

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Oakhaven Elementary
3795 Bishops Bridge
Memphis, Tennessee 38118

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DATE OF REPORT:

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ON SITE DATE:

September 9, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	3795 Bishops Bridge, Memphis, Tennessee 38118
Site Developed	1956, 2001 addition
Site Area	4.91 acres (estimated)
Parking Spaces	70 total spaces all in open lots; 12 of which are accessible. (Some accessible stalls used by Middle School or High School)
Building Area	78,400 SF
Number of Stories	2 above grade
Outside Occupants / Leased Spaces	Y-Care leased by outside parties
Date(s) of Visit	September 9, 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)	Leo Patton
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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 school was built in 1956. Around 1997 there were 9 portable classrooms added to the school. In 2001 the middle wing was added to the school and an elevator was installed. The playgrounds were added in 2003 and in 2012 the last of the portable classrooms were removed in 2012.

Architectural

The school is a concrete framed building with a brick veneer exterior. The exterior has areas requiring repointing. The back wall should be pressure washed/cleaned and sealed. Most of the exterior doors appear to have been replaced. There are a couple that need repainting or replacement. The windows appear to have been replaced during the building addition and had security screens installed on the perimeter windows. The toilet partitions are rusting, flaking apart, broken hinges and doors. The VCT in the classrooms appears to be asbestos based. The tile and mastic should be replaced. The finishes are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems have been upgraded over the years. The most recent was the Chillers. The building is equipped with 3 boilers for the heating of the building. The rooms are equipped with ceiling mounted unit ventilators. The new wing is equipped with two small interior air handlers. Most of the equipment is nearing the expected end of life and future replacement will need to be planned for. The electrical system has been expanded and upgraded over the years. The lighting has not been upgraded to LED on the interior. The exterior is LED fixtures. The electrical distribution system within the building should be upgraded in the near future. The restroom sinks are in the hallways in some locations are a cast-iron trough sink and wall mounted sinks. The drinking fountains have been upgraded. The building is protected with a fire alarm system, security camera system and burglar alarm system. There is a fire sprinkler system, portable fire extinguishers and a commercial exhaust hood system.

Site

The concrete sidewalks have areas that have cracked and settled, causing possible tripping hazards. The round playground needs to be filled beneath the slab and a retaining wall added. The Poured rubber play surfaces are starting to delaminate, the asphalt pavement needs to be seal coated and restriped. In the future the lot should be milled and overlaid.

Recommended Additional Studies

The small VCT are possibly asbestos based, with asbestos mastic that should be replaced, there is also possibly lead based paint and asbestos pipe insulation in the walls and ceilings. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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.

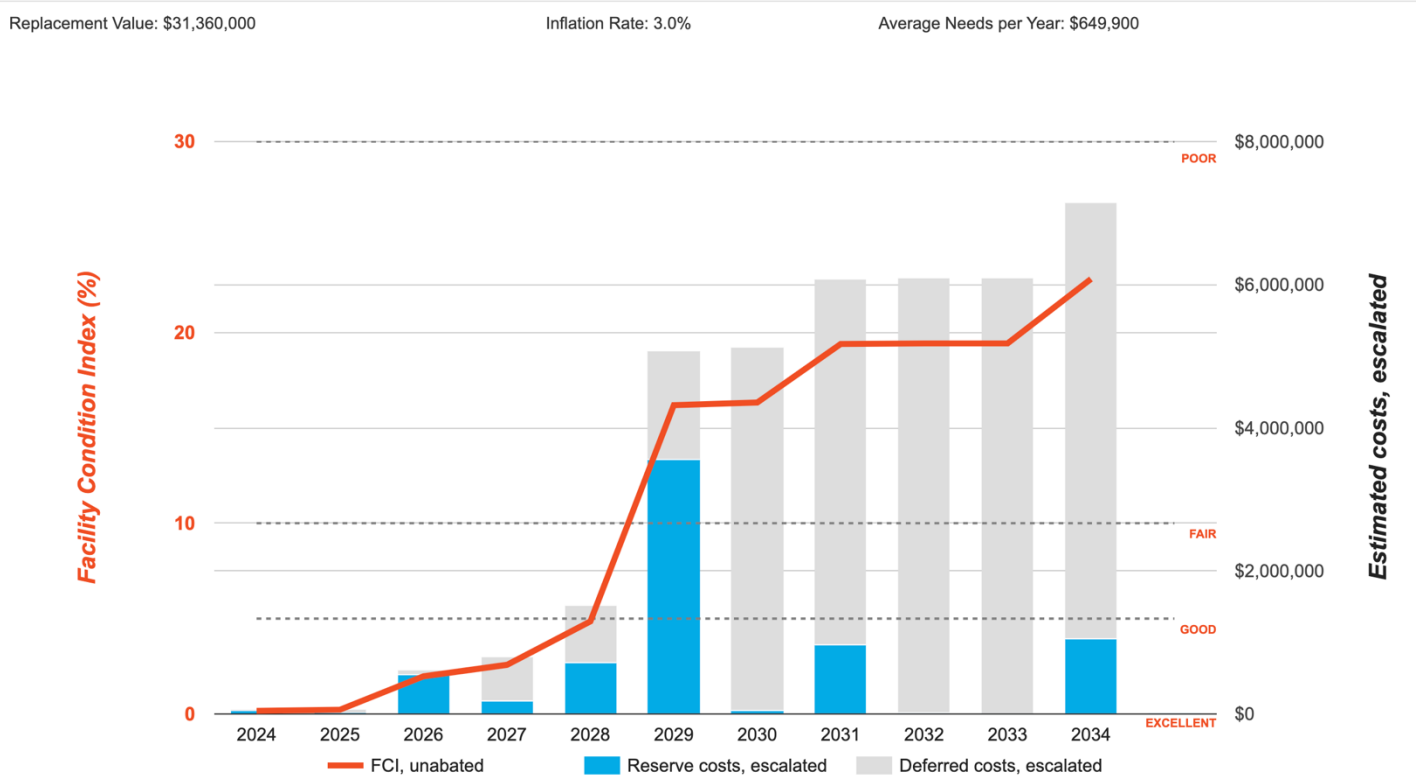
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Oakhaven Elementary(1956)			
Replacement Value \$ 31,360,000	Total SF 78,400	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 52,500		0.2 %
3-Year	\$ 808,700		2.6 %
5-Year	\$ 5,075,700		16.2 %
10-Year	\$ 7,148,400		22.8 %

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: Oakhaven Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Oakhaven Elementary	4	\$52,500
Total	4	\$52,500

Oakhaven Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8167828	Oakhaven Elementary	Site	B1080	Stair/Ramp Rails, Metal, Refinish	Poor	Performance/Integrity	\$1,500
8167678	Oakhaven Elementary	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$33,000
8167663	Oakhaven Elementary	Site	G2060	Retaining Wall, Concrete Cast-in-Place, Replace	Failed	Performance/Integrity	\$13,000
8168443	Oakhaven Elementary	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
Total (4 items)							\$52,500

Key Findings



Exterior Walls in Poor condition.

