

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Oakshire Elementary
1765 Holmes Road
Memphis, Tennessee 38116

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	Two
Main Address	1765 Holmes Road, Memphis, Tennessee 38116
Site Developed	1966
Site Area	14 acres (estimated)
Parking Spaces	81 total spaces all in open lots; 6 of which are accessible.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 27, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Chris McCartney
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Oakshire Elementary is a public school located in Memphis, TN, which is in a large city setting. It was constructed in 1966 and has had renovations since.

Architectural

General maintenance practices have kept the building in fair condition, but most components are beginning to show wear and are approaching the end of their expected lifespan. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of brick and masonry walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The flat roofs with TPO coverings do show failings or deficiencies at the time of assessment, other than its nearing of RUL. The glazing of the facilities was observed to be free and clear of any major deficiencies, but again nearing the end of its RUL.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment of the building consists of boilers, cooling towers, hydronic fan coil cabinets and exhaust fans, all of which are nearing the end of their expected useful life.

Electrical service equipment and systems are very old for part of the facilities and are anticipated for lifecycle replacement. Interior lighting consists mainly of fluorescent and CFL lighting, including site lighting.

Plumbing systems generally consist of copper supply piping and PVC waste pipe. There are three electrical water heaters onsite. No other major issues were observed or reported.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be neglected. The canopy walkway is rusted and collapsing. The sidewalks are pocked and uneven. The asphalt parking lot is in poor condition, with areas crumbling, signs of ponding, and shows severe alligator cracking.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis Oakshire Elementary(1966)			
Replacement Value \$ 21,840,000	Total SF 54,600	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 1,094,300		5.0 %
3-Year	\$ 6,241,700		28.6 %
5-Year	\$ 6,481,400		29.7 %
10-Year	\$ 6,596,000		30.2 %

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.

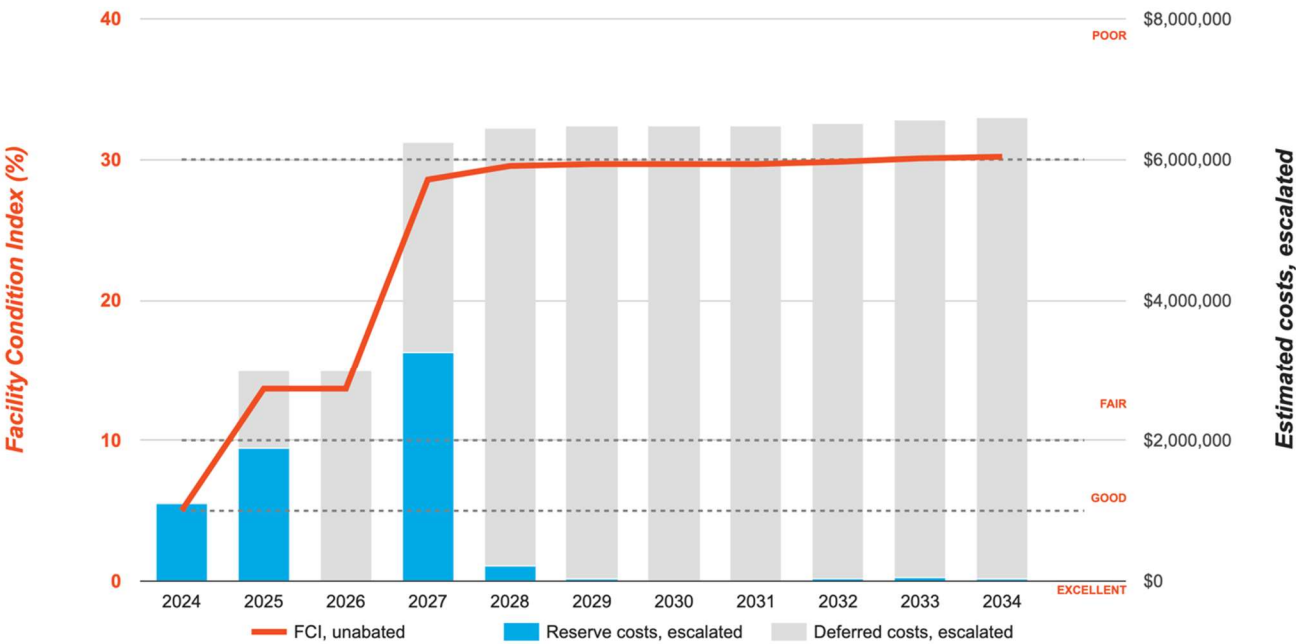
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Oakshire Elementary

