

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Oakhaven High School  
3125 Ladbrook Road  
Memphis, Tennessee 38118

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-148.354*

## **DATE OF REPORT:**

*October 1, 2024*

## **ON SITE DATE:**

*September 10, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	High School
<b>Number of Buildings</b>	5
<b>Main Address</b>	3125 Ladbrook Road, Memphis, Tennessee 38118
<b>Site Developed</b>	1956
<b>Site Area</b>	7.17 acres (estimated)
<b>Parking Spaces</b>	92 total spaces all in open lots; 2 of which are accessible (Shares parking with Middle School and Elementary School)
<b>Outside Occupants/Leased Spaces</b>	Cafeteria Boys and Girls Club
<b>Date(s) of Visit</b>	September 10, 2024
<b>Management Point of Contact</b>	Ms. Mary Taylor, Shelby County Board of Education 901.416.5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
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<b>Assessment and Report Prepared By</b>	Randall Patzke
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The original High School campus appears to have been built in 1958. The campus includes an Auditorium, Band Classroom (Formerly an Industrial Arts Building), ROTC Building, and Gymnasium. The Band Rooms have been moved from the back of the Gymnasium to the former industrial arts building. The building was expanded to include an additional classroom wing and the Middle School Wing. Later an elevator was added to the Middle School.

### Architectural

The buildings are concrete framed with brick veneers, aluminum windows and doors. Upgrades have been made to the doors and windows with the additions. The auditorium was flooded recently and is currently closed for repairs to the building. The emergency exit doors of the auditorium have structural wide flanges with significant rusting. The buildings need re-caulking, repointing of walls, power washing and sealing of the exteriors. The paint in the ROTC building is peeling and may have moisture behind it. The roofs have been replaced with TPO. The quarry tiles are starting to crack and some need replacement. The hard ceiling tiles in some rooms are falling down with large areas missing. Some areas the ceiling paint is peeling. The asbestos based VCT has cracked tiles in areas and some rooms the tiles are loose.

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

The mechanical system has been partially upgraded and equipment replaced. Some of the equipment is past normal life cycles and replacements will be required. The boiler room has been upgraded with efficient condensing boilers. The boilers for domestic water are at the end of normal life and their inspection certificates are very outdated. Depending on the building the HVAC may not be working. The equipment on the exterior of the Auditorium was off at the disconnect. Some roof top equipment was off with side panels removed. The electrical system has been expanded with various additions. The lighting has not been upgraded to LED technology. Some of the distribution panels are from the original construction. Upgrading of the electrical system to reflect current needs should be completed in the future. There are electrical wires under the covered walkway at the ROTC building that are low enough to be grabbed. The restrooms are typically not ADA compliant. The fixtures have been partially replaced. Drinking foundations have been upgraded. The sanitary and waste piping including under slab could require replacement in the future. The buildings are protected with a fire alarm system and some buildings have portable fire extinguishers. There is a Burglar Alarm and Security camera system. Select buildings have AEDs. The exit signs in the library are blocked by ductwork.

### Site

There are areas of sidewalk that are cracked and spalling and should be replaced. The parking lot needs to be sealed and striped, with a Mill and Overlay in the future. The stormwater catch basins between ROTC and the Band Room need to be rebuilt as water flows under the top. The walkway covering needs to be repainted.

### Recommended Additional Studies

The Flooring and ceiling are in poor/failed condition. The flooring in the Middle School Wing and Band room are loose, the ceiling in some classrooms is partially falling down and the pipe insulation is in walls or above 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.

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

## Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Oakhaven High School / Oakhaven Classroom Building (1958)	\$398	65,950	\$26,248,100	0.0%	4.7%	10.9%	25.4%
Oakhaven High School / Oakhaven High School Auditorium (1960)	\$400	13,700	\$5,480,000	2.6%	2.9%	12.6%	26.1%
Oakhaven High School / Oakhaven High School Band Building (1958)	\$400	6,320	\$2,528,000	0.0%	3.7%	8.3%	13.7%
Oakhaven High School / Oakhaven High School Gymnasium (1958)	\$400	17,850	\$7,140,000	0.0%	6.1%	9.4%	18.5%
Oakhaven High School / Oakhaven ROTC Building (1958)	\$400	7,750	\$3,100,000	0.0%	4.5%	9.7%	13.9%

### Campus Level FCI:

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

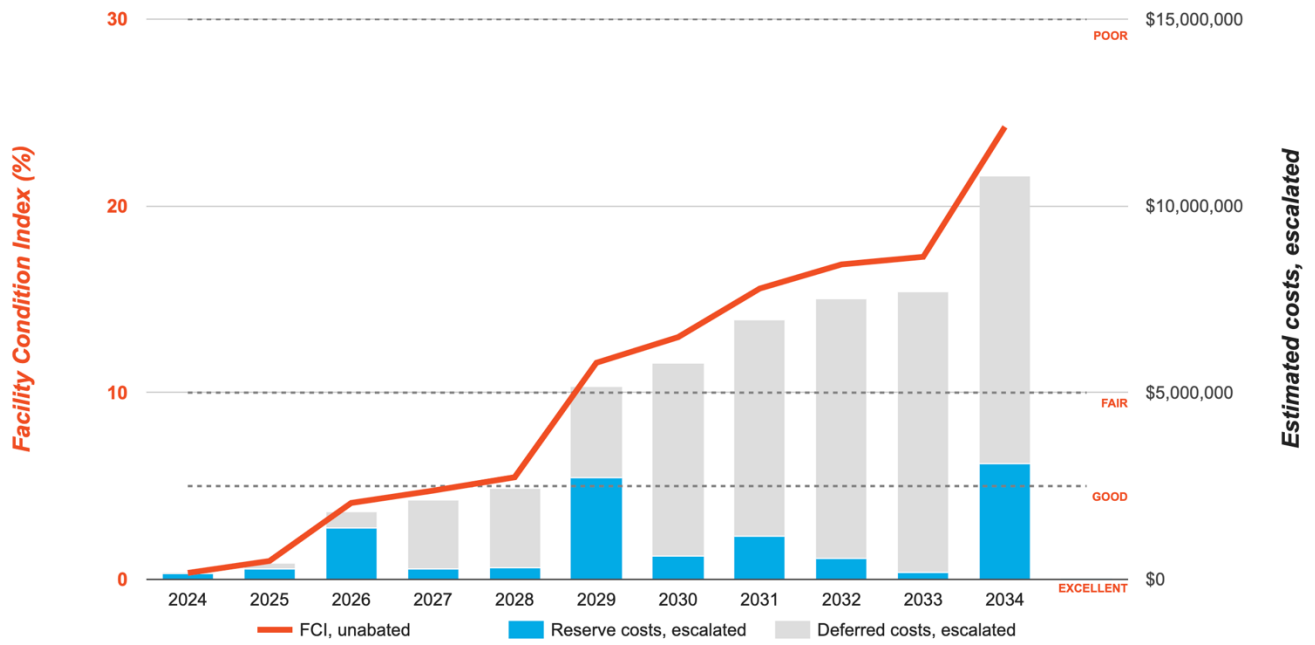
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Oakhaven High School

Replacement Value: \$44,628,000

Inflation Rate: 3.0%

Average Needs per Year: \$983,100



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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	\$400	\$3,700	\$114,600	\$140,200	\$258,800
Facade	\$11,600	\$294,400	\$530,200	\$27,400	\$2,868,500	\$3,732,100
Roofing	-	-	-	\$272,000	\$1,581,300	\$1,853,300
Interiors	\$93,800	\$904,900	\$828,600	\$1,548,900	\$2,439,600	\$5,815,700
Plumbing	-	-	\$57,200	\$1,420,100	\$18,500	\$1,495,800
HVAC	\$37,800	\$40,700	\$356,900	\$675,900	\$456,100	\$1,567,400
Fire Protection	-	-	-	\$2,900	\$3,900	\$6,700
Electrical	-	\$353,100	\$254,000	\$651,100	\$326,000	\$1,584,200
Fire Alarm & Electronic Systems	-	-	\$823,500	\$159,800	\$1,471,500	\$2,454,800
Equipment & Furnishings	-	\$28,600	\$110,500	\$540,900	\$192,200	\$872,300
Site Development	-	-	\$16,600	\$204,400	\$146,600	\$367,700
Site Utilities	-	\$12,700	\$20,400	-	-	\$33,100
Site Pavement	-	\$38,200	\$347,700	\$18,200	\$14,300	\$418,300
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
Accessibility	\$7,500	-	-	-	-	\$7,500
<b>TOTALS (3% inflation)</b>	<b>\$155,600</b>	<b>\$1,673,100</b>	<b>\$3,349,300</b>	<b>\$5,636,100</b>	<b>\$9,658,800</b>	<b>\$20,472,900</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Oakhaven High School / Oakhaven Classroom Building	2	\$12,500
Oakhaven High School / Oakhaven High School Auditorium	3	\$143,200
<b>Total</b>	<b>5</b>	<b>\$155,700</b>

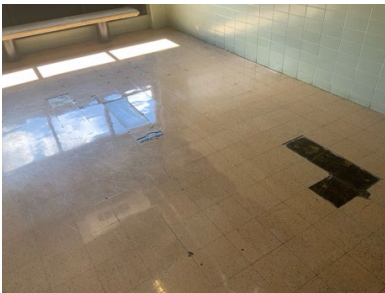
### Oakhaven Classroom Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8214295	Oakhaven High School / Oakhaven Classroom Building		P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
8214294	Oakhaven High School / Oakhaven Classroom Building		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
<b>Total (2 items)</b>							<b>\$12,500</b>

### Oakhaven High School Auditorium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8197445	Oakhaven High School / Oakhaven High School Auditorium	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$11,600
8187161	Oakhaven High School / Oakhaven High School Auditorium	Auditorium	C2030	Flooring, Carpet, Commercial Standard, Replace	Failed	Performance/Integrity	\$93,800
8197427	Oakhaven High School / Oakhaven High School Auditorium	Site Utility Areas	D3030	Split System, Condensing Unit/Heat Pump, Replace	NA	Performance/Integrity	\$37,800
<b>Total (3 items)</b>							<b>\$143,200</b>

### Key Findings



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

Environmental, Asbestos (ACM) and Lead Base Paint (LBP)  
Oakhaven High School Classroom Building

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,000

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Determine extent of asbestos used in campus, flooring, ceiling and pipe insulation - AssetCALC ID: 8214295



#### Electrical System in Poor condition.

Any Type, Repairs per Man-Day  
Oakhaven High School Classroom Building  
Library

Uniformat Code: D5020  
Recommendation: **Repair in 2025**

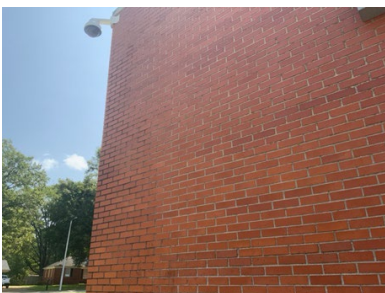
Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$1,200

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Emergency exit sign blocked by ductwork - AssetCALC ID: 8206213



#### Exterior Walls in Poor condition.

Brick  
Oakhaven High School Auditorium Building  
Exterior

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

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,600

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corner mortar wearing away - AssetCALC ID: 8197445



**Exterior Walls in Poor condition.**

Brick  
Oakhaven High School Gymnasium Building  
Exterior

Uniformat Code: B2010  
Recommendation: **Repair/Repoint in 2025**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$247,500

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Mortar joints are open - AssetCALC ID: 8204056



**Balcony Structure in Poor condition.**

Vertical Column Steel  
Oakhaven High School Auditorium Building  
Exterior

Uniformat Code: B1010  
Recommendation: **Replace in 2026**

Priority Score: **88.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

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Flange rusted out - AssetCALC ID: 8197438



**Storm Drainage Components in Poor condition.**

Catch Basin, 6' Deep  
Oakhaven High School Site

Uniformat Code: G3030  
Recommendation: **Replace/Install in 2026**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,000

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Washed out, flowing under concrete - AssetCALC ID: 8200908



**Sidewalk in Poor condition.**

Concrete, Large Areas  
Oakhaven High School Site

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

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$36,000

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Cracked breaking up - AssetCALC ID: 8200918



**Casework in Poor condition.**

Cabinetry, Standard  
Oakhaven High School Classroom Building  
Classrooms Science

Uniformat Code: E2010  
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$27,000

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Door openings covered over, drawers missing - AssetCALC ID: 8206218



**Split System**

Condensing Unit/Heat Pump  
Oakhaven High School Auditorium Site Utility  
Areas

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

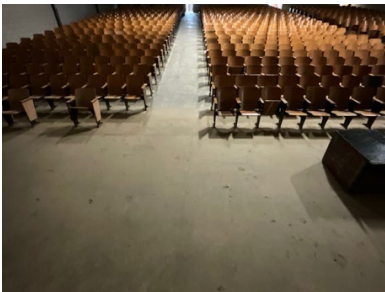
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$37,800

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Off at disconnect - AssetCALC ID: 8197427



**Flooring in Failed condition.**

Carpet, Commercial Standard  
Oakhaven High School Auditorium

Uniformat Code: C2030  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$93,800

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carpet was removed for water damage. is being replaced. - AssetCALC ID: 8187161



**Flooring in Poor condition.**

Vinyl Tile (VCT), with Asbestos Abatement  
Oakhaven High School Band Building  
Storeroom

Uniformat Code: C2030  
Recommendation: **Replace in 2025**

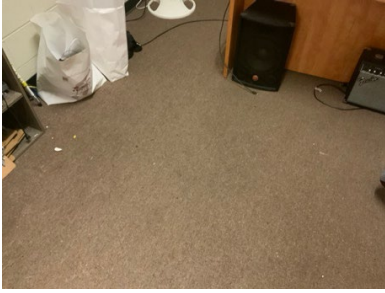
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

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Tiles lifting off floor - AssetCALC ID: 8205594



**Flooring in Poor condition.**

Carpet, Commercial Standard  
Oakhaven High School Band Building Office  
Areas

Uniformat Code: C2030  
Recommendation: **Replace in 2025**

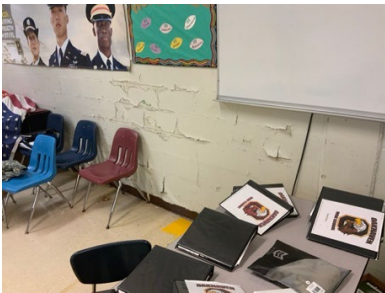
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