Brick
Oakhaven Elementary Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$33,000

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Cracking - AssetCALC ID: 8167678



Supplemental Components in Poor condition.

Drains, Trench
Oakhaven Elementary Site

Uniformat Code: D2020
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Plate is bent, not flat across area - AssetCALC ID: 8167759



Sidewalk in Poor condition.

Concrete, Large Areas
Oakhaven Elementary Site

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

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$54,000

\$\$\$\$

Heaving, uneven, trip hazard - AssetCALC ID: 8167717



Parking Lots in Poor condition.

Pavement, Asphalt
Oakhaven Elementary Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,500

\$\$\$\$

Wearing off - AssetCALC ID: 8167691



Playfield Surfaces in Poor condition.

Rubber, Poured-in-Place
Oakhaven Elementary Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$36,400

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Delaminating - AssetCALC ID: 8167771



Retaining Wall in Failed condition.

Concrete Cast-in-Place
Oakhaven Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

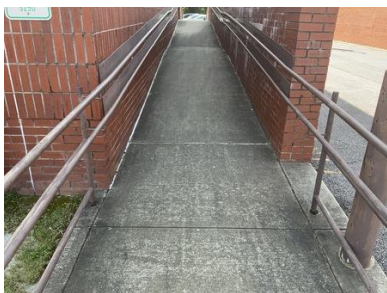
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

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Need to expand wall depth - AssetCALC ID: 8167663



Stair/Ramp Rails in Poor condition.

Metal
Oakhaven Elementary Site

Uniformat Code: B1080
Recommendation: **Refinish in 2024**

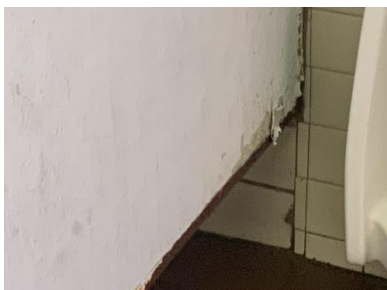
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Worn, rusting - AssetCALC ID: 8167828



Toilet Partitions in Poor condition.

Wood
Oakhaven Elementary Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

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Damaged hinges and doors - AssetCALC ID: 8167698



Covered Walkway in Poor condition.

Metal-Framed, Light/Medium Gauge
Oakhaven Elementary Roof

Uniformat Code: F1020

Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Heavy rusting and peeling paint - AssetCALC ID: 8167707



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

Environmental, Asbestos (ACM) and Lead
Base Paint (LBP)
Oakhaven Elementary Throughout

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

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Tile is asbestos, possibly ceiling tile above ACT, pipe insulation in walls and lead based paint. - AssetCALC ID: 8168443



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Oakhaven Elementary Classrooms General

Uniformat Code: C2030

Recommendation: **Replace in 2026**

Priority Score: **72.7**

Plan Type: Environmental

Cost Estimate: \$216,000

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Tile is likely asbestos based - AssetCALC ID: 8167840

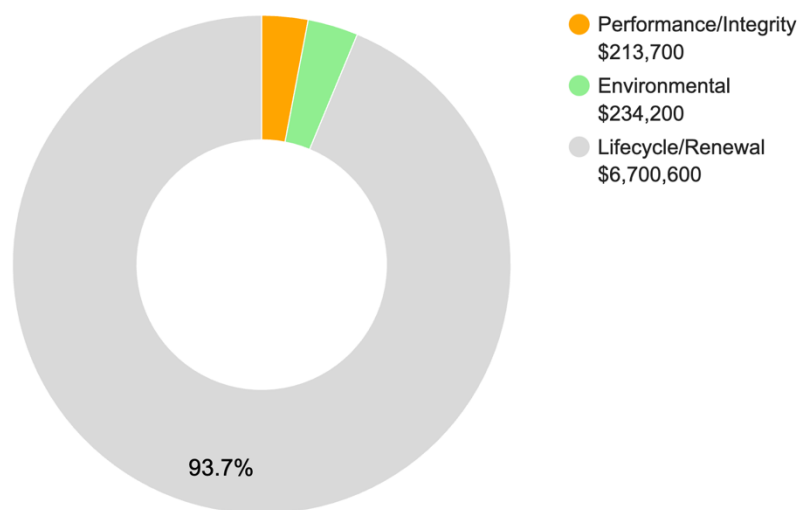
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,148,500

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply EPDM membrane Tertiary: Flat construction with modified bituminous finish Quaternary: Shed construction with metal finish	Fair
Interiors	Walls: Painted CMU, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving both floors Wheelchair lift	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding Unit Ventilators Non-Central System: Rooftop Packaged units, condensers. Supplemental components: Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Good

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
Site Pavement	Asphalt lots with limited areas of concrete pavement adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link, CMU wall fencing; open dumpster enclosures Playgrounds and fencing Limited Park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Timber and concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Retaining wall at round playground needs to be added, VCT tile with asbestos should be removed, parking lot should be resealed and restriped, future parking lot work will include mill and overlay, metal railings need to be repainted, areas of the wall need to be repointed, the brick should be cleaned and sealed, Toilet partitions are damaged and should be replaced, the poured rubber surface on the round playground should be replaced, concrete sidewalk should be patched to remove trip hazards, the trench drain should be replaced and leveled, the covered walkways need to be cleaned, primed and repainted, the modified bitumen roof is nearing end of life.	