Replacement Value: \$21,840,000

Inflation Rate: 3.0%

Average Needs per Year: \$599,700



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$945,800	-	\$15,000	\$960,700
Roofing	\$918,000	-	\$1,400	-	\$1,658,000	\$2,577,400
Interiors	-	\$393,500	\$196,500	-	\$603,900	\$1,194,000
Plumbing	-	-	\$167,300	-	\$55,800	\$223,200
HVAC	-	-	\$1,187,200	\$35,000	\$5,700	\$1,227,800
Fire Protection	-	-	\$8,700	-	-	\$8,700
Electrical	-	-	\$530,800	-	-	\$530,800
Fire Alarm & Electronic Systems	-	-	\$354,000	-	\$275,800	\$629,800
Equipment & Furnishings	\$8,400	-	\$44,300	\$8,200	\$403,900	\$464,800
Special Construction & Demo	-	\$1,310,700	-	-	-	\$1,310,700
Site Development	-	-	\$4,400	\$45,700	\$46,300	\$96,400
Site Pavement	\$167,900	\$185,400	\$22,200	\$25,700	\$64,300	\$465,500
Site Utilities	-	-	\$35,000	-	-	\$35,000
TOTALS (3% inflation)	\$1,094,300	\$1,889,600	\$3,497,600	\$114,600	\$3,128,900	\$9,725,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Oakshire Elementary	4	\$1,094,300
Total	4	\$1,094,300

Oakshire Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7916972	Oakshire Elementary	Roof	B3010	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	\$918,000
7917018	Oakshire Elementary	Kitchen	E1030	Foodservice Equipment, Broiler, Replace	Poor	Performance/Integrity	\$8,400
7917001	Oakshire Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$19,100
7916994	Oakshire Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$148,800
Total (4 items)							\$1,094,300

Key Findings



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
Oakshire Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$918,000

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Abundance of ponding and cracking observed on roof - AssetCALC ID: 7916972



Sidewalk in Poor condition.

Concrete, Large Areas
Oakshire Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$180,000

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Lots of heaving in the concrete walkways, lots of cracked and damage observed - AssetCALC ID: 7917006



Parking Lots in Poor condition.

Pavement, Asphalt
Oakshire Elementary Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,100

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Faded and worn observed. - AssetCALC ID: 7917001



Parking Lots in Poor condition.

Pavement, Asphalt
Oakshire Elementary Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$148,800

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Severe alligator cracking and ponding observed. - AssetCALC ID: 7916994



Foodservice Equipment in Poor condition.

Broiler
Oakshire Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,400

\$\$\$\$

Out of order - AssetCALC ID: 7917018



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Oakshire Elementary Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$179,600

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Several missing tiles throughout the building existing tiles are water stain, broken, and war - AssetCALC ID: 7917014



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal
Oakshire Elementary Building Exterior

Uniformat Code: F1020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$47,500

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Lots of rest observed, as well as bent post - AssetCALC ID: 7916996



Flooring in Poor condition.