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Fraying - AssetCALC ID: 8205622



**Wall Finishes in Failed condition.**

Any Surface  
Oakhaven High School ROTC Building  
Throughout Building

Uniformat Code: C2010  
Recommendation: **Prep and Paint in 2025**

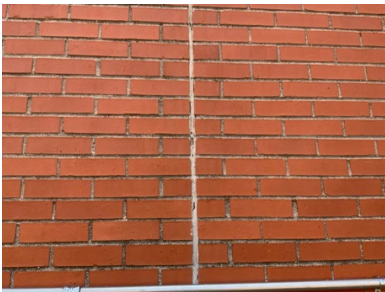
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,000

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Peeling paint, moisture damage likely - AssetCALC ID: 8204904



**Caulking in Poor condition.**

Cold Joints, 0" to 1/2"  
Oakhaven High School Auditorium Building  
Exterior

Uniformat Code: B2010  
Recommendation: **Replace in 2026**

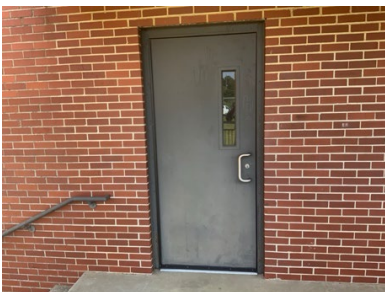
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

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Cracking, holes opening up - AssetCALC ID: 8197424



**Exterior Door in Poor condition.**

Steel, Standard  
Oakhaven High School Band Building -  
Building Exterior

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,800

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Frames patched and patches rusting out - AssetCALC ID: 8205595



**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted  
Oakhaven High School Band Building Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2026**

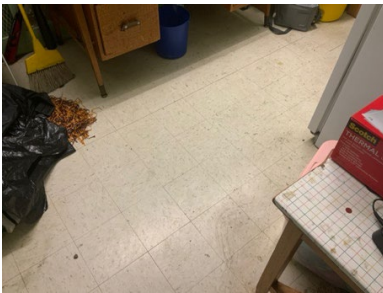
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,000

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Not working during assessment - AssetCALC ID: 8205612



**Flooring in Poor condition.**

Vinyl Tile (VCT), with Asbestos Abatement  
Oakhaven High School ROTC Building  
Throughout Building

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$58,400

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Some broken tiles, waxed over - AssetCALC ID: 8204893



**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted  
Oakhaven High School Band Building Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,000

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Not working during assessment - AssetCALC ID: 8205610



**Ceiling Finishes in Poor condition.**

Any Flat Surface  
Oakhaven High School Band Building  
Throughout Building

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,400

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Paint is peeling - AssetCALC ID: 8205617



**Flooring in Poor condition.**

Vinyl Tile (VCT)  
Oakhaven High School Band Building  
Throughout Building

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Some broken tiles - AssetCALC ID: 8205614



**Exterior Door in Poor condition.**

Steel, Standard  
Oakhaven High School Gymnasium Building  
Exterior

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

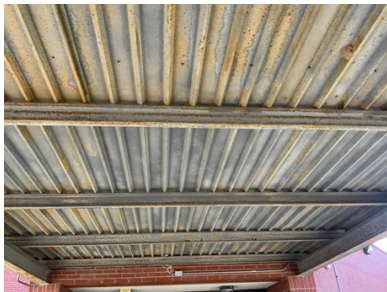
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,800

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Bottoms rusting out - AssetCALC ID: 8204058



**Ceiling Finishes in Poor condition.**

exposed irregular elements  
Oakhaven High School Site Roof

Uniformat Code: C2050  
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,700

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Rusting, needs cleaning - AssetCALC ID: 8200921



**Air Handler in Poor condition.**

Interior AHU, Easy/Moderate Access, 1201 to  
2400 CFM  
Oakhaven High School Auditorium

Uniformat Code: D3050  
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$15,000

\$\$\$\$

Condition unknown - AssetCALC ID: 8187179

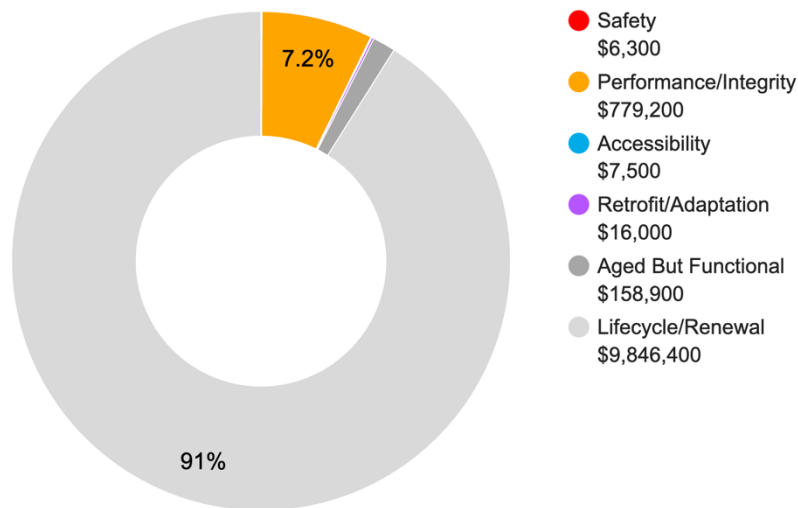
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$10,814,300

## 2. Oakhaven Classroom Building



### Oakhaven Classroom Building: Systems Summary

<b>Constructed/Renovated</b>	1958	
<b>Building/Group Size</b>	65,950 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system and grade beam foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Storefront Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU and ceramic tile Floors: VCT, ceramic tile, quarry tile Ceilings: Painted concrete, hard tile, and ACT	Fair
<b>Elevators</b>	Wheelchair lift in the Auditorium	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: None in ROTC Building Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Oakhaven Classroom Building: Systems Summary</b>		
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, feeding fan coil and unit ventilators Non-Central System: Packaged units Supplemental components: Make-up air units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	The exit signs are blocked in the library. Casework in the classrooms are missing the drawers and the cabinet doors are blanked off with plywood. The ceiling tiles are falling down. Floor tiles are asbestos based. Next to ROTC building under covered walkway electric wires are low enough to grab.	

### 3. Oakhaven Band Building



#### Oakhaven Band Building: Systems Summary

<b>Constructed/Renovated</b>	1958	
<b>Building Size</b>	6,320 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU, ceramic tile, and sound dampening Floors: Carpet, VCT, ceramic tile Ceilings: Painted concrete and hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilet and sink in restroom	Fair
<b>HVAC</b>	Non-Central System: Rooftop Packaged units	Poor
<b>Fire Suppression</b>	None	--

<b>Oakhaven Band Building: Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Rooftop units not working during assessment, sinks without hot water, ceiling peeling, carpet worn and fraying, VCT with loose, broken, or missing tiles, exterior door frames rusting at patches.	

## 4. ROTC Building



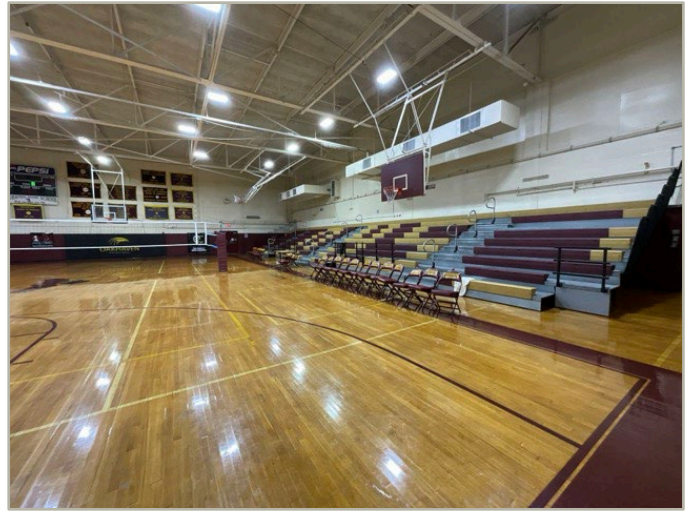
### ROTC Building: Systems Summary

<b>Constructed/Renovated</b>	1958	
<b>Building Size</b>	7,750 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system and grade beam foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU, ceramic tile, Wire panels Floors: VCT and ceramic tile Ceilings: Painted concrete, hard tile, and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing unit	Good
<b>Fire Suppression</b>	None	--

## ROTC Building: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Interior walls have peeling paint, floor tile has some broken tiles, and some lights have burnt out lamps.	

## 5. Oakhaven Gymnasium



### Oakhaven Gymnasium: Systems Summary

<b>Constructed/Renovated</b>	1958	
<b>Building Size</b>	17,850 SF	
<b>Number of Stories</b>	1 above grade with 1 partial below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams and columns with concrete pad column footing foundation system, grade beam foundation system and structural steel girders	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU, painted sheetrock, ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted lath and plaster and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Rooftop Packaged units and Gas Unit Heaters	Fair
<b>Fire Suppression</b>	None	--

## Oakhaven Gymnasium: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Doors and frames rusting out, repointing exterior walls.	

## 6. Auditorium



### Auditorium: Systems Summary

<b>Constructed/Renovated</b>	1960	
<b>Building Size</b>	13,700 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Concrete Tilt-up Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Poor
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Rooftop Packaged units, Air Handler with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

## Auditorium: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Carpet removed, not replaced. Stage flooring needs refinishing, repair to exterior columns, repointing exterior walls and recaulking joints. Exterior condenser off at disconnect status is unknown.	



## 7. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with concrete aprons adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link, brick fencing; open dumpster areas Limited park benches	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Timber retaining walls Severe site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED, HPS Building-mounted: LED, HPS	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
<b>Key Issues and Findings</b>	Sidewalk has multiple areas of broken concrete that need to be replaced, Asphalt lots will need seal coating with striping, future mill and over lay of lots, storm drain by Band Building need to be rebuilt, ceiling of covered walkway needs to be treated for rust. ADA access to buildings added.	

## 8. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

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

- Band Building and ROTC Roofs; lack of ladder or other means of access

## 9. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1958 and substantially renovated in 2006, and some accessibility improvements appear to have been implemented at that time.

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

<b>Campus: Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1958	No	Yes
Oakhaven Classroom Building	1958	No	Yes
Band Building	1958	No	Yes
ROTC Building	1958	No	Yes
Gymnasium	1958	No	Yes
Auditorium	1960	No	No

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 10. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 11. Opinions of Probable Costs

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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.

## 12. Certification

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Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Oakhaven High School, 3125 Ladbrook Road, Memphis, Tennessee 38118, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Randall Patzke,  
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## 13. Appendices