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	\$1,500	-	-	\$2,000	\$2,700	\$6,200
Facade	\$33,000	\$2,000	\$29,200	\$272,300	\$66,900	\$403,300
Roofing	-	\$79,600	\$467,700	\$1,700	\$195,500	\$744,400
Interiors	-	\$250,400	\$919,700	\$707,200	\$1,404,900	\$3,282,200
Conveying	-	\$14,900	-	\$67,600	\$38,400	\$120,900
Plumbing	-	\$2,600	\$474,700	\$187,400	\$56,300	\$720,900
HVAC	-	\$77,200	\$627,600	\$125,000	\$1,437,400	\$2,267,200
Fire Protection	-	-	\$101,100	\$2,800	\$4,000	\$107,900
Electrical	-	-	\$450,400	\$614,000	\$159,700	\$1,224,100
Fire Alarm & Electronic Systems	-	-	\$905,400	\$8,100	\$1,127,300	\$2,040,800
Equipment & Furnishings	-	\$22,800	\$248,900	\$29,600	\$273,000	\$574,300
Special Construction & Demo	-	\$3,200	-	-	\$42,000	\$45,200
Site Development	\$13,000	\$38,600	\$63,800	\$9,800	\$155,900	\$281,200
Site Pavement	-	\$76,400	\$167,200	\$40,300	\$57,800	\$341,700
Site Utilities	-	-	-	\$4,800	-	\$4,800
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS (3% inflation)	\$52,500	\$567,600	\$4,455,700	\$2,072,600	\$5,021,800	\$12,170,200

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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 1956. The facility was expanded in 2001, and some accessibility improvements appear to have been implemented at that time.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified 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 Oakhaven Elementary, 3795 Bishops Bridge, Memphis, Tennessee 38118, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Randall Patzke,
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Reviewed by:



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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW - EPDM



6 - ROOFING OVERVIEW - TPO

Photographic Overview



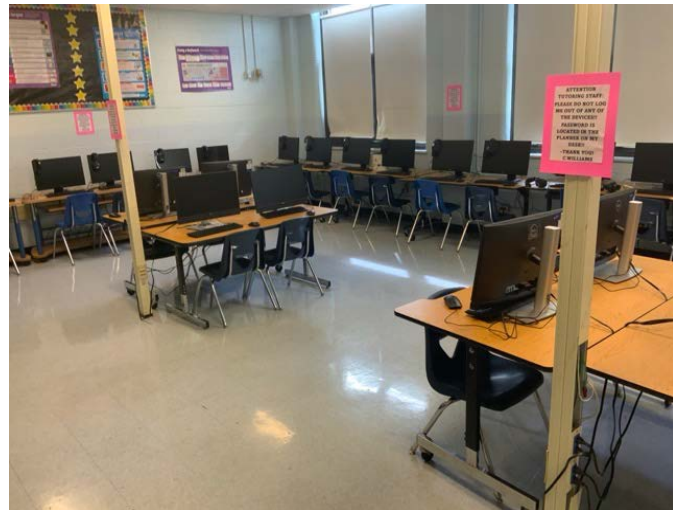
7 - ROOFING OVERVIEW - MODIFIED BITUMEN



8 - COVERED WALKWAY



9 - CLASSROOM



10 - CLASSROOM



11 - CAFETERIA



12 - LIBRARY

Photographic Overview



13 - VERTICAL LIFT



14 - FIRE SPRINKLER RISERS



15 - ROOFTOP PACKAGED UNIT



16 - MAKE-UP AIR UNIT



17 - AIR HANDLER



18 - BOILER

Photographic Overview



19 - RETAINING WALL



20 - PLAY STRUCTURE



21 - SIGNAGE



22 - EXTERIOR WALLS



23 - PARKING LOTS



24 - TRENCH DRAIN

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-147.354

Source

Google

Project Name

Oakhaven Elementary

On-Site Date

September 9, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Oakhaven Elementary

Name of person completing form: Leo Patton

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 1 year

Date Completed: 9/9/2024

Phone Number: 9012334660

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1956	Renovated 2001	
2	Building size in SF	78,400 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2001	Windows
		Roof	2020	South wing
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility	2001	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Hvac		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Oakhaven Elementary

BV Project Number: 163745.23R000-147.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			As part of 2001 addition
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Restrooms8
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



ELEVATOR CAB



WHEELCHAIR LIFT

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?			✗	Service call in for elevator. Per POC doors do not open
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✗	
6	Do elevator car control buttons appear to be mounted at a compliant height ?			✗	

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			×	
8	Are audible and visual floor position indicators provided in the elevator car?			×	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			×	

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		✗		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	1,000 LF	0	8167828
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	57 SF	17	8167842
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	1,000 SF	2	8167660
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	1,000 SF	0	8167678
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	8167790
B2020	Building Exterior	Fair	Glazing, any type, by SF	4,025 SF	7	8167779
B2020	Building Exterior	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	160	5	8167662
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	17	8167718
Roofing						
B3010	Roof	Fair	Roofing, Metal	400 SF	16	8151581
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	23,200 SF	5	8151589
B3010	Roof	Fair	Roofing, Modified Bitumen	7,500 SF	2	8151588
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	10,600 SF	16	8151577
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	5	8151586
B3060	Roof	Fair	Roof Hatch, Metal	1	10	8151579
Interiors						
C1010	Restrooms	Fair	Interior Wall Construction, Glazed CMU	5,000 SF	10	8167822
C1020	Library	Fair	Interior Window, Fixed, 12 SF	2	17	8167838
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	134	5	8167850
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	73,000 SF	7	8167836
C1090	Restrooms	Poor	Toilet Partitions, Wood	40	2	8167698
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	516 LF	5	8167731

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	162,000 SF	4	8167753
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,000 SF	17	8167704
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	4	8167677
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,500 SF	17	8167831
C2030	Classrooms General	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	27,000 SF	2	8167840
C2030	Restrooms	Fair	Flooring, Quarry Tile	2,400 SF	10	8167688
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	37,000 SF	5	8167808
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	4	8167697
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	7	8167712
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	2	8167679
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	2	8167793
D1010	Cafeteria	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	11	8167768
Plumbing						
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	7	8167848
D2010	Restrooms	Fair	Urinal, Standard	20	7	8167845
D2010	Classrooms Music	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	7	8167776
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	5	8181161
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	5	8167699
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	78,400 SF	5	8167693
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	37	7	8167756
D2010	Hallways & Common Areas	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	5	8167705
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic	1	14	8181162
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	45	7	8167670
D2010	Classrooms General	Fair	Toilet, Child-Sized	1	7	8167852

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	8167785
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	13	12	8167669
D2020	Site	Poor	Supplemental Components, Drains, Trench	10 LF	2	8167759
D2030	Classrooms General	Fair	Pump, Sump	1	7	8167667
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	7	8167686
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	6	8167817
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	6	8167854
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	8167710
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	6	8167815
D3020	Restrooms	Fair	Unit Heater, Hydronic	14	5	8167668
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	11	8167696
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	8167803
D3030	Site General	Fair	Split System, Condensing Unit/Heat Pump	1	2	8167786
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-6]	1	2	8167783
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	8151575
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	3	8167843
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	20	8167676
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	8151582
D3030	Site General	Fair	Split System, Condensing Unit/Heat Pump	1	2	8167754
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-7]	1	2	8167723
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-8]	1	2	8167725
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	3	8151590
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	20	8167722
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	8151573