Vinyl Tile (VCT)
Oakshire Elementary Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$202,500

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Abundant cracking observed - AssetCALC ID: 7916991



Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable
Oakshire Elementary Site General

Uniformat Code: F1020
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,225,000

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Modular buildings appeared to be condemned or falling apart - AssetCALC ID: 7917000

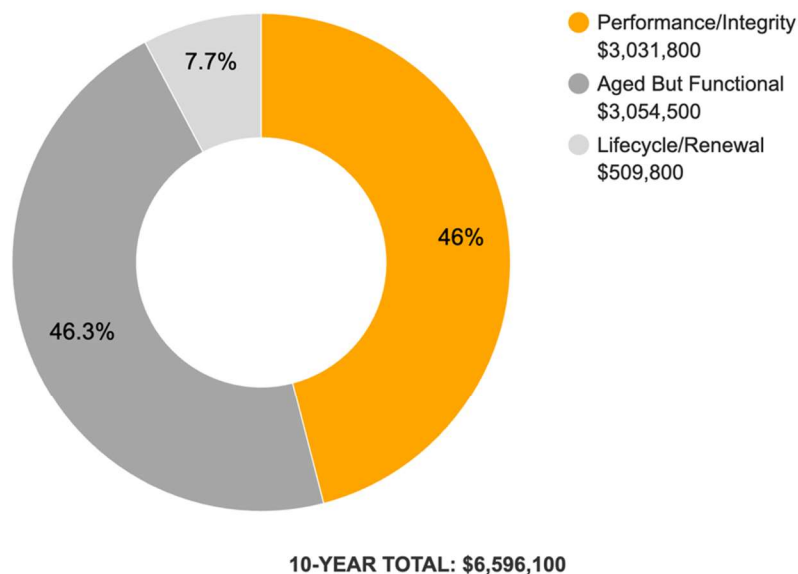
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Main Building



Main Building: Systems Summary

Constructed/Renovated	1966	
Building/Group Size	32,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane roofing	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, and cooling tower feeding fan coil cabinet terminal units Non-Central System: Ductless split-systems Supplemental components: Make-up air units	Fair

Main Building: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent, CFL, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	VCT flooring cracking and peeling, ACT water stains and several missing, one broken oven, outdated boiler system and supplemental HVAC equipment	

3. Secondary Building



Secondary Building: Systems Summary

Constructed/Renovated	1966	
Building Size	22,100 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane roofing	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, and cooling tower feeding fan coil cabinet terminal units Non-Central System: Ductless split-systems Supplemental components: Make-up air units	Fair
Fire Suppression	Fire extinguishers only	Good

Secondary Building: Systems Summary

Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: linear fluorescent, CFL, incandescent Emergency Power: None	--
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	--
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	VCT flooring cracking and peeling, ACT water stains and several missing, one broken oven, outdated boiler system and supplemental HVAC equipment	

4. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Poor
Site Development	Property entrance signage Playgrounds	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: halogen	Fair
Ancillary Structures	Prefabricated modular buildings	Poor
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Site maintenance appears to be neglected. The canopy walkway is rusted and collapsing. The sidewalks are pocked and uneven. The asphalt parking lot is in poor condition, with areas crumbling, signs of ponding, and severe alligator cracking.	

5. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1966 with additional buildings added and renovated in phases over time.

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

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

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

9. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Oakshire Elementary, 1765 Holmes Road, Memphis, Tennessee 38116, 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: Chris McCartney,
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Reviewed by:



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10. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENTS