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

# Appendix A:

## Photographic Record

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### Photographic Overview



1 - FRONT ELEVATION - CLASSROOM



2 - LEFT ELEVATION - CLASSROOM



3 - REAR ELEVATION - CLASSROOM



4 - RIGHT ELEVATION - CLASSROOM



5 - FRONT ELEVATION - ROTC



6 - LEFT ELEVATION - ROTC



### Photographic Overview



7 - REAR ELEVATION - ROTC



8 - RIGHT ELEVATION - ROTC



9 - FRONT ELEVATION - BAND



10 - LEFT ELEVATION - BAND



11 - REAR ELEVATION - BAND



12 - RIGHT ELEVATION - BAND



### Photographic Overview



13 - FRONT ELEVATION - AUDITORIUM



14 - LEFT ELEVATION - AUDITORIUM



15 - REAR ELEVATION - AUDITORIUM



16 - RIGHT ELEVATION - AUDITORIUM



17 - LEFT ELEVATION - GYMNASIUM



18 - FRONT ELEVATION - GYMNASIUM



### Photographic Overview



19 - RIGHT ELEVATION - GYMNASIUM



20 - REAR ELEVATION - GYMNASIUM



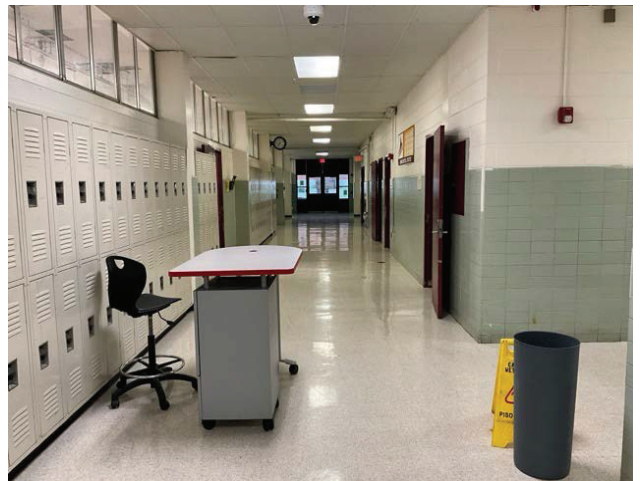
21 - STRUCTURE



22 - ROOF OVERVIEW - AUDITORIUM



23 - ROOF OVERVIEW



24 - HALLWAY - CLASSROOM



### Photographic Overview



25 - CLASSROOM - ROTC



26 - AUDITORIUM



27 - GYMNASIUM



28 - SCIENCE CLASSROOM



29 - WEIGHT ROOM - GYMNASIUM



30 - FURNACES- ROTC



### Photographic Overview



31 - BOILER - CLASSROOM



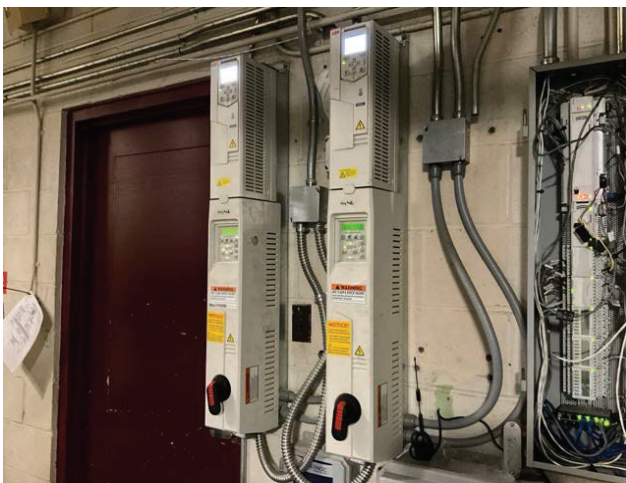
32 - STORAGE TANK W/ BOILER - CLASSROOM



33 - ROOFTOP PACKAGED UNIT - AUDITORIUM



34 - MAIN ELECTRICAL EQUIPMENT - CLASSROOM



35 - VARIABLE FREQUENCY DRIVE - CLASSROOM



36 - PARKING LOTS



### Photographic Overview



37 - PARK BENCH



38 - STORM DRAINAGE COMPONENTS



39 - SIGNAGE



40 - ROOF STRUCTURE



41 - STAIRS



42 - STAIRS AND RAILS

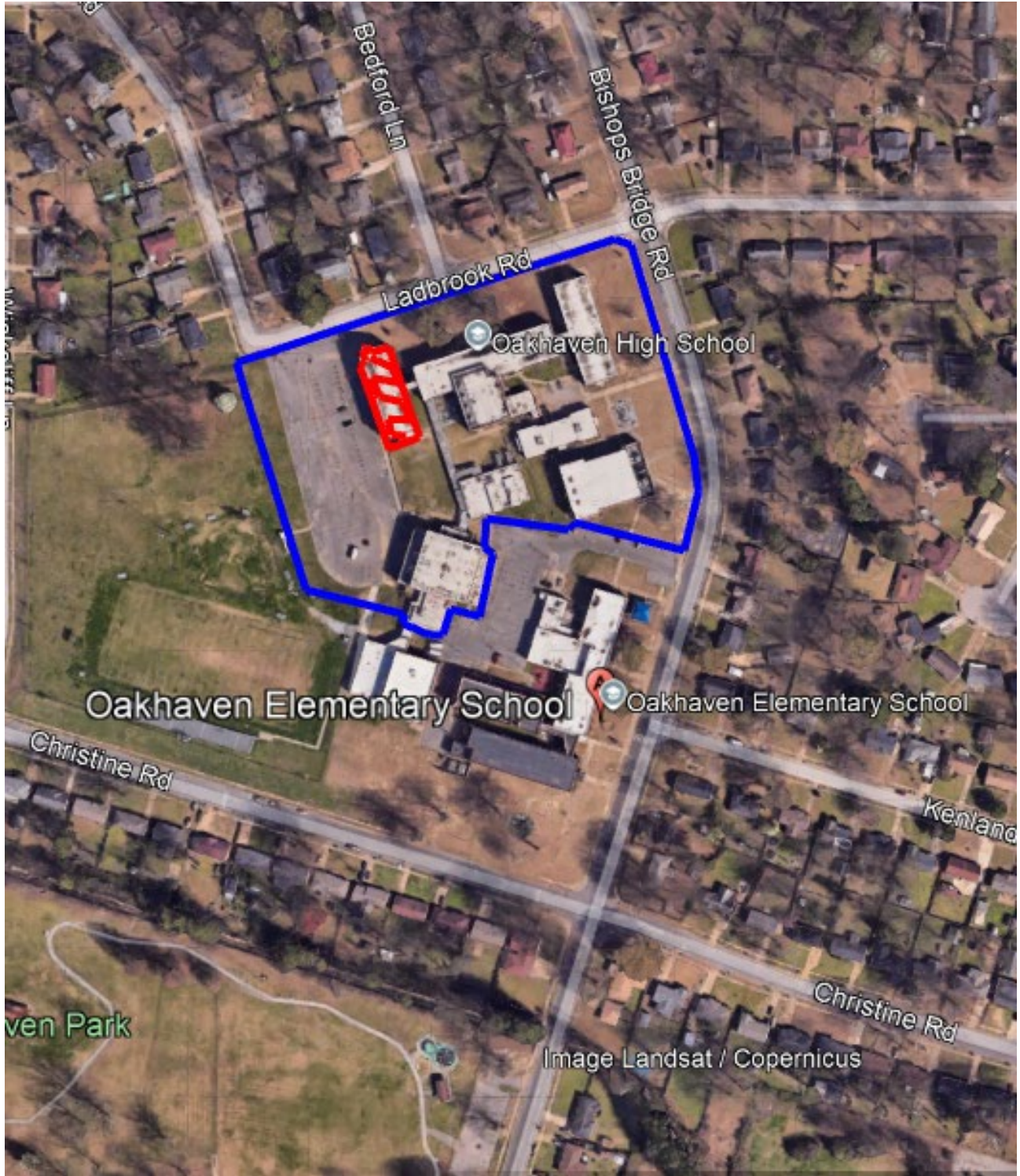




## Appendix B: Site Plan

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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	163745.23R000-148.354	Oakhaven High School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	September 10, 2024	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

**Name of person completing form:** Quaterius catron

**Title / Association w/ property:** Plant Manager

**Length of time associated w/ property:** 6 months

**Date Completed:** September 11, 2024

**Phone Number:** 901.930.9639

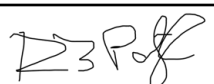
**Method of Completion:** DURING - verbally completed during assessment

**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 1958	Renovated 2019	Cafe
2	Building size in SF	65,950 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2019	Painted 2022, cafeteria 2019, exterior lights 2022
		HVAC	2022	Whole new system
		Electrical		Alarm system 2022
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC system Redoing auditorium		
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.	Resolve hvac issues Leaks not all working		

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				9 grade hall, rm 110 water on floor
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Resolved
10	Are your elevators unreliable, with frequent service calls?	X				
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
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			
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				
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 care



Signature of Assessor



Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Oakhaven High School

BV Project Number: 163745.23R000-148.354

### Abbreviated Accessibility Checklist

#### Facility History and Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		✗		Does not include stalls in Elementary lot
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

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

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

# Abbreviated Accessibility Checklist

## Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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

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

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
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 ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

## **Appendix E:** Component Condition Report

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**Component Condition Report | Oakhaven High School / Oakhaven High School Auditorium**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1010	Building Exterior	Poor	Balcony Structure, Vertical Column Steel	20 LF	2	8197438
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	200 LF	4	8197433
B1080	Site	Fair	Stairs, Concrete, Exterior	200 SF	10	8197432
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	15,000 SF	20	8197437
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	350 SF	0	8197445
B2010	Building Exterior	Fair	Exterior Walls, Concrete Tilt-Up	200 SF	20	8197442
B2010	Building Exterior	Poor	Caulking, Cold Joints, 0" to 1/2"	180 LF	2	8197424
B2020	Main Entrance	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	14	8187194
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	400 SF	5	8197434
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	5	8197425
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	12,500 SF	7	8187192
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	6	8187185
<b>Interiors</b>						
C1030	Utility Rooms/Areas	Good	Interior Door, Wood, Solid-Core	18	30	8187183
C1030	Throughout Building	Fair	Door Hardware, School, per Door	26	15	8187182
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	5	8187187
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	8187184
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	16	8187193
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	12,500 SF	4	8187186
C2010	Auditorium	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	12,000 SF	5	8187160
C2030	Throughout Building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000 SF	4	8187177

**Component Condition Report | Oakhaven High School / Oakhaven High School Auditorium**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Auditorium	Failed	Flooring, Carpet, Commercial Standard	12,500 SF	0	8187161
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	11	8187169
C2030	Auditorium	Fair	Flooring, Wood, Strip	4,000 SF	6	8187181
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	8187171
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	8187163
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	10	8187167
D2010	Restrooms	Fair	Urinal, Standard	3	11	8187176
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	8	8187175
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	10	8187188
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	13,700 SF	10	8197443
D2030	Roof	Good	Supplemental Components, Drains, Roof	30	32	8197444
D2030	Electrical Room	Fair	Pump, Sump	1	8	8187172
<b>HVAC</b>						
D3030	Site Utility Areas	NA	Split System, Condensing Unit/Heat Pump	1	0	8197427
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8187180
D3050	Auditorium	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	2	8187179
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8187165
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8187189
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	8187170
<b>Fire Protection</b>						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	6	8197448
<b>Electrical</b>						
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	1	6	8187190
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	4	5	8187168

## Component Condition Report | Oakhaven High School / Oakhaven High School Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	6	8187166
D5020	Auditorium	Fair	Supplemental Components, Bus Duct & Fittings	15 LF	10	8197441
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	1	6	8187178
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	13,700 SF	10	8197446
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	13,700 SF	5	8197439
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	8197440

### Fire Alarm & Electronic Systems

D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	13,700 SF	5	8197436
D7030	Lobby	Fair	Security Panel, Annunciator	1	5	8197447
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,700 SF	5	8197428
D7050		Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	12,500 SF	11	8187191
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	13,700 SF	5	8197435
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	5	8197430

### Equipment & Furnishings

E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	7	8187173
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1	5	8197426

### Sitework

G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	15 LF	5	8197429
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### Accessibility

Y1040	Auditorium	Fair	ADA Elevators, Wheelchair Lift, Up to One Floor, Install	1	2020	8187164
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## Component Condition Report | Oakhaven High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1020	Roof	Fair	Roof Structure, Pitched, Steel Light Gauge Trusses	4,450 SF	15	8200898

## Component Condition Report | Oakhaven High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B1080	Site	Fair	Stairs, Concrete, Exterior	1,000 SF	10	8200929
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	3	8200924
<b>Facade</b>						
B2080	Site	Fair	Awning, Fabric, per SF of awning	100 SF	3	8200903
<b>Interiors</b>						
C2050	Roof	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,450 SF	2	8200921
<b>HVAC</b>						
D3030	Site Utility Areas ROTC	Good	Chiller, Air-Cooled	1	23	8200923
D3030	Site Utility Areas ROTC	Good	Chiller, Air-Cooled	1	23	8200934
D3050	Site Utility Areas ROTC	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8200930
D3050	Site Utility Areas ROTC	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	23	8200933
<b>Electrical</b>						
D5030	Site Utility Areas ROTC	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8200931
D5030	Site Utility Areas ROTC	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8200925
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	18	8200909
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,550 SF	5	8200905
G2020	Site	Fair	Parking Lots, Pavement, Concrete	1,400 SF	10	8200899
G2020	Site	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	4	7	8200932
G2020	Site	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	1,600 SF	4	8200919
G2020	Site	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	1,700 SF	4	8200916
G2020	Site rear lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	59,000 SF	5	8200928
G2030	Site	Good	Ramps, Steps, Concrete (per LF of nosing)	450 LF	34	8200907
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,000 SF	5	8200927
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	4,000 SF	2	8200918

### Component Condition Report | Oakhaven High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Sitework</b>						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	100 LF	10	8200901
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	64 SF	5	8200910
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	12	8200900
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	300 SF	5	8200912
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	11	8200920
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	400 SF	10	8200911
G2060	Site	Fair	Retaining Wall, Treated Timber	60 SF	5	8200917
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	18	8200915
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	120 SF	10	8200913
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	18	8200914
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	55 LF	17	8200926
G2080	Site	Fair	Planter Boxes, Pre-Manufactured, High-End	50 LF	16	8200906
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	5	8200902
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	8200904

### Utilities

G3030	Site	Poor	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	2	2	8200908
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### Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stairs, Concrete, Exterior	350 SF	10	8206237
B1080	Site	Fair	Stairs, Metal, Exterior, Refinish	750 SF	3	8206229
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	100 LF	3	8206220
B1080	Library	Fair	Stair/Ramp Rails, Metal, Refinish	250 LF	4	8206230

## Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	26,000 SF	15	8206244
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,250 SF	5	8206248
B2020	Building Exterior	Fair	Glazing, any type, by SF	5,000 SF	5	8206215
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	5	8206247
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	5	8206241
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	32,500 SF	12	8190765
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,000 LF	12	8190775
<b>Interiors</b>						
C1010	Classrooms General	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	22 SF	5	8206219
C1020	Throughout Building	Fair	Interior Window, Fixed, 6 SF	275	11	8190800
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	10	8206222
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	74	11	8190751
C1030	Throughout Building	Fair	Door Hardware, School, per Door	85	9	8190804
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	5	8190729
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	35,500 SF	2	8190781
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,512 LF	10	8190748
C1090	Restrooms	Fair	Toilet Partitions, Wood	31	5	8190815
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	12,000 SF	12	8190739
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	128,000 SF	4	8190764
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,000 SF	5	8206239
C2030	Cafeteria	Good	Flooring, Quarry Tile	5,000 SF	40	8190759
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	11	8190813
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	29,000 SF	2	8206243

## Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	4	8190742
<b>Plumbing</b>						
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water, 80 to 150 GAL	1	7	8190770
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	1	5	8206226
D2010	Restrooms	Fair	Urinal, Standard	16	6	8190728
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	10	8190760
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	8190796
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	7	12	8190747
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	65,950 SF	10	8206228
D2010	Utility Rooms/Areas	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	3	8190777
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	8206231
D2010	Library	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	8206225
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	24	9	8190806
<b>HVAC</b>						
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL	1	38	8190772
D3020	Boiler Room	Good	Boiler, Gas High-Efficiency Condensing Style, HVAC, 751 to 2000 MBH	1	13	8190807
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	28	8190754
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	17	5	8206235
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	13	5	8206245
D3050	Cafeteria	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	1	28	8190767
D3050	Gymnasium	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	1	28	8190787
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	8190814
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	12	8190730
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	1	23	8190736
D3050	Throughout Building	Good	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM	1	18	8190774

## Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	8190782
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	12	8190753
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	65,950 SF	7	8214423
D3050	Roof	NA	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	3	8190805
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	7	8190793
D3060	Classrooms Science	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	2	8206221
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	6	6	8190785
<b>Fire Protection</b>						
D4030	Commercial kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	8214297
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	10	6	8190766
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	7	8190779
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	6	8190773
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	11	8190731
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	7	8190749
D5020	Library	Poor	Electrical System, any type, Repairs per Man-Day, Repair	1	1	8206213
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	5	8190809
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	8	10	8190737
D5020	Library	Fair	Distribution Panel, 277/480 V	1	8	8206216
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	10	8190810
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	6	8	8206223
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	8190783
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	7	8190757
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V, 200 AMP	1	9	8190808
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V, 1200 AMP	1	5	8190799

## Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	11	8190762
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	65,950 SF	8	8206224
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	18	8190755
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8190784
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	18	8190802
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	23	18	8206246
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	65,950 SF	2	8206242
<b>Fire Alarm &amp; Electronic Systems</b>						
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	6	8190794
D7010	Hallways & Common Areas	Good	Entry Security, Metal Detector, Full Body Walkthrough	1	6	8190771
D7010	Throughout Building	Fair	Access Control Devices, Screening X-Ray Machine	1	6	8190790
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	65,950 SF	5	8206240
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	6	8190733
D7010	Hallways & Common Areas	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	6	8190750
D7010	Hallways & Common Areas	Fair	Access Control Devices, Screening X-Ray Machine	1	6	8190792
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	65,950 SF	5	8206227
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	8214314
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	8190745
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	8205636
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	8190795
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	2	3	8190797
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	8190743
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	6	8190744
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	8190746

## Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	8205639
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8190812
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	8190803
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	23	8190811
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	8190756
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	6	8190758
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	8190789
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	8190780
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	6	8190761
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	8190801
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	8190732
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8190778
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	8190735
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	8190788
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	13	8190763
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	8190734
E1030	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	23	8190791
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	8190741
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	8190740
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	8190738
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	5	8206236
E1040	Classrooms Science	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	19	10	8206234
E2010	Classrooms Science	Fair	Casework, Countertop, Solid Surface	180 LF	10	8206217
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	320 LF	5	8206214
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	340 LF	8	8206232

### Component Condition Report | Oakhaven High School / Oakhaven Classroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms Science	Poor	Casework, Cabinetry, Standard	90 LF	2	8206218
<b>Sitework</b>						
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	100 SF	10	8206233
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters	18	10	8217030
<b>Follow-up Studies</b>						
P2030		NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	8214295
<b>Accessibility</b>						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	8214294

### Component Condition Report | Oakhaven High School / Oakhaven High School Band Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stairs, Concrete, Exterior	40 SF	15	8205590
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	250 LF	4	8205592
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	4,500 SF	15	8205607
B2020	Building Exterior	Fair	Glazing, any type, by SF	350 SF	10	8205600
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	15	8205605
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	8	2	8205595
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	6,320 SF	12	8205591
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	90 LF	12	8205609
B3080	Roof	Fair	Soffit/Fascia, Wood	520 SF	8	8205615
<b>Interiors</b>						
C1030	Throughout Building	Fair	Door Hardware, School, per Door	17	8	8205606

## Component Condition Report | Oakhaven High School / Oakhaven High School Band Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	7	10	8205618
C1030	Storeroom	Fair	Interior Door, Steel, Standard	2	10	8205588
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,000 SF	5	8205608
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	4	8205593
C2010	Classrooms Music	Fair	Any Wall including Ceiling, Dampening Panels for Soundproofing	100 SF	10	8205599
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	100 SF	10	8205602
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	4,000 SF	2	8205614
C2030	Office Areas	Poor	Flooring, Carpet, Commercial Standard	200 SF	1	8205622
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	10	8205589
C2030	Storeroom	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	100 SF	1	8205594
C2050	Throughout Building	Poor	Ceiling Finishes, any flat surface, Prep & Paint	4,700 SF	1	8205617
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	8205616
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,320 SF	8	8205597
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	8205611
D2010	Classrooms Music	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	10	8205613
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8205610
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8205612
<b>Electrical</b>						
D5020	Classrooms Music	Fair	Distribution Panel, 120/208 V	3	8	8205621
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,320 SF	8	8205587
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	5	8205620
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,320 SF	3	8205598
<b>Fire Alarm &amp; Electronic Systems</b>						

### Component Condition Report | Oakhaven High School / Oakhaven High School Band Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,320 SF	5	8205596
D7030	Classrooms Music	Fair	Security Panel, Annunciator	1	5	8205601
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,320 SF	5	8205619
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,320 SF	5	8205604
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	6,320 SF	5	8205603

#### Pedestrian Plazas & Walkways

G2030	Site	Good	Ramps, Steps, Concrete (per LF of nosing)	400 LF	30	8205586
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### Component Condition Report | Oakhaven High School / Oakhaven High School Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	200 LF	3	8204055
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	800 SF	15	8204049
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	7,500 SF	1	8204056
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	15,000 SF	15	8204043
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	83	5	8204044
B2020	Main Entrance	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	8	8190828
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	23	2	8204058
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	18,000 SF	12	8190830
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	12	8204050
<b>Interiors</b>						
C1030	Gymnasium	Fair	Door Hardware, School, per Door	55	8	8190833
C1030	Band Room	Fair	Interior Door, Wood, Solid-Core	11	11	8200302

## Component Condition Report | Oakhaven High School / Oakhaven High School Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Band room	Fair	Suspended Ceilings, Fiberglass Paneling	3,000 SF	7	8200303
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	9	8190827
C1090	Gymnasium	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	100 LF	9	8190822
C2010	Locker Rooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	11	8190821
C2010	Gymnasium	Good	Wall Finishes, any surface, Prep & Paint	20,000 SF	8	8190841
C2030	Main Entrance	Fair	Flooring, Quarry Tile	4,700 SF	15	8190816
C2030	Gymnasium	Fair	Flooring, Ceramic Tile	1,000 SF	16	8190818
C2030	Band Room	Good	Flooring, Vinyl Tile (VCT)	3,000 SF	10	8200304
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	10,500 SF	3	8190819
C2050	Main Entrance	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	6	8190824
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	5	6	8190848
D2010	Locker Rooms	Fair	Shower, Fiberglass	2	8	8190850
D2010	Gymnasium	Fair	Storage Tank, Domestic Water, 151 to 250 GAL	1	5	8190826
D2010		Good	Shower, Ceramic Tile	16	25	8205696
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	8	8190837
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	7	8190842
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	6	8190844
D2010	Locker Rooms	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	5	8190840
<b>HVAC</b>						
D3020	Locker Rooms	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	1	12	8190829
D3020	Locker Rooms	Fair	Unit Heater, Natural Gas, 56 to 75 MBH	1	7	8190820
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	17	8190832
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	12	8190831
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1	12	8190847

## Component Condition Report | Oakhaven High School / Oakhaven High School Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	11	8190834
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8190823
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	7	8190836
D5020	Gymnasium	Fair	Distribution Panel, 120/208 V	2	9	8190846
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	6	8190817
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,000 SF	7	8204053
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,000 SF	3	8204045
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	18	8204046
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	18	8204054
<b>Fire Alarm &amp; Electronic Systems</b>						
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	22,000 SF	5	8204052
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	22,000 SF	5	8204057
D7050	Gymnasium	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20,000 SF	16	8190838
<b>Equipment &amp; Furnishings</b>						
E1040	Gymnasium	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8190825
E2010	Site	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	440	6	8190839
<b>Pedestrian Plazas &amp; Walkways</b>						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	400 SF	5	8204047
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	9	8190849
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	8190843
<b>Sitework</b>						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	8	8204048
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	25 LF	10	8204051

## Component Condition Report | Oakhaven High School / Oakhaven ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any surface, Clean	4,000 SF	2	8204884
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	4,000 SF	15	8204883
B2020	Building Exterior	Fair	Glazing, any type, by SF	20 SF	5	8204888
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	5	8204885
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,750 SF	12	8204909
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	60 LF	12	8204897
<b>Interiors</b>						
C1010	Storeroom	Fair	Interior Wall, Wire Mesh Channel-Frame	360 SF	10	8204895
C1030	Storeroom	Fair	Interior Door, Wood, Solid-Core	4	5	8204914
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	5	8204907
C1030	Throughout Building	Fair	Door Hardware, School, per Door	14	8	8204906
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	5	8204889
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	5	8204920
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	1	5	8204891
C2010	Classrooms General	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	1,000 SF	5	8204901
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	250 SF	10	8204900
C2010	Throughout Building	Failed	Wall Finishes, any surface, Prep & Paint	12,000 SF	1	8204904
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	7,300 SF	2	8204893
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	10	8204915
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	3	8204902
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,750 SF	10	8204894
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	6	8204887

## Component Condition Report | Oakhaven High School / Oakhaven ROTC Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	6	8204903
D2010	Restrooms	Fair	Urinal, Standard	1	6	8204898
<b>HVAC</b>						
D3020	Mechanical Room	Good	Furnace, Gas	1	17	8204881
D3020	Mechanical Room	Good	Furnace, Gas	1	17	8204917
D3020	Mechanical Room	Good	Furnace, Gas	1	17	8204910
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	8204913
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	7,750 SF	17	8204905
<b>Electrical</b>						
D5020	Classrooms General	Fair	Distribution Panel, 120/208 V	1	6	8204912
D5020	Storeroom	Fair	Secondary Transformer, Dry, Stepdown	1	6	8204882
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,750 SF	6	8204918
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,750 SF	2	8204908
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	18	8204911
<b>Fire Alarm &amp; Electronic Systems</b>						
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	7,750 SF	5	8204892
D7030	Lobby	Fair	Security Panel, Annunciator	1	5	8204899
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,750 SF	5	8204886
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,750 SF	5	8204919
<b>Equipment &amp; Furnishings</b>						
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	20 LF	5	8204890
E2010	Office Areas	Fair	Casework, Countertop, Plastic Laminate	20 LF	5	8204896
<b>Sitework</b>						
G2060	Classrooms General	Fair	Fences & Gates, Fence, Wrought Iron 6'	4 LF	15	8204916

## **Appendix F:** Replacement Reserves

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Replacement Reserves Report



10/1/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate	
Oakhaven High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Oakhaven High School / Oakhaven Classroom Building	\$12,500	\$1,236	\$1,118,374	\$90,931	\$228,338	\$1,410,876	\$259,945	\$725,995	\$381,393	\$98,380	\$2,333,106	\$332,701	\$1,148,165	\$243,358	\$300,060	\$1,093,693	\$217,598	\$383,461	\$72,660	\$7,891	\$992,345		\$11,453,006
Oakhaven High School / Oakhaven High School Auditorium	\$143,100	\$0	\$16,985	\$0	\$61,959	\$467,222	\$96,121	\$279,796	\$7,183	\$0	\$355,600	\$55,439	\$898	\$0	\$85,083	\$81,326	\$33,057	\$0	\$0	\$0	\$1,066,644		\$2,750,414
Oakhaven High School / Oakhaven High School Band Building	\$0	\$12,051	\$49,650	\$31,077	\$25,746	\$90,447	\$0	\$0	\$85,811	\$0	\$50,924	\$15,088	\$154,339	\$0	\$34,600	\$199,576	\$1,284	\$33,057	\$0	\$0	\$89,366		\$873,016
Oakhaven High School / Oakhaven High School Gymnasium	\$0	\$254,925	\$14,640	\$165,876	\$0	\$235,275	\$213,019	\$153,734	\$95,578	\$82,201	\$102,138	\$139,392	\$558,585	\$77,539	\$0	\$857,505	\$92,271	\$24,793	\$68,438	\$0	\$208,606		\$3,344,513
Oakhaven High School / Oakhaven ROTC Building	\$0	\$18,540	\$118,052	\$3,715	\$0	\$161,183	\$43,314	\$0	\$7,094	\$0	\$78,444	\$24,916	\$188,614	\$4,993	\$0	\$169,158	\$0	\$152,888	\$4,086	\$0	\$99,314		\$1,074,311
Oakhaven High School / Site	\$0	\$0	\$68,627	\$1,694	\$5,200	\$369,861	\$0	\$1,279	\$0	\$0	\$185,057	\$11,378	\$28,070	\$2,276	\$0	\$131,726	\$24,071	\$27,272	\$121,247	\$0	\$0		\$977,758
<b>Grand Total</b>	<b>\$155,600</b>	<b>\$286,752</b>	<b>\$1,386,328</b>	<b>\$293,293</b>	<b>\$321,243</b>	<b>\$2,734,863</b>	<b>\$612,400</b>	<b>\$1,160,804</b>	<b>\$577,058</b>	<b>\$180,581</b>	<b>\$3,105,269</b>	<b>\$578,914</b>	<b>\$2,078,670</b>	<b>\$328,166</b>	<b>\$419,744</b>	<b>\$2,532,984</b>	<b>\$368,280</b>	<b>\$621,471</b>	<b>\$266,431</b>	<b>\$7,891</b>	<b>\$2,456,275</b>		<b>\$20,473,017</b>