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site General	Fair	Split System, Condensing Unit/Heat Pump	1	2	8167658
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	8151584
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	29	5	8167837
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8151572
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	8151578
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	78,400 SF	17	8167827
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	5	8151591
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8151574
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [Ahu1]	1	7	8167807
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8151583
D3050	Building Exterior	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	8167706
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8167795
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	6	5	8167781
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	2	8151576
D3050	Building Exterior	Good	Pump, Distribution, HVAC Heating Water	1	10	8167841
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	7	8151580
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	6	5	8151587
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	7	8151585
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	8	8151592
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	2 LF	5	8167720
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	2	7	8167751
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	78,400 SF	5	8167700
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	8167847
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	5	8167703

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	8167716
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	10	8167744
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	8167741
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	8167820
D5020	Hallways & Common Areas	Fair	Distribution Panel, 120/208 V	18	5	8167657
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	17	8167711
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	10	8167829
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	10	8167659
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	10	8167766
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	5	8167721
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	2	10	8167708
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	78,400 SF	10	8167674
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	35	18	8167737
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	78,400 SF	4	8167830
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	4,000 SF	10	8167764
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	78,400 SF	5	8167819
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	78,400 SF	5	8167689
D7050	Hallways & Common Areas	Fair	Fire Alarm Panel, Annunciator	1	5	8167773
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	78,400 SF	5	8167715
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	5	8167770
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	78,400 SF	5	8167672
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	8167791

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8167832
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	8167690
E1030	Kitchen	NA	Foodservice Equipment, Dishwasher Commercial	1	2	8167798
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	8167687
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	8167726
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8167810
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	8167695
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	8167701
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	8167685
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	5	8167680
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	8	8167742
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	8167763
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	8167846
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8167800
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8167774
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	8167709
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	8167692
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	12	8167853
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	3	8167746
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	7	8167788
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	8167671
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	7	8167851
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8167729
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	8167702
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	12	8167839

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8167694
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8167713
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	5	8167833
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	170 LF	5	8167675
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	150 LF	5	8167714
Special Construction & Demo						
F1020	Roof	Poor	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	1,100 SF	2	8167707
F1020	Site	Good	Covered Play Structure, Light Gauge w/ Fabric Top	1,250 SF	16	8167805
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Concrete	1,500 SF	10	8167661
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,200 SF	5	8167835
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,200 SF	1	8167691
G2020	Site	Good	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	6	15	8167719
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	6,000 SF	2	8167717
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	50 LF	27	8167665
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,000 SF	3	8167739
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	1,100 SF	16	8167761
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	3	8167664
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	16	8167684
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	3	8167733
G2050	Site	Poor	Playfield Surfaces, Rubber, Poured-in-Place	1,400 SF	2	8167771
Sitework						
G2060	Site	Failed	Retaining Wall, Concrete Cast-in-Place	100 SF	0	8167663
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	3	8167735

Component Condition Report | Oakhaven Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	17	8167812
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	18	8167748
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	35 LF	16	8167682
G2060	Site	Fair	Retaining Wall, Treated Timber	50 SF	4	8167825
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	10	8167834
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	10	8167683
G2060	Site	Fair	Flagpole, Metal	1	6	8167681
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	175 LF	36	8167849
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	800 SF	16	8167844
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	48 LF	23	8167673
Utilities						
G3010	Site General	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	7	8167666
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8168443

Appendix F:

Replacement Reserves

Replacement Reserves Report																								
Oakhaven Elementary																								
9/30/2024																								
Location		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040						
Oakhaven Elementary		\$52,500	\$19,096	\$548,468	\$188,692	\$714,732	\$3,552,268	\$43,464	\$961,927	\$9,754	\$0	\$1,057,528	\$56,394	\$88,845	\$42,999	\$456,847	\$57,037	\$383,710						
Grand Total		\$52,500	\$19,096	\$548,468	\$188,692	\$714,732	\$3,552,268	\$43,464	\$961,927	\$9,754	\$0	\$1,057,528	\$56,394	\$88,845	\$42,999	\$456,847	\$57,037	\$383,710						
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
B1080	Site	8167828	Stair/Ramp Rails, Metal, Refinish				10	10	0	1000	LF	\$1.50	\$1,500	\$1,500										\$1,500
B2010	Building Exterior	8167678	Exterior Walls, Brick, Repair/Repoint				0	0	0	1000	SF	\$33.00	\$33,000	\$33,000										
B2010	Building Exterior	8167660	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain				20	18	2	1000	SF	\$1.86	\$1,860			\$1,860								
B2010	Building Exterior	8167842	Exterior Walls, Glass Block, Replace				40	23	17	57	SF	\$50.00	\$2,850											
B2020	Building Exterior	8167779	Glazing, any type, by SF, Replace				30	23	7	4025	SF	\$55.00	\$221,375								\$221,375			
B2020	Cafeteria	8167790	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace				20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200					
B2020	Building Exterior	8167662	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace				10	5	5	160	EA	\$150.00	\$24,000						\$24,000					
B2050	Building Exterior	8167718	Exterior Door, Steel, Standard, Replace				30	13	17	25	EA	\$600.00	\$15,000											
B3010	Roof	8151581	Roofing, Metal, Replace				40	24	16	400	SF	\$13.00	\$5,200											
B3010	Roof	8151588	Roofing, Modified Bitumen, Replace				20	18	2	7500	SF	\$10.00	\$75,000			\$75,000								
B3010	Roof	8151589	Roofing, Single-Ply Membrane, TPO/PVC, Replace				20	15	5	23200	SF	\$17.00	\$394,400						\$394,400					
B3010	Roof	8151577	Roofing, Single-Ply Membrane, EPDM, Replace				20	4	16	10600	SF	\$11.00	\$116,600											
B3020	Roof	8151586	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace				20	15	5	1000	LF	\$9.00	\$9,000						\$9,000					
B3060	Roof	8151579	Roof Hatch, Metal, Replace				30	20	10	1	EA	\$1,300.00	\$1,300											\$1,300
C1010	Restrooms	8167822	Interior Wall Construction, Glazed CMU, Replace				50	40	10	5000	SF	\$46.00	\$230,000											\$230,000
C1020	Library	8167838	Interior Window, Fixed, 12 SF, Replace				40	23	17	2	EA	\$500.00	\$1,000											
C1030	Throughout Building	8167850	Interior Door, Wood, Solid-Core, Replace				40	35	5	134	EA	\$700.00	\$93,800						\$93,800					
C1070	Throughout Building	8167836	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	18	7	73000	SF	\$3.50	\$255,500								\$255,500			
C1090	Restrooms	8167698	Toilet Partitions, Wood, Replace				20	18	2	40	EA	\$500.00	\$20,000			\$20,000								
C1090	Throughout Building	8167731	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace				20	15	5	516	LF	\$500.00	\$258,000						\$258,000					
C2010	Restrooms	8167704	Wall Finishes, Ceramic Tile, Replace				40	23	17	5000	SF	\$18.00	\$90,000											
C2010	Throughout Building	8167753	Wall Finishes, any surface, Prep & Paint				10	6	4	162000	SF	\$1.50	\$243,000					\$243,000						
C2030	Restrooms	8167688	Flooring, Quarry Tile, Replace				50	40	10	2400	SF	\$26.00	\$62,400											\$62,400
C2030	Restrooms	8167831	Flooring, Ceramic Tile, Replace				40	23	17	5500	SF	\$18.00	\$99,000											
C2030	Classrooms General	8167840	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace				15	13	2	27000	SF	\$8.00	\$216,000			\$216,000								
C2030	Throughout Building	8167808	Flooring, Vinyl Tile (VCT), Replace				15	10	5	37000	SF	\$5.00	\$185,000						\$185,000					
C2030	Library	8167677	Flooring, Carpet, Commercial Standard, Replace				10	6	4	1500	SF	\$7.50	\$11,250					\$11,250						
C2050	Restrooms	8167697	Ceiling Finishes, any flat surface, Prep & Paint				10	6	4	5000	SF	\$2.00	\$10,000					\$10,000						
D1010	Elevator Shafts/Utility	8167679	Elevator Cab Finishes, Standard, Replace				15	13	2	1	EA	\$9,000.00	\$9,000			\$9,000								
D1010	Elevator Shafts/Utility	8167793	Elevator Controls, Automatic, 1 Car, Replace				20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000								

