA	\$150.00 \$3,000									\$3,000														\$3,000
G4050	Building exterior	7512280	Floodlights, Floodlights, 90 W, Replace/Install	20	13	7	4	EA	\$1,200.00 \$4,800								\$4,800															\$4,800
G4050	Building exterior	7512276	Floodlights, Floodlights, 90 W, Replace/Install	20	12	8	3	EA	\$1,200.00 \$3,600									\$3,600														\$3,600
G4050	Building exterior	7512357	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	1	EA	\$600.00 \$600							\$600																\$600
P2030	Roof	7512300	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	1	0	1	EA	\$7,000.00 \$7,000	\$7,000																						\$7,000
P2030	Throughout building	7512275	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	24	0	1	EA	\$5,000.00 \$5,000	\$5,000																						\$5,000
P2030	Throughout building	7512283	Engineering Study, Mechanical, General Design, Evaluate/Report	0	1	0	1	EA	\$7,000.00 \$7,000	\$7,000																						\$7,000
Y1090	Throughout building	7512259	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$7,500.00 \$7,500	\$7,500																						\$7,500
Totals, Unescalated										\$26,500	\$71,722	\$541,413	\$359,757	\$219,179	\$419,945	\$461,597	\$45,717	\$804,100	\$9,850	\$375,700	\$6,400	\$38,317	\$236,105	\$154,559	\$28,880	\$0	\$147,253	\$1,301,218	\$22,100	\$47,150	\$5,317,461	
Totals, Escalated (3.0% inflation, compounded annually)										\$26,500	\$73,874	\$574,385	\$393,116	\$246,688	\$486,831	\$551,170	\$56,226	\$1,018,610	\$12,852	\$504,909	\$8,859	\$54,631	\$346,727	\$233,784	\$44,994	\$0	\$243,387	\$2,215,237	\$38,752	\$85,158	\$7,216,691	

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512263	D2010	Water Heater	Gas, Commercial (400 MBH)	199 GAL	Northeast Prep Academy	Kitchen	A. O. Smith	BTR 199 118	1012M001310	2010		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512332	D3020	Boiler	Gas, HVAC	2500 MBH	Northeast Prep Academy	Boiler room	Lochinvar	FBN2500	1813 109717567	2018		
2	7512297	D3020	Unit Heater	Electric	10 KW	Northeast Prep Academy	Kitchen	American Blower Company	Inaccessible	Inaccessible			
3	7512296	D3020	Unit Heater	Electric	10 KW	Northeast Prep Academy	Kitchen	American Blower Company	Inaccessible	Inaccessible			
4	7512342	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Northeast Prep Academy	Boiler room	Bell & Gossett	B400	374402	2018		
5	7512256	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	Enbank	Illegible	Illegible			
6	7512273	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	AIRXCEL	AVP30ACA15M-1000 CI	DJ9836			
7	7512255	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	AIRXCEL	Illegible	Illegible			
8	7512286	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	Enbank	AV 42I-1-150	M955253B			
9	7512316	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	Illegible	V448B15A1FDS.NB	IB22237			
10	7512328	D3030	Air Conditioner	Window/Thru-Wall	4 TON	Northeast Prep Academy	Portable Classrooms	National coil company	V448B15A1FDS-NB	CZ1004307087R			
11	7512324	D3030	Packaged Terminal Air Conditioner	PTAC, 6000 to 12000 BTUH	1 TON	Northeast Prep Academy	Throughout building	Amana	Inaccessible	Inaccessible			8
12	7512260	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Northeast Prep Academy	Boiler room	Bell & Gossett	c1531 SSF 6.625	PRD-22789 D81			
13	7512269	D3050	Pump	Distribution, HVAC Heating Water	1.5 HP	Northeast Prep Academy	Boiler room	Bell & Gossett	c1531 SSF 6.000	PRD-22790 081			
14	7512349	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Northeast Prep Academy	Boiler room	Bell & Gossett	e1531 SSF 5.750	PRD-22788 D81			
15	7512331	D3050	Fan Coil Unit	Hydronic Terminal, 1801 to 2500 CFM		Northeast Prep Academy	Throughout building						26
16	7512294	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	6000 CFM	Northeast Prep Academy	Roof	No dataplate	No dataplate	No dataplate	2018		

17	7512258	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	12 TON	Northeast Prep Academy	Roof	Carrier	50TM-012-A-601--	2608G51575	2008		
18	7512315	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	12 TON	Northeast Prep Academy	Roof	Carrier	50TM-012-A-601-	260BG51576	2008		
19	7512284	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	12 TON	Northeast Prep Academy	Roof	Carrier	50TM-012-A-601--	2608651573	2008		
20	7512352	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	6800 CFM	Northeast Prep Academy	Roof	CaptiveAire Systems	No dataplate	No dataplate	2018		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512308	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Northeast Prep Academy	Kitchen				2018		5
2	7512265	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Northeast Prep Academy	Throughout building						10
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512358	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Northeast Prep Academy	Boiler room	Siemens	3FSY075	No dataplate			
2	7512264	D5020	Distribution Panel [MAIN PANEL]	277/480 V	800 AMP	Northeast Prep Academy	Boiler room	Siemens	64E50ML800CBS	18-52347-400			
3	7512339	D5020	Distribution Panel [PANEL M]	120/208 V	600 AMP	Northeast Prep Academy	Boiler room	Kinney	D-293476	No dataplate			
4	7512277	D5020	Distribution Panel [PANEL PA]	277/480 V	400 AMP	Northeast Prep Academy	1st FL. Hallway	Siemens	S3E54ML400CTF	79-31476-B00			
5	7512356	D5040	Emergency & Exit Lighting	Exit Sign, LED		Northeast Prep Academy	Throughout building						10
6	7512281	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Northeast Prep Academy	Throughout building						25
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512333	D7050	Fire Alarm Panel	Fully Addressable		Northeast Prep Academy	Main Office	Siemens	VS2-(G/R)(D)	No dataplate			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7512288	E1030	Foodservice Equipment	Convection Oven, Double		Northeast Prep Academy	Kitchen		8610107	48042862			
2	7512290	E1030	Foodservice Equipment	Convection Oven, Double		Northeast Prep Academy	Kitchen	Blodgett	BD0-100-G-ES	101119C1021B			