Oakhaven High School

Oakhaven High School / Oakhaven Classroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	8206229	Stairs, Metal, Exterior, Refinish	10	7	3	750	SF	\$1.50	\$1,125																						\$2,250	
B1080	Site	8206237	Stairs, Concrete, Exterior, Replace	50	40	10	350	SF	\$55.00	\$19,250															\$19,250								\$19,250
B1080	Site	8206220	Stair/Ramp Rails, Metal, Refinish	10	7	3	100	LF	\$1.50	\$150				\$150																			\$300
B1080	Library	8206230	Stair/Ramp Rails, Metal, Refinish	10	6	4	250	LF	\$1.50	\$375					\$375																		\$750
B2010	Building Exterior	8206244	Exterior Walls, Brick Veneer, Replace	50	35	15	26000	SF	\$27.00	\$702,000																							\$702,000
B2020	Building Exterior	8206215	Glazing, any type, by SF, Replace	30	25	5	5000	SF	\$55.00	\$275,000																							\$275,000
B2020	Building Exterior	8206248	Storefront, Glazing & Framing, Replace	30	25	5	1250	SF	\$55.00	\$68,750																							\$68,750
B2050	Building Exterior	8206241	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	10	EA	\$1,300.00	\$13,000																							\$13,000
B2050	Building Exterior	8206247	Exterior Door, Steel, Standard, Replace	30	25	5	20	EA	\$600.00	\$12,000																							\$12,000
B3010	Roof	8190765	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	32500	SF	\$17.00	\$552,500																							\$552,500
B3020	Roof	8190775	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	1000	LF	\$9.00	\$9,000																							\$9,000
C1010	Classrooms General	8206219	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	20	5	22	SF	\$29.40	\$647																							\$647
C1020	Throughout Building	8190800	Interior Window, Fixed, 6 SF, Replace	40	29	11	275	EA	\$250.00	\$68,750																							\$68,750
C1030	Throughout Building	8206222	Interior Door, Steel, Standard, Replace	40	30	10	6	EA	\$600.00	\$3,600																							\$3,600
C1030	Throughout Building	8190751	Interior Door, Wood, Solid-Core, Replace	40	29	11	74	EA	\$700.00	\$51,800																							\$51,800
C1030	Throughout Building	8190804	Door Hardware, School, per Door, Replace	30	21	9	85	EA	\$400.00	\$34,000																							\$34,000
C1070	Throughout Building	8190781	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	23	2	35500	SF	\$14.00	\$497,000																							\$497,000
C1070	Throughout Building	8190729	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	3000	SF	\$3.50	\$10,500																							\$10,500
C1090	Restrooms	8190815	Toilet Partitions, Wood, Replace	20	15	5	31	EA	\$500.00	\$15,500																							\$15,500
C1090	Throughout Building	8190748	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	1512	LF	\$500.00	\$756,000																							\$756,000
C2010	Throughout Building	8190739	Wall Finishes, Ceramic Tile, Replace	40	28	12	12000	SF	\$18.00	\$216,000																							\$216,000
C2010	Throughout Building	8190764	Wall Finishes, any surface, Prep & Paint	10	6	4	128000	SF	\$1.50	\$192,000																							\$192,000
C2030	Restrooms	8190813	Flooring, Ceramic Tile, Replace	40	29	11	2000	SF	\$18.00	\$36,000																							\$36,000
C2030	Throughout Building	8206243	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	29000	SF	\$8.00	\$232,000																							\$232,000
C2030	Throughout Building	8206239	Flooring, Vinyl Tile (VCT), Replace	15	10	5	30000	SF	\$5.00	\$150,000																							\$150,000
C2050	Throughout Building	8190742	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3000	SF	\$2.00	\$6,000																							\$6,000
D2010	Utility Rooms/Areas	8190770	Storage Tank, Domestic Water, 80 to 150 GAL, Replace	30	23	7	1	EA	\$2,400.00	\$2,400																							\$2,400
D2010	Utility Rooms/Areas	8190777	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	22	3	1	EA	\$22,500.00	\$22,500																							\$22,500
D2010	Throughout Building	8206228	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	65950	SF	\$11.00	\$725,450																							\$725,450
D2010	Classrooms Science	8206226	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	1	EA	\$1,500.00	\$1,500																							\$1,500
D2010	Library	8206225	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	\$1,100.00	\$1,100																							\$1,100
D2010	Restrooms	8190728	Urinal, Standard, Replace	30	24	6	16	EA	\$1,100.00	\$17,600																							\$17,600
D2010	Classrooms General	8206231	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	2	EA	\$1,200.00	\$2,400																							\$2,400
D2010	Restrooms	8190806	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	24	EA	\$1,500.00	\$36,000																							\$36,000
D2010	Throughout Building	8190796	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	\$1,200.00	\$2,400																							\$2,400
D2010	Restrooms	8190760	Toilet, Commercial Water Closet, Replace	30	20	10	41	EA	\$1,300.00	\$53,300																							\$53,300
D2010	Throughout Building	8190747	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	7	EA	\$1,400.00	\$9,800																							\$9,800
D3020	Boiler Room	8190807	Boiler, Gas High-Efficiency Condensing Style, HVAC, 751 to 2000 MBH, Replace	15	2	13	1	EA	\$87,600.00	\$87,600																							\$87,600
D3030	Throughout Building	8206245	Unit Ventilator, approx/nominal 2 Ton, Replace	20	15	5	13	EA	\$7,400.00	\$96,																							

Replacement Reserves Report



10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D3050	Roof	8190805	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	17	3	1	EA	\$9,000.00	\$9,000				\$9,000																		\$9,000		
D3050	Roof	8190814	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$9,000.00	\$9,000						\$9,000																	\$9,000	
D3050	Roof	8190753	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	8	12	1	EA	\$9,000.00	\$9,000													\$9,000										\$9,000	
D3050	Roof	8190730	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	8	12	1	EA	\$9,000.00	\$9,000													\$9,000										\$9,000	
D3050	Throughout Building	8190774	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM, Replace	20	2	18	1	EA	\$4,880.00	\$4,880																			\$4,880				\$4,880	
D3060	Classrooms Science	8206221	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																				\$1,400	
D3060	Roof	8190785	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	6	EA	\$2,400.00	\$14,400						\$14,400																		\$14,400
D3060	Roof	8190793	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	18	7	1	EA	\$3,000.00	\$3,000								\$3,000																\$3,000
D4030	Commercial kitchen	8214297	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$300.00	\$300							\$300											\$300					\$600	
D4030	Throughout Building	8190766	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	10	EA	\$150.00	\$1,500							\$1,500										\$1,500						\$3,000	
D5020	Boiler Room	8190749	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$38,000.00	\$38,000								\$38,000																\$38,000
D5020	Electrical Room	8190783	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$20,000.00	\$20,000											\$20,000												\$20,000	
D5020	Boiler Room	8190731	Switchboard, 277/480 V, Replace	40	29	11	1	EA	\$75,000.00	\$75,000												\$75,000												\$75,000
D5020	Library	8206213	Electrical System, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	\$1,200.00	\$1,200	\$1,200																							\$1,200
D5020	Electrical Room	8190809	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,000.00	\$2,000						\$2,000																		\$2,000
D5020	Boiler Room	8190799	Distribution Panel, 120/208 V, 1200 AMP, Replace	30	25	5	1	EA	\$11,500.00	\$11,500						\$11,500																		\$11,500
D5020	Electrical Room	8190773	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,000.00	\$2,000							\$2,000																	\$2,000
D5020	Boiler Room	8190757	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$8,000.00	\$8,000								\$8,000																\$8,000
D5020	Electrical Room	8190779	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$6,000.00	\$6,000								\$6,000																\$6,000
D5020	Library	8206216	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$5,300.00	\$5,300									\$5,300															\$5,300
D5020	Throughout Building	8206223	Distribution Panel, 120/208 V, Replace	30	22	8	6	EA	\$2,000.00	\$12,000									\$12,000															\$12,000
D5020	Boiler Room	8190808	Distribution Panel, 277/480 V, 200 AMP, Replace	30	21	9	1	EA	\$3,000.00	\$3,000										\$3,000														\$3,000
D5020	Boiler Room	8190810	Distribution Panel, 277/480 V, 1200 AMP, Replace	30	20	10	1	EA	\$14,000.00	\$14,000											\$14,000													\$14,000
D5020	Throughout Building	8190737	Distribution Panel, 120/208 V, Replace	30	20	10	8	EA	\$2,000.00	\$16,000											\$16,000													\$16,000
D5030	Throughout Building	8206224	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	65950	SF	\$2.50	\$164,875									\$164,875															\$164,875
D5030	Boiler Room	8190762	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	9	11	1	EA	\$8,800.00	\$8,800												\$8,800												\$8,800
D5030	Boiler Room	8190755	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	2	18	1	EA	\$8,800.00	\$8,800																		\$8,800						\$8,800
D5030	Boiler Room	8190784	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																		\$5,300						\$5,300
D5030	Boiler Room	8190802	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$5,300.00	\$5,300																		\$5,300						\$5,300
D5040	Throughout Building	8206242	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	65950	SF	\$4.50	\$296,775			\$296,775																					\$296,775
D5040	Building Exterior	8206246	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	23	EA	\$600.00	\$13,800																			\$13,800					\$13,800
D7010	Hallways & Common Areas	8190794	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950							\$5,950										\$5,950							\$11,900
D7010	Hallways & Common Areas	8190771	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950							\$5,950										\$5,950							\$11,900
D7010	Throughout Building	8190790	Access Control Devices, Screening X-Ray Machine, Replace	10	4	6	1	EA	\$55,000.00	\$55,000							\$55,000										\$55,000							\$110,000
D7010	Hallways & Common Areas	8190733	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950							\$5,950										\$5,950							\$11,900
D7010	Hallways & Common Areas	8190792	Access Control Devices, Screening X-Ray Machine, Replace	10	4	6	1	EA	\$55,000.00	\$55,000							\$55,000										\$55,000							\$110,000
D7010	Hallways & Common Areas	8190750	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	4	6	1	EA	\$5,950.00	\$5,950							\$5,950										\$5,950							\$11,900
D7010	Throughout Building	8206240	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	65950	SF	\$3.25	\$214,338						\$214,338														\$214,338				\$428,675
D7030	Throughout Building	8206227	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	65950	SF	\$2.00	\$131,900						\$131,900													\$131,900					\$263,800
D7050	Office	8214314	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000													\$15,000					\$30,000
E1030	Kitchen	8190797	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	2	EA	\$10,500.00	\$21,000				\$21,000									\$21,000											\$42,000
E1030	Kitchen	8190741	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280											\$16,560
E1030	Kitchen	8190743	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600						\$9,200
E1030	Kitchen	8190812	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280											\$16,560
E1030	Kitchen	8190778	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280											\$16,560
E1030	Kitchen	8190740	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500				\$4,500													\$4,500							\$9,000
E1030	Kitchen	8190746	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,400.00																									

Replacement Reserves Report



10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E1030	Kitchen	8190756	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$1,700.00	\$1,700								\$1,700														\$1,700
E1030	Kitchen	8190803	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	\$6,400.00	\$6,400									\$6,400													\$6,400
E1030	Kitchen	8190735	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	\$6,400.00	\$6,400									\$6,400													\$6,400
E1030	Kitchen	8190732	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700
E1030	Commercial kitchen	8205639	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000											\$25,000
E1030	Commercial kitchen	8205636	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000											\$15,000
E1030	Kitchen	8190738	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400
E1030	Kitchen	8190763	Foodservice Equipment, Tilting Skillet, Replace	20	7	13	1	EA	\$24,500.00	\$24,500														\$24,500								\$24,500
E1030	Kitchen	8190745	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	\$2,100.00	\$2,100																			\$2,100		\$2,100	
E1040	Classrooms Science	8206236	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	10	5	1	EA	\$2,800.00	\$2,800						\$2,800														\$2,800	\$5,600	
E1040	Classrooms Science	8206234	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	19	EA	\$2,450.00	\$46,550											\$46,550											\$46,550
E2010	Classrooms Science	8206218	Casework, Cabinetry, Standard, Replace	20	18	2	90	LF	\$300.00	\$27,000			\$27,000																			\$27,000
E2010	Throughout Building	8206214	Casework, Countertop, Plastic Laminate, Replace	15	10	5	320	LF	\$50.00	\$16,000						\$16,000													\$16,000			\$32,000
E2010	Throughout Building	8206232	Casework, Cabinetry, Standard, Replace	20	12	8	340	LF	\$300.00	\$102,000									\$102,000													\$102,000
E2010	Classrooms Science	8206217	Casework, Countertop, Solid Surface, Replace	40	30	10	180	LF	\$110.00	\$19,800											\$19,800											\$19,800
G2060	Building exterior	8217030	Signage, Property, Building-Mounted Individual Letters, Replace	20	10	10	18	EA	\$150.00	\$2,700											\$2,700											\$2,700
G2060	Site	8206233	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	100	SF	\$130.00	\$13,000											\$13,000											\$13,000
P2030	Oakhaven Classroom Building	8214295	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	0	1	EA	\$5,000.00	\$5,000	\$5,000																					\$5,000
Y1090	Oakhaven Classroom Building	8214294	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
<b>Totals, Unescalated</b>											\$12,500	\$1,200	\$1,054,175	\$83,215	\$202,875	\$1,217,034	\$217,700	\$590,300	\$301,075	\$75,400	\$1,736,050	\$240,350	\$805,300	\$165,715	\$198,375	\$702,000	\$135,600	\$232,000	\$42,680	\$4,500	\$549,438	\$8,567,482
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$12,500	\$1,236	\$1,118,374	\$90,931	\$228,338	\$1,410,876	\$259,945	\$725,995	\$381,393	\$98,380	\$2,333,106	\$332,701	\$1,148,165	\$243,358	\$300,060	\$1,093,693	\$217,598	\$383,461	\$72,660	\$7,891	\$992,345	\$11,453,006

Oakhaven High School / Oakhaven High School Auditorium

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B1010	Building Exterior	8197438	Balcony Structure, Vertical Column Steel, Replace	75	73	2	20	LF	\$19.00	\$380			\$380																			\$380
B1080	Site	8197432	Stairs, Concrete, Exterior, Replace	50	40	10	200	SF	\$55.00	\$11,000										\$11,000												\$11,000
B1080	Site	8197433	Stair/Ramp Rails, Metal, Refinish	10	6	4	200	LF	\$1.50	\$300				\$300										\$300								\$600
B2010	Building Exterior	8197445	Exterior Walls, Brick, Repair/Repoint	0	0	0	350	SF	\$33.00	\$11,550	\$11,550																					\$11,550
B2010	Building Exterior	8197437	Exterior Walls, Brick Veneer, Replace	50	30	20	15000	SF	\$27.00	\$405,000																		\$405,000				\$405,000
B2010	Building Exterior	8197442	Exterior Walls, Concrete Tilt-Up, Replace	50	30	20	200	SF	\$22.00	\$4,400																		\$4,400				\$4,400
B2010	Building Exterior	8197424	Caulking, Cold Joints, 0" to 1/2", Replace	10	8	2	180	LF	\$3.50	\$630			\$630									\$630										\$1,260
B2020	Building Exterior	8197434	Storefront, Glazing & Framing, Replace	30	25	5	400	SF	\$55.00	\$22,000						\$22,000																\$22,000
B2020	Main Entrance	8187194	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	6	14	1	EA	\$1,200.00	\$1,200														\$1,200								\$1,200
B2050	Building Exterior	8197425	Exterior Door, Steel, Standard, Replace	30	25	5	15	EA	\$600.00	\$9,000						\$9,000																\$9,000
B3010	Roof	8187192	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	12500	SF	\$17.00	\$212,500							\$212,500															\$212,500
B3020	Roof	8187185	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	100	LF	\$9.00	\$900						\$900																\$900
C1030	Throughout Building	8187182	Door Hardware, School, per Door, Replace	30	15	15	26	EA	\$400.00	\$10,400																\$10,400						\$10,400
C1070	Throughout Building	8187187	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	2000	SF	\$3.50	\$7,000					\$7,000																	\$7,000
C1090	Restrooms	8187184	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$750.00	\$2,250										\$2,250												\$2,250
C2010	Restrooms	8187193	Wall Finishes, Ceramic Tile, Replace	40	24	16	1000	SF	\$18.00	\$18,000																	\$18,000					\$18,000
C2010	Auditorium	8187160	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	15	5	12000	SF	\$11.42	\$137,040						\$137,040																\$137,040
C2010	Throughout Building	8187186	Wall Finishes, any surface, Prep & Paint	10	6	4	12500	SF	\$1.50	\$18,750					\$18,750										\$18,750							\$37,500
C2030	Throughout Building	8187177	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	3000	SF	\$12.00	\$36,000					\$36,000										\$36,000							\$72,000
C2030	Restrooms	8187169	Flooring, Ceramic Tile, Replace	40	29	11	1000	SF	\$18.00	\$18,000											\$18,000											\$18,000
C2030	Auditorium	8187181	Flooring, Wood, Strip, Replace	30	24	6	4000	SF	\$15.00	\$60,000						\$60,000																\$60,000
C2030	Auditorium	8187161	Flooring, Carpet, Commercial Standard, Replace	10	10	0	12500	SF	\$7.50	\$93,750	\$93,750									\$93,750								\$93,750				\$281,250
C2050	Throughout Building	8187171	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	\$2.00	\$4,000					\$4,000										\$4,000							\$8,000
C2050	Restrooms	8187163	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	\$2.00	\$2,000						\$2,000										\$2,000						\$4,000
D2010	Throughout Building	8197443	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	13700	SF	\$5.00	\$68,500											\$68,500											\$68,500
D2010	Utility Rooms/Areas	8187175	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,400.00	\$1,400									\$1,4													