Replacement Reserves Report

Oakhaven Elementary

9/30/2024

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
D1010	Elevator Shafts/Utility	8167712	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	23	7	1	EA	\$55,000.00	\$55,000							\$55,000			
D1010	Cafeteria	8167768	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	14	11	1	EA	\$17,000.00	\$17,000										
D2010	Mechanical Room	8181161	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	\$3,000.00	\$3,000						\$3,000				
D2010	Mechanical Room	8181162	Boiler, Gas, Domestic, Replace	25	11	14	1	EA	\$22,500.00	\$22,500										
D2010	Throughout Building	8167693	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	78400	SF	\$5.00	\$392,000						\$392,000				
D2010	Boiler Room	8167785	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$1,100.00	\$1,100						\$1,100				
D2010	Utility Rooms/Areas	8167699	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	6	EA	\$1,400.00	\$8,400						\$8,400				
D2010	Hallways & Common Areas	8167705	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	25	5	2	EA	\$2,500.00	\$5,000						\$5,000				
D2010	Hallways & Common Areas	8167848	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	23	7	8	EA	\$1,100.00	\$8,800							\$8,800			
D2010	Restrooms	8167845	Urinal, Standard, Replace	30	23	7	20	EA	\$1,100.00	\$22,000							\$22,000			
D2010	Classrooms Music	8167776	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	2	EA	\$1,200.00	\$2,400							\$2,400			
D2010	Hallways & Common Areas	8167756	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	37	EA	\$1,500.00	\$55,500							\$55,500			
D2010	Restrooms	8167670	Toilet, Commercial Water Closet, Replace	30	23	7	45	EA	\$1,300.00	\$58,500							\$58,500			
D2010	Classrooms General	8167852	Toilet, Child-Sized, Replace	30	23	7	1	EA	\$900.00	\$900							\$900			
D2010	Hallways & Common Areas	8167669	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	13	EA	\$1,200.00	\$15,600										
D2020	Site	8167759	Supplemental Components, Drains, Trench, Replace	40	38	2	10	LF	\$241.00	\$2,410			\$2,410							
D2030	Classrooms General	8167667	Pump, Sump, Replace	15	8	7	1	EA	\$4,270.00	\$4,270							\$4,270			
D3020	Boiler Room	8167710	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$50,800.00	\$50,800						\$50,800				
D3020	Boiler Room	8167803	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$50,800.00	\$50,800						\$50,800				
D3020	Boiler Room	8167686	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	\$50,800.00	\$50,800							\$50,800			
D3020	Restrooms	8167668	Unit Heater, Hydronic, Replace	20	15	5	14	EA	\$1,100.00	\$15,400						\$15,400				
D3020	Boiler Room	8167817	Boiler Supplemental Components, Shot Feed Tank, Replace	30	24	6	1	EA	\$1,520.00	\$1,520							\$1,520			
D3020	Boiler Room	8167854	Boiler Supplemental Components, Shot Feed Tank, Replace	30	24	6	1	EA	\$1,520.00	\$1,520							\$1,520			
D3020	Boiler Room	8167815	Boiler Supplemental Components, Shot Feed Tank, Replace	30	24	6	1	EA	\$1,520.00	\$1,520							\$1,520			
D3020	Boiler Room	8167696	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	1	EA	\$5,200.00	\$5,200										
D3030	Building Exterior	8167843	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$72,000.00	\$72,000				\$72,000						
D3030	Building Exterior	8167676	Chiller, Air-Cooled, Replace	25	5	20	1	EA	\$180,000.00	\$180,000										
D3030	Building Exterior	8167722	Chiller, Air-Cooled, Replace	25	5	20	1	EA	\$180,000.00	\$180,000										
D3030	Site General	8167786	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400							
D3030	Building Exterior	8167783	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400							
D3030	Site General	8167754	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400							
D3030	Building Exterior	8167723	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400							
D3030	Building Exterior	8167725	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$3,800			\$3,800							
D3030	Site General	8167658	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400							
D3030	Roof	8151575	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400						