6 - BUILDING FACADE

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - SECONDARY ROOF OVERVIEW



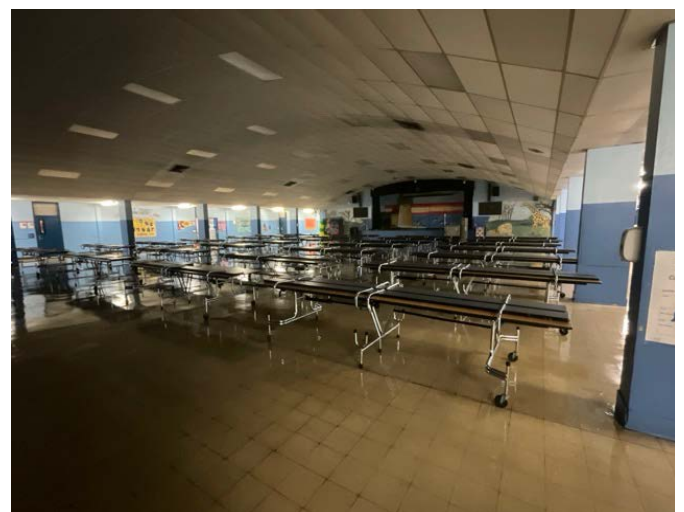
9 - PERIMETER ELEMENTS & DRAINAGE



10 - CLASSROOM



11 - CLASSROOM



12 - CAFETERIA

Photographic Overview



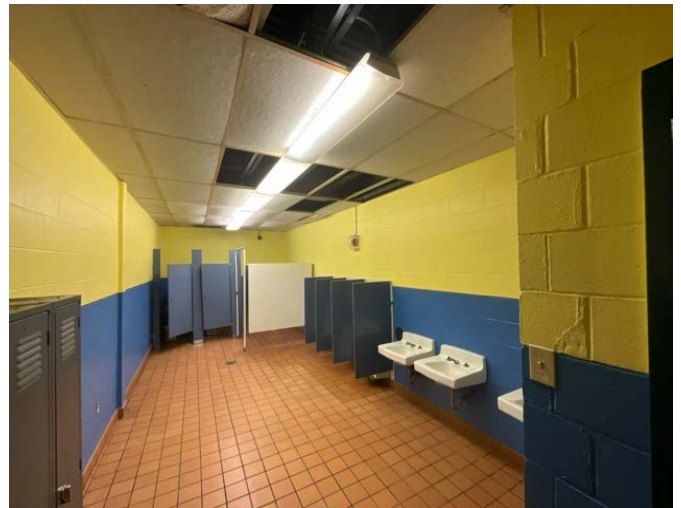
13 - OFFICE



14 - HALLWAY



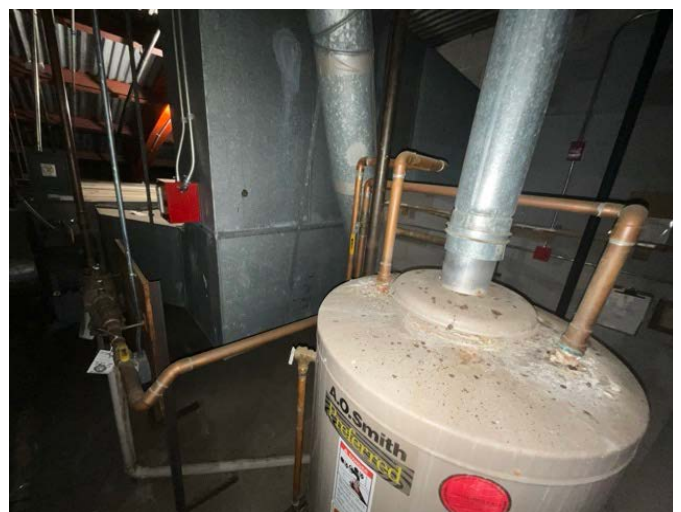
15 - HALLWAY



16 - BATHROOM



17 - KITCHEN