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D3050	Roof	8187165	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$9,000						\$9,000																\$9,000
D3050	Roof	8187189	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$9,000						\$9,000																\$9,000
D3050	Roof	8187180	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$9,000.00	\$9,000						\$9,000																\$9,000
D3060	Roof	8187170	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400
D4030	Throughout Building	8197448	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	\$150.00	\$600							\$600										\$600					\$1,200
D5020	Electrical Room	8187168	Distribution Panel, 120/208 V, Replace	30	25	5	4	EA	\$2,000.00	\$8,000						\$8,000																\$8,000
D5020	Utility Rooms/Areas	8187178	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$7,000.00	\$7,000							\$7,000															\$7,000
D5020	Electrical Room	8187166	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$8,000.00	\$8,000							\$8,000															\$8,000
D5020	Utility Rooms/Areas	8187190	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,000.00	\$2,000							\$2,000															\$2,000
D5020	Auditorium	8197441	Supplemental Components, Bus Duct & Fittings, Replace	40	30	10	15	LF	\$520.00	\$7,800											\$7,800											\$7,800
D5030	Throughout Building	8197446	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	30	10	13700	SF	\$4.00	\$54,800											\$54,800											\$54,800
D5040	Throughout Building	8197439	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	13700	SF	\$5.00	\$68,500						\$68,500																\$68,500
D5040	Building Exterior	8197440	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$3,600						\$3,600																\$3,600
D7010	Throughout Building	8197436	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	13700	SF	\$3.25	\$44,525						\$44,525															\$44,525	\$89,050
D7030	Throughout Building	8197428	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	13700	SF	\$2.00	\$27,400						\$27,400														\$27,400	\$54,800	
D7030	Lobby	8197447	Security Panel, Annunciator, Replace	15	10	5	1	EA	\$500.00	\$500						\$500														\$500	\$1,000	
D7050	Throughout Building	8197435	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	13700	SF	\$2.00	\$27,400						\$27,400																\$27,400
D7050	Lobby	8197430	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000	\$30,000	
D7050	Oakhaven High School Auditorium	8187191	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	12500	SF	\$1.50	\$18,750											\$18,750											\$18,750
E1070	Auditorium	8187173	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	1000	SF	\$15.00	\$15,000							\$15,000															\$15,000
E2010	Auditorium	8197426	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	15	5	1	EA	\$350.00	\$350						\$350																\$350
G2060	Site	8197429	Fences & Gates, Fence, Chain Link 6', Replace	40	35	5	15	LF	\$21.00	\$315						\$315																\$315
<b>Totals, Unescalated</b>											\$143,100	\$0	\$16,010	\$0	\$55,050	\$403,030	\$80,500	\$227,500	\$5,670	\$0	\$264,600	\$40,050	\$630	\$0	\$56,250	\$52,200	\$20,600	\$0	\$0	\$0	\$590,575	\$1,955,765
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$143,100	\$0	\$16,985	\$0	\$61,959	\$467,222	\$96,121	\$279,796	\$7,183	\$0	\$355,600	\$55,439	\$898	\$0	\$85,083	\$81,326	\$33,057	\$0	\$0	\$0	\$1,066,644	\$2,750,414

Oakhaven High School / Oakhaven High School Band Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	8205590	Stairs, Concrete, Exterior, Replace	50	35	15	40	SF	\$55.00	\$2,200																					\$2,200	\$2,200	
B1080	Site	8205592	Stair/Ramp Rails, Metal, Refinish	10	6	4	250	LF	\$1.50	\$375					\$375																	\$375	\$750
B2010	Building Exterior	8205607	Exterior Walls, Brick Veneer, Replace	50	35	15	4500	SF	\$27.00	\$121,500																					\$121,500	\$121,500	
B2020	Building Exterior	8205600	Glazing, any type, by SF, Replace	30	20	10	350	SF	\$55.00	\$19,250									\$19,250													\$19,250	
B2050	Building Exterior	8205595	Exterior Door, Steel, Standard, Replace	30	28	2	8	EA	\$600.00	\$4,800			\$4,800																			\$4,800	
B2050	Building Exterior	8205605	Overhead/Dock Door, Aluminum, 12x12' (144 SF), Replace	30	15	15	1	EA	\$4,400.00	\$4,400																				\$4,400	\$4,400		
B3010	Roof	8205591	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	6320	SF	\$17.00	\$107,440												\$107,440										\$107,440	
B3020	Roof	8205609	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	90	LF	\$9.00	\$810												\$810										\$810	
B3080	Roof	8205615	Soffit/Fascia, Wood, Replace	20	12	8	520	SF	\$14.50	\$7,540									\$7,540													\$7,540	
C1030	Throughout Building	8205618	Interior Door, Wood, Solid-Core, Replace	40	30	10	7	EA	\$700.00	\$4,900										\$4,900												\$4,900	
C1030	Storeroom	8205588	Interior Door, Steel, Standard, Replace	40	30	10	2	EA	\$600.00	\$1,200										\$1,200												\$1,200	
C1030	Throughout Building	8205606	Door Hardware, School, per Door, Replace	30	22	8	17	EA	\$400.00	\$6,800											\$6,800											\$6,800	
C1070	Throughout Building	8205608	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	3000	SF	\$3.50	\$10,500					\$10,500																	\$10,500	
C2010	Restrooms	8205602	Wall Finishes, Ceramic Tile, Replace	40	30	10	100	SF	\$18.00	\$1,800										\$1,800												\$1,800	
C2010	Classrooms Music	8205599	Any Wall including Ceiling, Dampening Panels for Soundproofing, Replace	20	10	10	100	SF	\$11.42	\$1,142										\$1,142												\$1,142	
C2010	Throughout Building	8205593	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	\$1.50	\$22,500					\$22,500									\$22,500								\$45,000	
C2030	Restrooms	8205589	Flooring, Ceramic Tile, Replace	40	30	10	100	SF	\$18.00	\$1,800										\$1,800												\$1,800	
C2030	Storeroom	8205594	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	100	SF	\$8.00	\$800		\$800															\$800					\$1,600	
C2030	Throughout Building	8205614	Flooring, Vinyl Tile (VCT), Replace	15	13	2	4000	SF	\$5.00	\$20,000			\$20,000																\$20,000			\$40,000	
C2030	Office Areas	8205622	Flooring, Carpet, Commercial Standard, Replace	10	9	1	200	SF	\$7.50	\$1,500		\$1,500								\$1,500												\$3,000	
C2050	Throughout Building	8205617	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	4700	SF	\$2.00	\$9,400		\$9,400								\$9,400												\$18,800	
D2010	Throughout Building	8205597	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	32	8	6320	SF	\$5.00	\$31,600											\$31,600											\$31,600	
D2010	Restrooms	8205616	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$1,500											\$1,500											\$1,500	
D2010	Restrooms	8205611	Toilet, Commercial Water Closet, Replace	3																													

Replacement Reserves Report



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Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
D5040	Building Exterior	8205620	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	9	EA	\$600.00	\$5,400							\$5,400															\$5,400	
D7010	Throughout Building	8205596	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	6320	SF	\$3.25	\$20,540							\$20,540														\$20,540	\$41,080	
D7030	Throughout Building	8205619	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	6320	SF	\$2.00	\$12,640							\$12,640														\$12,640	\$25,280	
D7030	Classrooms Music	8205601	Security Panel, Annunciator, Replace	15	10	5	1	EA	\$500.00	\$500							\$500														\$500	\$1,000	
D7050	Throughout Building	8205604	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	6320	SF	\$2.00	\$12,640							\$12,640															\$12,640	
D8010	Throughout Building	8205603	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	6320	SF	\$2.50	\$15,800							\$15,800														\$15,800	\$31,600	
<b>Totals, Unescalated</b>												\$0	\$11,700	\$46,800	\$28,440	\$22,875	\$78,020	\$0	\$0	\$67,740	\$0	\$37,892	\$10,900	\$108,250	\$0	\$22,875	\$128,100	\$800	\$20,000	\$0	\$0	\$49,480	\$633,872
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$12,051	\$49,650	\$31,077	\$25,746	\$90,447	\$0	\$0	\$85,811	\$0	\$50,924	\$15,088	\$154,339	\$0	\$34,600	\$199,576	\$1,284	\$33,057	\$0	\$0	\$89,366	\$873,016

Oakhaven High School / Oakhaven High School Gymnasium

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Site	8204055	Stair/Ramp Rails, Metal, Refinish	10	7	3	200	LF	\$1.50	\$300																						\$600		
B2010	Building Exterior	8204056	Exterior Walls, Brick, Repair/Repoint	0	-1	1	7500	SF	\$33.00	\$247,500	\$247,500																					\$247,500		
B2010	Building Exterior	8204043	Exterior Walls, Brick Veneer, Replace	50	35	15	15000	SF	\$27.00	\$405,000																						\$405,000		
B2010	Building Exterior	8204049	Exterior Walls, Concrete, Replace	50	35	15	800	SF	\$29.00	\$23,200																						\$23,200		
B2020	Building Exterior	8204044	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	25	5	83	EA	\$650.00	\$53,950							\$53,950																\$53,950	
B2020	Main Entrance	8190828	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	12	8	1	EA	\$1,200.00	\$1,200										\$1,200													\$1,200	
B2050	Building Exterior	8204058	Exterior Door, Steel, Standard, Replace	30	28	2	23	EA	\$600.00	\$13,800				\$13,800																			\$13,800	
B3010	Roof	8190830	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	18000	SF	\$17.00	\$306,000														\$306,000									\$306,000	
B3020	Roof	8204050	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	120	LF	\$9.00	\$1,080																							\$1,080	
C1030	Band Room	8200302	Interior Door, Wood, Solid-Core, Replace	40	29	11	11	EA	\$700.00	\$7,700																								\$7,700
C1030	Gymnasium	8190833	Door Hardware, School, per Door, Replace	30	22	8	55	EA	\$400.00	\$22,000										\$22,000														\$22,000
C1070	Band room	8200303	Suspended Ceilings, Fiberglass Paneling, Replace	25	18	7	3000	SF	\$15.00	\$45,000																								\$45,000
C1090	Restrooms	8190827	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	8	EA	\$750.00	\$6,000																								\$6,000
C1090	Gymnasium	8190822	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	100	LF	\$500.00	\$50,000																								\$50,000
C2010	Locker Rooms	8190821	Wall Finishes, Ceramic Tile, Replace	40	29	11	1000	SF	\$18.00	\$18,000																								\$18,000
C2010	Gymnasium	8190841	Wall Finishes, any surface, Prep & Paint	10	2	8	20000	SF	\$1.50	\$30,000																								\$30,000
C2030	Main Entrance	8190816	Flooring, Quarry Tile, Replace	50	35	15	4700	SF	\$26.00	\$122,200																								\$122,200
C2030	Gymnasium	8190818	Flooring, Ceramic Tile, Replace	40	24	16	1000	SF	\$18.00	\$18,000																								\$18,000
C2030	Band Room	8200304	Flooring, Vinyl Tile (VCT), Replace	15	5	10	3000	SF	\$5.00	\$15,000																								\$15,000
C2030	Gymnasium	8190819	Flooring, Wood, Sports, Refinish	10	7	3	10500	SF	\$5.00	\$52,500																								\$52,500
C2050	Main Entrance	8190824	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	4000	SF	\$2.00	\$8,000																								\$8,000
D2010	Gymnasium	8190826	Storage Tank, Domestic Water, 151 to 250 GAL, Replace	30	25	5	1	EA	\$3,000.00	\$3,000																								\$3,000
D2010	Locker Rooms	8190840	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	20	5	1	EA	\$22,500.00	\$22,500																								\$22,500
D2010	Throughout Building	8190844	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	1	EA	\$1,400.00	\$1,400																								\$1,400
D2010	Restrooms	8190848	Urinal, Standard, Replace	30	24	6	5	EA	\$1,100.00	\$5,500																								\$5,500
D2010	Restrooms	8190842	Toilet, Commercial Water Closet, Replace	30	23	7	10	EA	\$1,300.00	\$13,000																								\$13,000
D2010	Restrooms	8190837	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	11	EA	\$1,500.00	\$16,500																								\$16,500
D2010	Locker Rooms	8190850	Shower, Fiberglass, Replace	20	12	8	2	EA	\$1,600.00	\$3,200																								\$3,200
D3020	Locker Rooms	8190820	Unit Heater, Natural Gas, 56 to 75 MBH, Replace	20	13	7	1	EA	\$5,000.00	\$5,000																								\$5,000
D3020	Locker Rooms	8190829	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	8	12	1	EA	\$4,700.00	\$4,700																								\$4,700
D3050	Roof	8190847	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	8	12	1	EA	\$40,000.00	\$40,000																								\$40,000
D3050	Roof	8190831	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	8	12	1	EA	\$40,000.00	\$40,000																								\$40,000
D3050	Roof	8190832	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																								\$15,000
D5020	Electrical Room	8190823	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$16,000.00	\$16,000																								\$16,000
D5020	Electrical Room	8190834	Switchboard, 277/480 V, 1600 AMP, Replace	40	29	11	1	EA	\$75,000.00	\$75,000																								\$75,000
D5020	Electrical Room	8190817	Distribution Panel, 277/480 V, 1200 AMP, Replace	30	24	6	1	EA	\$14,000.00	\$14,000																								\$14,000
D5020	Electrical Room	8190836	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$7,000.00	\$7,000																								\$7,000
D5020	Gymnasium	8190846	Distribution Panel, 120/208 V, Replace	30	21	9	2	EA	\$2,000.00	\$4,000																								\$4,000
D5030	Throughout Building	8204053	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	22000	SF																										