Replacement Reserves Report

Oakhaven Elementary

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit		Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
D3030	Roof	8151582	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400						
D3030	Roof	8151590	Split System, Condensing Unit/Heat Pump, 2.5 TON, Replace	15	12	3	1	EA	\$3,800.00	\$3,800				\$3,800						
D3030	Roof	8151584	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	\$3,400.00	\$3,400				\$3,400						
D3030	Roof	8151573	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$2,300.00	\$2,300						\$2,300				
D3030	Classrooms General	8167837	Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	29	EA	\$9,000.00	\$261,000						\$261,000				
D3050	Boiler Room	8167781	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	6	EA	\$5,100.00	\$30,600						\$30,600				
D3050	Building Exterior	8167706	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	5	10	1	EA	\$5,100.00	\$5,100										\$5,100
D3050	Building Exterior	8167841	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	\$5,100.00	\$5,100										\$5,100
D3050	Throughout Building	8167827	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	23	17	78400	SF	\$5.00	\$392,000										
D3050	Roof	8151572	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$25,000.00	\$25,000			\$25,000							
D3050	Roof	8151574	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000							
D3050	Roof	8151583	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000							
D3050	Roof	8151576	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000							
D3050	Roof	8151591	Make-Up Air Unit, MUA or MAU, Replace	20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000				
D3050	Mechanical Room	8167807	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	\$15,000.00	\$15,000								\$15,000		
D3050	Mechanical Room	8167795	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	\$15,000.00	\$15,000								\$15,000		
D3050	Roof	8151578	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000										
D3060	Roof	8151587	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	6	EA	\$2,400.00	\$14,400						\$14,400				
D3060	Roof	8151580	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	\$2,400.00	\$2,400								\$2,400		
D3060	Roof	8151585	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400								\$1,400		
D3060	Roof	8151592	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400	
D4010	Throughout Building	8167700	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	78400	SF	\$1.07	\$83,888						\$83,888				
D4010	Building Exterior	8167751	Supplemental Components, Fire Department Connection, Double, Replace	30	23	7	2	EA	\$1,140.00	\$2,280								\$2,280		
D4010	Commercial Kitchen	8167720	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	2	LF	\$400.00	\$800						\$800				
D4030	Commercial Kitchen	8167847	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$300.00	\$300						\$300				
D4030	Throughout Building	8167703	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	15	EA	\$150.00	\$2,250						\$2,250				
D5020	Electrical Room	8167716	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$20,000.00	\$20,000										\$20,000
D5020	Mechanical Room	8167820	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$30,000.00	\$30,000										\$30,000
D5020	Boiler Room	8167741	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$20,000.00	\$20,000										\$20,000
D5020	Boiler Room	8167711	Switchboard, 277/480 V, Replace	40	23	17	1	EA	\$75,000.00	\$75,000										
D5020	Boiler Room	8167721	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000				
D5020	Hallways & Common Areas	8167657	Distribution Panel, 120/208 V, Replace	30	25	5	18	EA	\$2,000.00	\$36,000						\$36,000				
D5020	Boiler Room	8167744	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$14,000.00	\$14,000										\$14,000
D5020	Electrical Room	8167829	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,300.00	\$5,300										\$5,300
D5020	Boiler Room	8167659	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$40,000.00	\$40,000										\$40,000

Replacement Reserves Report

Oakhaven Elementary

9/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit		Unit Cost *	Subtotal	2024		2025	2026	2027	2028	2029	2030	2031	2032	2033
D5020	Mechanical Room	8167766	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$8,000.00	\$8,000											\$8,000
D5020	Boiler Room	8167708	Distribution Panel, 277/480 V, Replace	30	20	10	2	EA	\$3,000.00	\$6,000											\$6,000
D5030	Throughout Building	8167674	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	30	10	78400	SF	\$4.00	\$313,600											\$313,600
D5040	Throughout Building	8167830	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	78400	SF	\$4.50	\$352,800					\$352,800						
D5040	Building Exterior	8167737	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	35	EA	\$600.00	\$21,000											
D6030	Cafeteria	8167764	Sound System, Theater/Auditorium/Church, Replace	20	10	10	4000	SF	\$1.50	\$6,000											\$6,000
D7010	Throughout Building	8167819	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	78400	SF	\$3.25	\$254,800						\$254,800					
D7030	Throughout Building	8167689	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	78400	SF	\$2.00	\$156,800						\$156,800					
D7050	Throughout Building	8167715	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	78400	SF	\$2.00	\$156,800						\$156,800					
D7050	Office Areas	8167770	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000					
D7050	Hallways & Common Areas	8167773	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	\$1,580.00	\$1,580						\$1,580					
D8010	Throughout Building	8167672	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	78400	SF	\$2.50	\$196,000						\$196,000					
E1030	Kitchen	8167798	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	\$21,500.00	\$21,500			\$21,500								
E1030	Kitchen	8167746	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	2	EA	\$10,500.00	\$21,000				\$21,000							
E1030	Kitchen	8167729	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280							
E1030	Kitchen	8167685	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280						
E1030	Kitchen	8167763	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	\$1,700.00	\$1,700					\$1,700						
E1030	Kitchen	8167709	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000						
E1030	Kitchen	8167690	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700						\$4,700					
E1030	Kitchen	8167687	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700					
E1030	Kitchen	8167810	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000					
E1030	Kitchen	8167695	Foodservice Equipment, Steamer, Tabletop, Replace	10	5	5	1	EA	\$7,000.00	\$7,000						\$7,000					
E1030	Kitchen	8167701	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700					
E1030	Kitchen	8167680	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	2	EA	\$4,500.00	\$9,000						\$9,000					
E1030	Kitchen	8167846	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	\$4,700.00	\$4,700						\$4,700					
E1030	Kitchen	8167800	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700					
E1030	Kitchen	8167692	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000					
E1030	Kitchen	8167671	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,400.00	\$6,400						\$6,400					
E1030	Kitchen	8167702	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700					
E1030	Kitchen	8167774	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600				
E1030	Kitchen	8167694	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600				
E1030	Kitchen	8167832	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$3,600.00	\$3,600							\$3,600				
E1030	Kitchen	8167791	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,500.00	\$2,500								\$2,500			
E1030	Kitchen	8167788	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	\$2,500.00	\$2,500								\$2,500			
E1030	Kitchen	8167851	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	23	7	1	EA	\$2,100.00	\$2,100								\$2,100			