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
E2010	Site	8190839	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	14	6	440	EA	\$300.00	\$132,000							\$132,000															\$132,000
G2030	Site	8204047	Sidewalk, Concrete, Small Areas/Sections, Replace	50	45	5	400	SF	\$20.00	\$8,000						\$8,000																\$8,000
G2050	Site	8190849	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	16	9	1	EA	\$3,000.00	\$3,000										\$3,000												\$3,000
G2050	Gymnasium	8190843	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,500.00	\$57,000											\$57,000											\$57,000
G2060	Site	8204048	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	17	EA	\$150.00	\$2,550									\$2,550													\$2,550
G2060	Site	8204051	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	30	10	25	LF	\$160.00	\$4,000											\$4,000											\$4,000
<b>Totals, Unescalated</b>											\$0	\$247,500	\$13,800	\$151,800	\$0	\$202,950	\$178,400	\$125,000	\$75,450	\$63,000	\$76,000	\$100,700	\$391,780	\$52,800	\$0	\$550,400	\$57,500	\$15,000	\$40,200	\$0	\$115,500	\$2,457,780
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$254,925	\$14,640	\$165,876	\$0	\$235,275	\$213,019	\$153,734	\$95,578	\$82,201	\$102,138	\$139,392	\$558,585	\$77,539	\$0	\$857,505	\$92,271	\$24,793	\$68,438	\$0	\$208,606	\$3,344,513

Oakhaven High School / Oakhaven ROTC Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate
B2010	Building Exterior	8204884	Exterior Walls, any surface, Clean	0	-2	2	4000	SF	\$4.50	\$18,000			\$18,000																			\$18,000
B2010	Building Exterior	8204883	Exterior Walls, Brick Veneer, Replace	50	35	15	4000	SF	\$27.00	\$108,000																\$108,000						\$108,000
B2020	Building Exterior	8204888	Glazing, any type, by SF, Replace	30	25	5	20	SF	\$55.00	\$1,100						\$1,100																\$1,100
B2050	Building Exterior	8204885	Exterior Door, Steel, Standard, Replace	30	25	5	3	EA	\$600.00	\$1,800						\$1,800																\$1,800
B3010	Roof	8204909	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	7750	SF	\$17.00	\$131,750																\$131,750						\$131,750
B3020	Building Exterior	8204897	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	60	LF	\$9.00	\$540																\$540						\$540
C1010	Storeroom	8204895	Interior Wall, Wire Mesh Channel-Frame, Replace	25	15	10	360	SF	\$27.00	\$9,720											\$9,720											\$9,720
C1030	Storeroom	8204914	Interior Door, Wood, Solid-Core, Replace	40	35	5	4	EA	\$700.00	\$2,800						\$2,800																\$2,800
C1030	Throughout Building	8204907	Interior Door, Steel, Standard, Replace	40	35	5	6	EA	\$600.00	\$3,600						\$3,600																\$3,600
C1030	Throughout Building	8204906	Door Hardware, School, per Door, Replace	30	22	8	14	EA	\$400.00	\$5,600									\$5,600													\$5,600
C1070	Throughout Building	8204889	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	6500	SF	\$3.50	\$22,750						\$22,750																\$22,750
C1070	Classrooms General	8204920	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	500	SF	\$3.50	\$1,750						\$1,750																\$1,750
C1090	Restrooms	8204891	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	1	EA	\$750.00	\$750						\$750																\$750
C2010	Restrooms	8204900	Wall Finishes, Ceramic Tile, Replace	40	30	10	250	SF	\$18.00	\$4,500											\$4,500											\$4,500
C2010	Classrooms General	8204901	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	25	5	1000	SF	\$28.00	\$28,000						\$28,000																\$28,000
C2010	Throughout Building	8204904	Wall Finishes, any surface, Prep & Paint	10	9	1	12000	SF	\$1.50	\$18,000		\$18,000									\$18,000											\$36,000
C2030	Restrooms	8204915	Flooring, Ceramic Tile, Replace	40	30	10	300	SF	\$18.00	\$5,400											\$5,400											\$5,400
C2030	Throughout Building	8204893	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	7300	SF	\$8.00	\$58,400			\$58,400														\$58,400					\$116,800
C2050	Throughout Building	8204902	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1700	SF	\$2.00	\$3,400						\$3,400								\$3,400								\$6,800
D2010	Throughout Building	8204894	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	7750	SF	\$5.00	\$38,750											\$38,750											\$38,750
D2010	Restrooms	8204887	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	3	EA	\$1,500.00	\$4,500						\$4,500																\$4,500
D2010	Restrooms	8204903	Toilet, Commercial Water Closet, Replace	30	24	6	2	EA	\$1,300.00	\$2,600						\$2,600																\$2,600
D2010	Restrooms	8204898	Urinal, Standard, Replace	30	24	6	1	EA	\$1,100.00	\$1,100						\$1,100																\$1,100
D3020	Mechanical Room	8204917	Furnace, Gas, Replace	20	3	17	1	EA	\$6,200.00	\$6,200																	\$6,200					\$6,200
D3020	Mechanical Room	8204881	Furnace, Gas, Replace	20	3	17	1	EA	\$6,200.00	\$6,200																	\$6,200					\$6,200
D3020	Mechanical Room	8204910	Furnace, Gas, Replace	20	3	17	1	EA	\$6,200.00	\$6,200																	\$6,200					\$6,200
D3030	Roof	8204913	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$12,800.00	\$12,800						\$12,800													\$12,800			\$25,600
D3050	Throughout Building	8204905	HVAC System, Ductwork, Low Density, Replace	30	13	17	7750	SF	\$2.00	\$15,500																	\$15,500					\$15,500
D5020	Storeroom	8204882	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$6,700.00	\$6,700						\$6,700																\$6,700
D5020	Classrooms General	8204912	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,000.00	\$2,000						\$2,000																\$2,000
D5030	Throughout Building	8204918	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	7750	SF	\$2.50	\$19,375						\$19,375																\$19,375
D5040	Throughout Building	8204908	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	7750	SF	\$4.50	\$34,875			\$34,875																			\$34,875
D5040	Building Exterior	8204911	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	4	EA	\$600.00	\$2,400																		\$2,400				\$2,400
D7010	Throughout Building	8204892	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	7750	SF	\$3.25	\$25,188						\$25,188														\$25,188		\$50,375
D7030	Throughout Building	8204886	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	7750	SF	\$2.00	\$15,500						\$15,500														\$15,500		\$31,000
D7030	Lobby	8204899	Security Panel, Annunciator, Replace	15	10	5	1	EA	\$500.00	\$500						\$500														\$500		\$1,000
D7050	Throughout Building	8204919	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	7750	SF	\$2.00	\$15,500						\$15,500																\$15,500
E2010	Office Areas	8204890	Casework, Cabinetry, Standard, Replace	20	15	5	20	LF	\$300.00	\$6,000						\$6,000																\$6,000
E2010	Office Areas	8204896	Casework, Countertop, Plastic Laminate, Replace	15	10	5	20	LF	\$50.00	\$1,000						\$1,000													\$1,000			\$2,000
G2060	Classrooms General	8204916</																														

Replacement Reserves Report



10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
B1080	Site	8200929	Stairs, Concrete, Exterior, Replace	50	40	10	1000	SF	\$55.00	\$55,000											\$55,000											\$55,000			
B1080	Site	8200924	Stair/Ramp Rails, Metal, Refinish	10	7	3	500	LF	\$1.50	\$750				\$750									\$750										\$1,500		
B2080	Site	8200903	Awning, Fabric, per SF of awning, Replace	10	7	3	100	SF	\$8.00	\$800				\$800									\$800										\$1,600		
C2050	Roof	8200921	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	4450	SF	\$3.75	\$16,688			\$16,688									\$16,688											\$33,375		
D5030	Site Utility Areas ROTC	8200931	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$6,200.00	\$6,200																							\$6,200	\$6,200	
D5030	Site Utility Areas ROTC	8200925	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	2	18	1	EA	\$6,200.00	\$6,200																							\$6,200	\$6,200	
D5040	Building Exterior	8200909	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	7	EA	\$600.00	\$4,200																							\$4,200	\$4,200	
G2020	Site	8200919	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	1600	SF	\$1.40	\$2,240					\$2,240							\$2,240											\$2,240	\$6,720	
G2020	Site	8200916	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	1700	SF	\$1.40	\$2,380					\$2,380							\$2,380											\$2,380	\$7,140	
G2020	Site	8200905	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	2550	SF	\$3.50	\$8,925					\$8,925																			\$8,925	
G2020	Site rear lot	8200928	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	59000	SF	\$3.50	\$206,500					\$206,500																			\$206,500	
G2020	Site	8200899	Parking Lots, Pavement, Concrete, Replace	50	40	10	1400	SF	\$9.00	\$12,600												\$12,600												\$12,600	
G2020	Site	8200932	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	18	7	4	EA	\$260.00	\$1,040								\$1,040																\$1,040	
G2030	Site	8200918	Sidewalk, Concrete, Large Areas, Replace	50	48	2	4000	SF	\$9.00	\$36,000			\$36,000																					\$36,000	
G2030	Site	8200927	Sidewalk, Concrete, Large Areas, Replace	50	45	5	8000	SF	\$9.00	\$72,000					\$72,000																			\$72,000	
G2060	Site	8200901	Fences & Gates, Fence, Chain Link 8', Replace	40	30	10	100	LF	\$25.00	\$2,500												\$2,500												\$2,500	
G2060	Site	8200920	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	6	EA	\$600.00	\$3,600												\$3,600												\$3,600	
G2060	Site	8200900	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	5	EA	\$600.00	\$3,000													\$3,000											\$3,000	
G2060	Site	8200915	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	2	18	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000
G2060	Site	8200914	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	2	18	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000
G2060	Site	8200910	Retaining Wall, Concrete Cast-in-Place, Replace	50	45	5	64	SF	\$130.00	\$8,320					\$8,320																			\$8,320	
G2060	Site	8200917	Retaining Wall, Treated Timber, Replace	25	20	5	60	SF	\$20.00	\$1,200					\$1,200																			\$1,200	
G2060	Site	8200911	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	400	SF	\$130.00	\$52,000												\$52,000												\$52,000	
G2060	Site	8200913	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	120	SF	\$130.00	\$15,600												\$15,600												\$15,600	
G2060	Site	8200912	Dumpster Pad, Concrete, Replace/Install	50	45	5	300	SF	\$15.00	\$4,500					\$4,500																			\$4,500	
G2080	Site	8200906	Planter Boxes, Pre-Manufactured, High-End, Replace	25	9	16	50	LF	\$300.00	\$15,000																								\$15,000	\$15,000
G2080	Site	8200926	Planter Boxes, Pre-Manufactured, High-End, Replace	25	8	17	55	LF	\$300.00	\$16,500																								\$16,500	\$16,500
G3030	Site	8200908	Storm Drainage Components, Catch Basin, 6' Deep, Replace/Install	40	38	2	2	EA	\$6,000.00	\$12,000			\$12,000																						\$12,000
G4050	Site	8200902	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	15	5	2	EA	\$6,800.00	\$13,600					\$13,600																			\$13,600	
G4050	Site	8200904	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000	
<b>Totals, Unescalated</b>											\$0	\$0	\$64,688	\$1,550	\$4,620	\$319,045	\$0	\$1,040	\$0	\$0	\$137,700	\$8,220	\$19,688	\$1,550	\$0	\$84,550	\$15,000	\$16,500	\$71,220	\$0	\$0	\$745,370			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$68,627	\$1,694	\$5,200	\$369,861	\$0	\$1,279	\$0	\$0	\$185,057	\$11,378	\$28,070	\$2,276	\$0	\$131,726	\$24,071	\$27,272	\$121,247	\$0	\$0	\$977,758			

## **Appendix G:** Equipment Inventory List

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**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190826	D2010	<b>Storage Tank</b>	Domestic Water, 151 to 250 GAL	200 GAL	Oakhaven High School / Oakhaven High School Gymnasium	Gymnasium	Laars	A2086000	H99432615	1999		
2	8190770	D2010	<b>Storage Tank</b>	Domestic Water, 80 to 150 GAL	80 GAL	Oakhaven High School / Oakhaven Classroom Building	Utility Rooms/Areas	Laars	No dataplate	No dataplate	2001		
3	8190777	D2010	<b>Boiler</b>	Gas, Domestic, 260 to 500 MBH	260 MBH	Oakhaven High School / Oakhaven Classroom Building	Utility Rooms/Areas	Teledyne	Mighty Therm	No dataplate	1999		
4	8190840	D2010	<b>Boiler</b>	Gas, Domestic, 260 to 500 MBH	260 mbh	Oakhaven High School / Oakhaven High School Gymnasium	Locker Rooms	Laars	Inaccessible	Inaccessible	1999		
5	8187172	D2030	<b>Pump</b>	Sump	3 HP	Oakhaven High School / Oakhaven High School Auditorium	Electrical Room	Square D	Inaccessible	Inaccessible	2005		

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190807	D3020	<b>Boiler</b>	Gas High-Efficiency Condensing Style, HVAC, 751 to 2000 MBH	2500 MBH	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Lochinvar	FBN/501	2205 127989156	2022		
2	8190754	D3020	<b>Boiler</b>	Gas, HVAC, 2501 to 5000 MBH	3500 MBH	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Lochinvar	PBN3500	2209 128390006	2022		

3	8204881	D3020	<b>Furnace</b>	Gas	110 MBH	Oakhaven High School / Oakhaven ROTC Building	Mechanical Room	Lennox	EL280UH110E60C-01	5921E07429	2021
4	8204917	D3020	<b>Furnace</b>	Gas	110 MBH	Oakhaven High School / Oakhaven ROTC Building	Mechanical Room	Lennox	EL280UH110E60C-01	5921E07459	2021
5	8204910	D3020	<b>Furnace</b>	Gas	110 MBH	Oakhaven High School / Oakhaven ROTC Building	Mechanical Room	Lennox	EL280UH110E60C-01	5921E07459	2021
6	8190829	D3020	<b>Unit Heater</b>	Natural Gas, 26 to 55 MBH	55 mbh	Oakhaven High School / Oakhaven High School Gymnasium	Locker Rooms	Inaccessible	Inaccessible	Inaccessible	
7	8190820	D3020	<b>Unit Heater</b>	Natural Gas, 56 to 75 MBH	75 MBH	Oakhaven High School / Oakhaven High School Gymnasium	Locker Rooms	Reznor	UA 75-2	Inaccessible	
8	8190772	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank, 61 to 100 GAL	100 GAL	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2022
9	8200923	D3030	<b>Chiller</b>	Air-Cooled	150 TON	Oakhaven High School / Site	Site Utility Areas ROTC	Daikin Industries	AGZ150ED SEMNN0A	STNU220200115	2022
10	8200934	D3030	<b>Chiller</b>	Air-Cooled	150 TON	Oakhaven High School / Site	Site Utility Areas ROTC	Daikin Industries	AGZ150ED SEMNN0A	STNU220200111	2022
11	8204913	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	6 TON	Oakhaven High School / Oakhaven ROTC Building	Roof	Inaccessible	Inaccessible	Inaccessible	
12	8197427	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	20 TON	Oakhaven High School / Oakhaven High School Auditorium	Site Utility Areas	Carrier	38AD012410	0296730	2002
13	8206245	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	750 CFM	Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	13

14	8206235	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton	1250 CFM	Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible		17
15	8200930	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Oakhaven High School / Site	Site Utility Areas ROTC	Inaccessible	Inaccessible	Inaccessible	2022	
16	8190782	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	1 - 3 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Bam	Illegible	Illegible	2012	
17	8200933	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Oakhaven High School / Site	Site Utility Areas ROTC	Inaccessible	Inaccessible	Inaccessible	2022	
18	8190736	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Bam	Illegible	Illegible	2022	
19	8187179	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Oakhaven High School / Oakhaven High School Auditorium	Auditorium	Carrier	40RR 12430	G297614	1997	
20	8190767	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	8400 cfm	Oakhaven High School / Oakhaven Classroom Building	Cafeteria	Inaccessible	Inaccessible	Inaccessible	2022	
21	8190787	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	8400 cfm	Oakhaven High School / Oakhaven Classroom Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible	2022	
22	8190774	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal, 1801 to 2500 CFM	2500 CFM	Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2022	
23	8187180	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Oakhaven High School / Oakhaven High School Auditorium	Roof	Carrier	Illegible	Illegible	2005	

24	8205610	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	5 TON	Oakhaven High School / Oakhaven High School Band Building	Roof	Inaccessible	Inaccessible	Inaccessible	
25	8205612	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	5 TON	Oakhaven High School / Oakhaven High School Band Building	Roof	Inaccessible	Inaccessible	Inaccessible	
26	8187165	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Oakhaven High School Auditorium	Roof	Carrier	48HJE008P--541--	1405G20600	2005
27	8187189	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	4 TON	Oakhaven High School Auditorium	Roof	Carrier	48HGE028FC-511JV	1170500014	2005
28	8190831	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Oakhaven High School Gymnasium	Roof	Daikin Industries	MPS020BGDR40R	F491601559	2016
29	8190847	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Oakhaven High School Gymnasium	Roof	Daikin Industries	MPS020BGDR40R	F491601559	2016
30	8190814	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Oakhaven High School Classroom Building	Roof	Carrier	48TJD008-189	229503042	1995
31	8190730	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Oakhaven High School Classroom Building	Roof	Carrier	48TCDD08A2A6A0A0A0	2816P33974	2016
32	8190753	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Oakhaven High School Classroom Building	Roof	Carrier	Illegible	Illegible	

33	8190805	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Oakhaven High School / Oakhaven Classroom Building	Roof	Carrier	48 TMD008-A-601--	0907G20713	2007	
34	8190832	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Oakhaven High School / Oakhaven High School Gymnasium	Roof	Lennox	LGH092H4BS4Y	5621m07771	2021	
35	8187170	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	1000 CFM	Oakhaven High School / Oakhaven High School Auditorium	Roof	No dataplate	No dataplate	No dataplate	1998	
36	8206221	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	1000 CFM	Oakhaven High School / Oakhaven Classroom Building	Classrooms Science	Inaccessible	Inaccessible	Inaccessible		
37	8190785	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	2000 CFM	Oakhaven High School / Oakhaven Classroom Building	Roof	No dataplate	No dataplate	No dataplate	1995	6
38	8190793	D3060	<b>Exhaust Fan</b>	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Oakhaven High School / Oakhaven Classroom Building	Roof	No dataplate	Inaccessible	Inaccessible	1995	

**D40 Fire Protection**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8214297	D4030	<b>Fire Extinguisher</b>	Wet Chemical/CO2		Oakhaven High School / Oakhaven Classroom Building	Commercial kitchen						
2	8197448	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Oakhaven High School / Oakhaven High School Auditorium	Throughout Building						4

3	8190766	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Oakhaven High School / Oakhaven Classroom Building	Throughout Building					2020		10
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**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190749	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	500 KVA	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Cutler-Hammer	NA	NA	1995		
2	8204882	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Oakhaven High School / Oakhaven ROTC Building	Storeroom	SB	2H30	88374			
3	8190823	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	112.5 KVA	Oakhaven High School / Oakhaven High School Gymnasium	Electrical Room	Transformer	NA	144886			
4	8190783	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	150 KVA	Oakhaven High School / Oakhaven Classroom Building	Electrical Room	Cutler-Hammer	NA	NA	1995		
5	8190731	D5020	<b>Switchboard</b>	277/480 V	1200 AMP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Cutler-Hammer	POW-R-Line	No dataplate	1995		
6	8190834	D5020	<b>Switchboard</b>	277/480 V, 1600 AMP	1600 AMP	Oakhaven High School / Oakhaven High School Gymnasium	Electrical Room	ITE Imperial Corporation	KC	G-9333			
7	8190779	D5020	<b>Distribution Panel</b>	120/208 V	400 AMP	Oakhaven High School / Oakhaven Classroom Building	Electrical Room	General Electric	NCB	No dataplate	1957		
8	8204912	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven ROTC Building	Classrooms General	Square D	QBL	No dataplate			

9	8205621	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven High School Band Building	Classrooms Music	Square D	No dataplate	No dataplate		3
10	8190773	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven Classroom Building	Electrical Room	Square D	E3	No dataplate	2000	
11	8187190	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	Oakhaven High School / Oakhaven High School Auditorium	Utility Rooms/Areas	Westinghouse	MH-30601	No dataplate	2000	
12	8187168	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven High School Auditorium	Electrical Room	Westinghouse	NQB	No dataplate	1998	4
13	8190809	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven Classroom Building	Electrical Room	Cutler-Hammer	No dataplate	No dataplate	1995	
14	8190737	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Eaton Cutler-Hammer	PRL1	No dataplate	1995	8
15	8187166	D5020	<b>Distribution Panel</b>	120/208 V	800 AMP	Oakhaven High School / Oakhaven High School Auditorium	Electrical Room	Westinghouse	MDP	No dataplate	2000	
16	8190836	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	Oakhaven High School / Oakhaven High School Gymnasium	Electrical Room	Square D	MLN	No dataplate		
17	8206223	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible		6

18	8190757	D5020	<b>Distribution Panel</b>	120/208 V	800 AMP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Cutler-Hammer	PRL4	No dataplate	1995
19	8190846	D5020	<b>Distribution Panel</b>	120/208 V	225 AMP	Oakhaven High School / Oakhaven High School Gymnasium	Gymnasium	Square D	No dataplate	No dataplate	2
20	8187178	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	Oakhaven High School / Oakhaven High School Auditorium	Utility Rooms/Areas	Westinghouse	CDP	No dataplate	2000
21	8190799	D5020	<b>Distribution Panel</b>	120/208 V, 1200 AMP	1000 AMP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Westinghouse	CDP	No dataplate	1958
22	8206216	D5020	<b>Distribution Panel</b>	277/480 V	400 AMP	Oakhaven High School / Oakhaven Classroom Building	Library	Eaton	No dataplate	No dataplate	
23	8190810	D5020	<b>Distribution Panel</b>	277/480 V, 1200 AMP	1200 AMP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Cutler-Hammer	No dataplate	No dataplate	1995
24	8190817	D5020	<b>Distribution Panel</b>	277/480 V, 1200 AMP	1200 AMP	Oakhaven High School / Oakhaven High School Gymnasium	Electrical Room	Square D	No dataplate	No dataplate	
25	8190808	D5020	<b>Distribution Panel</b>	277/480 V, 200 AMP	200 AMP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	Cutler-Hammer	PRL-3a	No dataplate	1995
26	8200931	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Oakhaven High School / Site	Site Utility Areas ROTC	ABB	Inaccessible	Inaccessible	2022
27	8200925	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	7.5 HP	Oakhaven High School / Site	Site Utility Areas ROTC	ABB	Inaccessible	Inaccessible	2022

28	8190784	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	3 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	AaB	Illegible	ACH580-VCR-04A8-4+F267	2022
29	8190802	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	3 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	AbB	Illegible	ACH580-VCR-04A8-4+F267	2022
30	8190762	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor, 15 HP	15 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	AAB	Illegible	ACH580-VCR-023A-4+F267	2015
31	8190755	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor, 15 HP	15 HP	Oakhaven High School / Oakhaven Classroom Building	Boiler Room	ABB	Inaccessible	Inaccessible	2022

#### D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8190790	D7010	<b>Access Control Devices</b>	Screening X-Ray Machine		Oakhaven High School / Oakhaven Classroom Building	Throughout Building	Dv	Inaccessible	Inaccessible	2020		
2	8190792	D7010	<b>Access Control Devices</b>	Screening X-Ray Machine		Oakhaven High School / Oakhaven Classroom Building	Hallways & Common Areas	Dv	Inaccessible	Inaccessible	2020		
3	8214314	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Oakhaven High School / Oakhaven Classroom Building	Office	No dataplate	No dataplate	No dataplate			
4	8197430	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Oakhaven High School / Oakhaven High School Auditorium	Lobby	No dataplate	No dataplate	No dataplate			

#### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	8205639	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Oakhaven High School / Oakhaven Classroom Building	Commercial kitchen					
2	8205636	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator	Oakhaven High School / Oakhaven Classroom Building	Commercial kitchen					
3	8190812	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Duke	Inaccessible	Inaccessible	2017	
4	8190778	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Vulcan	9010107	48042276		
5	8190741	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Blodgett	Inaccessible	Inaccessible	2017	
6	8190795	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Oakhaven High School / Oakhaven Classroom Building	Kitchen	NA	D0MC-164-A	15070445	2010	
7	8190780	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Illegible	D0MC-164SS-A	18010549	2010	
8	8190740	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF	Oakhaven High School / Oakhaven Classroom Building	Kitchen	No dataplate	No dataplate	No dataplate	1958	
9	8190756	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Oakhaven High School / Oakhaven Classroom Building	Kitchen	FWE	UHS-12	123466207	2012	

10	8190732	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Oakhaven High School / Oakhaven Classroom Building	Kitchen	NA	Inaccessible	Inaccessible	2017	
11	8190761	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Ice-O-Matic	ICE0320HA5	15061280012318	2015	
12	8190758	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich	Oakhaven High School / Oakhaven Classroom Building	Kitchen	NA	NA	NA	2010	4
13	8190744	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Migali	Inaccessible	Inaccessible	2015	
14	8190746	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Oakhaven High School / Oakhaven Classroom Building	Kitchen	NA	Illegible	Illegible	2001	
15	8190803	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Migali	C-3R	C-3RUSB100317022100920003	2017	
16	8190735	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Migali	C-3R	C-3RUSB100317021700920019	2017	
17	8190738	E1030	<b>Foodservice Equipment</b>	Refrigerator, 3-Door Reach-In	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Migali	c-3fb	C-3FB00319053000920004	2019	
18	8190797	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding	Oakhaven High School / Oakhaven Classroom Building	Kitchen	ACCUTEMP	N61201D06000200	54215	2017	2

19	8190763	E1030	<b>Foodservice Equipment</b>	Tilting Skillet	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Illegible	Inaccessible	Inaccessible	2017
20	8190801	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Oakhaven High School / Oakhaven Classroom Building	Roof	Inaccessible	Inaccessible	Inaccessible	2010
21	8190788	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	
22	8190734	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	
23	8190743	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2012
24	8190789	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer	Oakhaven High School / Oakhaven Classroom Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	
25	8190745	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 2-Bowl	Oakhaven High School / Oakhaven Classroom Building	Kitchen				
26	8190791	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 2-Bowl	Oakhaven High School / Oakhaven Classroom Building	Kitchen				2017
27	8190811	E1030	<b>Sink/Lavatory</b>	Commercial Kitchen, 3-Bowl	Oakhaven High School / Oakhaven Classroom Building	Kitchen				

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28	8206236	E1040	<b>Laboratory Equipment</b>	Exhaust Hood, Constant Volume 4 LF	Oakhaven High School / Oakhaven Classroom Building	Classrooms Science	
29	8190825	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted	Oakhaven High School / Oakhaven High School Gymnasium	Gymnasium	2020

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