Replacement Reserves Report																						
Oakhaven Elementary																						
9/30/2024																						
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		
E1030	Kitchen	8167742	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$6,300.00	\$6,300									\$6,300			
E1030	Kitchen	8167839	Foodservice Equipment, Icemaker, Freestanding, Replace	15	3	12	1	EA	\$6,700.00	\$6,700												
E1030	Kitchen	8167853	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	2	EA	\$4,600.00	\$9,200												
E1030	Kitchen	8167726	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300												
E1040	Lobby	8167713	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500						
E1070	Cafeteria	8167833	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	2000	SF	\$15.00	\$30,000						\$30,000						
E2010	Throughout Building	8167675	Casework, Cabinetry, Standard, Replace	20	15	5	170	LF	\$300.00	\$51,000						\$51,000						
E2010	Throughout Building	8167714	Casework, Countertop, Plastic Laminate, Replace	15	10	5	150	LF	\$50.00	\$7,500						\$7,500						
F1020	Roof	8167707	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	8	2	1100	SF	\$2.74	\$3,014			\$3,014									
F1020	Site	8167805	Covered Play Structure, Light Gauge w/ Fabric Top, Replace	20	4	16	1250	SF	\$18.80	\$23,500												
G2020	Site	8167691	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	41200	SF	\$0.45	\$18,540		\$18,540					\$18,540					
G2020	Site	8167835	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	41200	SF	\$3.50	\$144,200						\$144,200						
G2020	Site	8167661	Parking Lots, Pavement, Concrete, Replace	50	40	10	1500	SF	\$9.00	\$13,500												\$13,500
G2020	Site	8167719	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	10	15	6	EA	\$260.00	\$1,560												
G2030	Site	8167717	Sidewalk, Concrete, Large Areas, Replace	50	48	2	6000	SF	\$9.00	\$54,000			\$54,000									
G2050	Site	8167771	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	1400	SF	\$26.00	\$36,400			\$36,400									
G2050	Site	8167739	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	1000	SF	\$26.00	\$26,000				\$26,000								
G2050	Site	8167664	Play Structure, Multipurpose, Medium, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000								
G2050	Site	8167733	Play Structure, Multipurpose, Small, Replace	20	17	3	1	EA	\$10,000.00	\$10,000				\$10,000								
G2050	Site	8167761	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	4	16	1100	SF	\$26.00	\$28,600												
G2050	Site	8167684	Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$20,000.00	\$20,000												
G2060	Site	8167735	Park Bench, Metal Powder-Coated, Replace	20	17	3	2	EA	\$700.00	\$1,400				\$1,400								
G2060	Site	8167683	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	\$600.00	\$600												\$600
G2060	Site	8167682	Fences & Gates, Fence, Wrought Iron 6', Replace	50	34	16	35	LF	\$48.00	\$1,680												
G2060	Site	8167844	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	34	16	800	SF	\$20.00	\$16,000												
G2060	Site	8167812	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	200	LF	\$21.00	\$4,200												
G2060	Site	8167681	Flagpole, Metal, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500					
G2060	Site	8167748	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	2	18	1	EA	\$25,000.00	\$25,000												
G2060	Site	8167663	Retaining Wall, Concrete Cast-in-Place, Replace	50	50	0	100	SF	\$130.00	\$13,000	\$13,000											
G2060	Site	8167825	Retaining Wall, Treated Timber, Replace	25	21	4	50	SF	\$20.00	\$1,000					\$1,000							
G2060	Site	8167834	Dumpster Pad, Concrete, Replace/Install	50	40	10	300	SF	\$15.00	\$4,500												\$4,500
G3010	Site General	8167666	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	23	7	1	EA	\$3,910.00	\$3,910								\$3,910				
P2030	Throughout	8168443	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000											
Totals, Unescalated											\$52,500	\$18,540	\$516,984	\$172,680	\$635,030	\$3,064,218	\$36,400	\$782,135	\$7,700	\$0	\$786,000	
Totals, Escalated (3.0% inflation, compounded annually)											\$52,500	\$19,096	\$548,468	\$188,692	\$714,732	\$3,552,268	\$43,464	\$961,927	\$9,754	\$0	\$1,057,000	

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167793	D1010	Elevator Controls	Automatic, 1 Car		Oakhaven Elementary	Elevator Shafts/Utility	ThyssenKrupp	Inaccessible	Inaccessible	2001		
2	8167712	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Oakhaven Elementary	Elevator Shafts/Utility	ThyssenKrupp	EP08025	EM5837	2001		
3	8167768	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Oakhaven Elementary	Cafeteria	Garaventa	LS-US-ST-44	47066	2010		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8181161	D2010	Storage Tank	Domestic Water	200 GAL	Oakhaven Elementary	Mechanical Room	A. O. Smith	T200A	700-178-7131	1976		
2	8181162	D2010	Boiler	Gas, Domestic	399 MBH	Oakhaven Elementary	Mechanical Room	Raypak	H3-0400	1301351561	2013		
3	8167785	D2010	Backflow Preventer	Domestic Water	.75 IN	Oakhaven Elementary	Boiler Room	Watts Regulator	909MOD	335441	1995		
4	8167667	D2030	Pump	Sump	3 HP	Oakhaven Elementary	Classrooms General	Inaccessible	Inaccessible	Inaccessible			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167686	D3020	Boiler	Gas, HVAC	2000 MBH	Oakhaven Elementary	Boiler Room	Bryan Boilers	RV200-W-FDG	86884	2001		
2	8167710	D3020	Boiler	Gas, HVAC	1800 MBH	Oakhaven Elementary	Boiler Room	Bryan Boilers	CL180-W-GI	79181	1996		
3	8167803	D3020	Boiler	Gas, HVAC	1800 MBH	Oakhaven Elementary	Boiler Room	Bryan Boilers	CL180 W-GL	79163	1996		
4	8167668	D3020	Unit Heater	Hydronic	8 MBH	Oakhaven Elementary	Restrooms	Modine Manufacturing	Inaccessible	Inaccessible	2001		14
5	8167696	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	Oakhaven Elementary	Boiler Room	Amtrol	1000-L	95-1295	1995		
6	8167843	D3030	Chiller	Air-Cooled	60 TON	Oakhaven Elementary	Building Exterior	York	Illegible	Illegible	1995		
7	8167676	D3030	Chiller	Air-Cooled	110 TON	Oakhaven Elementary	Building Exterior	Daikin Industries	AGZ110EDHEMNN00	STNU190700060	2019		
8	8167722	D3030	Chiller	Air-Cooled	110 TON	Oakhaven Elementary	Building Exterior	Daikin Industries	AGZ110EDHEMNN00	STNU190700057	2019		

9	8167786	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Oakhaven Elementary	Site General	Ruud	13AJA18A01757	8341W361111947	2011	
10	8167754	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Oakhaven Elementary	Site General	Ruud	13AJA18A01757	8341W361111946	2011	
11	8151573	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Oakhaven Elementary	Roof	York	Illegible	Illegible	2001	
12	8167658	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Oakhaven Elementary	Site General	Ruud	13AJA18A01757	8341W361111949	2011	
13	8151575	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	2 TON	Oakhaven Elementary	Roof	York	H1RA024S06D	Illegible	2001	
14	8151582	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	1-1/2 TON	Oakhaven Elementary	Roof	York	H1RA018S06D	DEEHM586726	1999	
15	8151584	D3030	Split System	Condensing Unit/Heat Pump, 2 TON	1.5 TON	Oakhaven Elementary	Roof	York	H1RA018S06D	EEJM296584	2000	
16	8151590	D3030	Split System	Condensing Unit/Heat Pump, 2.5 TON	1 TON	Oakhaven Elementary	Roof	York	H2RA030S06D	EMHM851026	2001	
17	8167783	D3030	Split System [CU-6]	Condensing Unit/Heat Pump	1.5 TON	Oakhaven Elementary	Building Exterior	York	Illegible	Illegible	1999	
18	8167723	D3030	Split System [CU-7]	Condensing Unit/Heat Pump	1.5 TON	Oakhaven Elementary	Building Exterior	York	H1RA018S06D	(S)EEJM289541	2000	
19	8167725	D3030	Split System [CU-8]	Condensing Unit/Heat Pump	2.5 TON	Oakhaven Elementary	Building Exterior	York	H2RA030S06D	(S)EMHM851027	1999	
20	8167837	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Oakhaven Elementary	Classrooms General	Inaccessible	Inaccessible	Inaccessible	2001	29
21	8167706	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	3 HP	Oakhaven Elementary	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2019	
22	8167781	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Oakhaven Elementary	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2001	6
23	8167841	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Oakhaven Elementary	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2019	
24	8167795	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2100 CFM	Oakhaven Elementary	Mechanical Room	McQuay	Inaccessible	Inaccessible	2001	
25	8167807	D3050	Air Handler [Ahu1]	Interior AHU, Easy/Moderate Access	2100 CFM	Oakhaven Elementary	Mechanical Room	McQuay	Inaccessible	Inaccessible	2001	
26	8151591	D3050	Make-Up Air Unit	MUA or MAU	4000 CFM	Oakhaven Elementary	Roof	Aerolator	Illegible	Illegible	2000	
27	8151572	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Oakhaven Elementary	Roof	York	DM150N20N4AAA1A	NFKM063170	2001	
28	8151578	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Oakhaven Elementary	Roof	Daikin Industries	No dataplate	No dataplate	2020	
29	8151574	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Oakhaven Elementary	Roof	Carrier	48TJD012---611BD	2395G30006	1995	
30	8151583	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Oakhaven Elementary	Roof	Carrier	No dataplate	No dataplate	1995	

31	8151576	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Oakhaven Elementary	Roof	Carrier	Illegible	1811650559	1995		
32	8151585	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Oakhaven Elementary	Roof	Illegible	Illegible	Illegible	2006		
33	8151592	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Oakhaven Elementary	Roof	Loren Cook Company	100R2B	32356375420000007	2006		
34	8151580	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Oakhaven Elementary	Roof	Loren Cook Company	Illegible	2235654694000001010701	2006		
35	8151587	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Oakhaven Elementary	Roof	Loren Cook Company	Illegible	Illegible	2000	6	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167720	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Oakhaven Elementary	Commercial Kitchen						2
2	8167703	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Oakhaven Elementary	Throughout Building						15
3	8167847	D4030	Fire Extinguisher	Wet Chemical/CO2		Oakhaven Elementary	Commercial Kitchen						
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167716	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Oakhaven Elementary	Electrical Room	Square D	150T3H	No dataplate			
2	8167741	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Oakhaven Elementary	Boiler Room	Standard transformer	MET	146096	1995		
3	8167820	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Oakhaven Elementary	Mechanical Room	Square D	300T3HIS	212303-1			
4	8167711	D5020	Switchboard	277/480 V	1600 AMP	Oakhaven Elementary	Boiler Room	Square D	14257475-001	No dataplate	2001		
5	8167657	D5020	Distribution Panel	120/208 V	200 AMP	Oakhaven Elementary	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible			18
6	8167766	D5020	Distribution Panel	120/208 V	800 AMP	Oakhaven Elementary	Mechanical Room	Westinghouse	PRL4B	No dataplate	1995		
7	8167744	D5020	Distribution Panel	277/480 V	1200 AMP	Oakhaven Elementary	Boiler Room	Westinghouse	No dataplate	No dataplate	1995		
8	8167829	D5020	Distribution Panel	277/480 V	400 AMP	Oakhaven Elementary	Electrical Room	Square D	12142574750020001	No dataplate	1995		
9	8167659	D5020	Distribution Panel	277/480 V	1600 AMP	Oakhaven Elementary	Boiler Room	Square D	14257475-001	No dataplate	2001		
10	8167721	D5020	Distribution Panel	277/480 V	800 AMP	Oakhaven Elementary	Boiler Room	Westinghouse	PRL4B	No dataplate	1995		

11	8167708	D5020	Distribution Panel	277/480 V	225AMP	Oakhaven Elementary	Boiler Room	Square D	NF	No dataplate	1995	2	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167770	D7050	Fire Alarm Panel	Fully Addressable		Oakhaven Elementary	Office Areas	Honeywell	NFS 320	Inaccessible			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8167685	E1030	Foodservice Equipment	Convection Oven, Double		Oakhaven Elementary	Kitchen	Blodgett	No dataplate	No dataplate			
2	8167729	E1030	Foodservice Equipment	Convection Oven, Double		Oakhaven Elementary	Kitchen	Sunfire	No dataplate	No dataplate			
3	8167832	E1030	Foodservice Equipment	Dairy Cooler/Wells		Oakhaven Elementary	Kitchen	MasterBuilt	D0MC-164-A	15100291	2015		
4	8167774	E1030	Foodservice Equipment	Dairy Cooler/Wells		Oakhaven Elementary	Kitchen	Beverage-Air Corporation	SMF58	No dataplate	2015		
5	8167694	E1030	Foodservice Equipment	Dairy Cooler/Wells		Oakhaven Elementary	Kitchen	MasterBuilt	Illegible	Illegible	2015		
6	8167798	E1030	Foodservice Equipment	Dishwasher Commercial		Oakhaven Elementary	Kitchen	Hobart	C44A	Illegible			
7	8167680	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Oakhaven Elementary	Kitchen	Aerolator	ARW	NA	2001		2
8	8167800	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Oakhaven Elementary	Kitchen	FWE	MTU-12	102722106	2010		
9	8167702	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Oakhaven Elementary	Kitchen	Fwe	MTU-12	102721905	2010		
10	8167839	E1030	Foodservice Equipment	Icemaker, Freestanding		Oakhaven Elementary	Kitchen	Manitowoc	IYT0420A-161X	1120717417	2021		
11	8167690	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Oakhaven Elementary	Kitchen	Manitowoc	Inaccessible	Inaccessible	2001		
12	8167846	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Oakhaven Elementary	Kitchen	Delfield	SCFT-60-NU	1706150000961	2001		
13	8167763	E1030	Foodservice Equipment	Range, 2-Burner		Oakhaven Elementary	Kitchen	Vulcan	No dataplate	No dataplate	1990		
14	8167687	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Oakhaven Elementary	Kitchen	Arctic Air	AR23E	435210			
15	8167701	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Oakhaven Elementary	Kitchen	Arctic Air	AR23E	435216	2010		