18 - DOMESTIC WATER PIPING

Photographic Overview



19 - WATER HEATER



20 - MAIN MECHANICAL ROOM



21 - HVAC EQUIPMENT



22 - ROOFTOP MECHANICAL EQUIPMENT



23 - FIRE EXTINGUISHER



24 - FIRE ALARM DEVICES

Photographic Overview



25 - MAIN ELECTRICAL ROOM



26 - MAIN PARKING AREA



27 - SECONDARY PARKING AREA



28 - SIDEWALKS AND LANDSCAPING



29 - PLAYGROUND

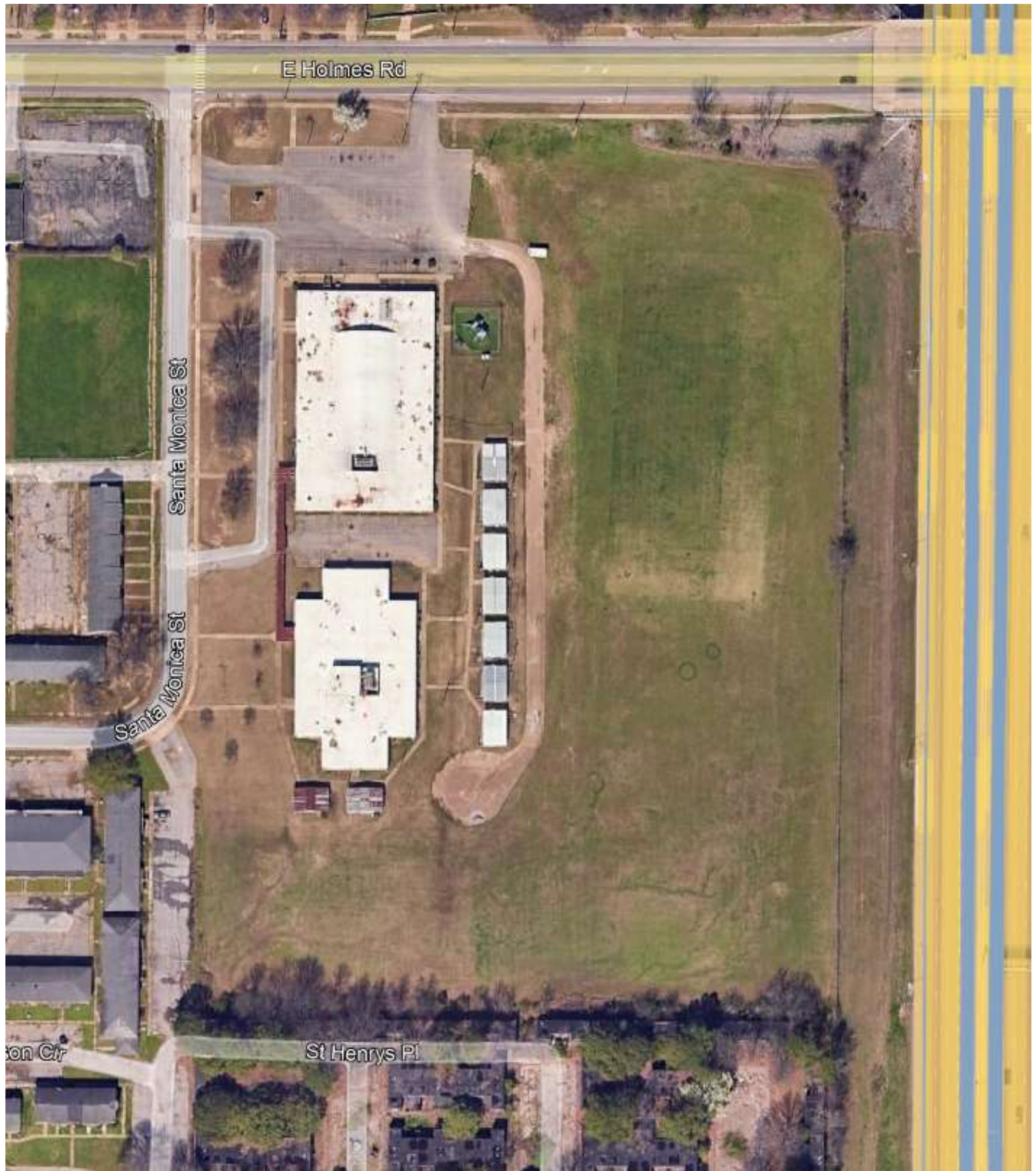


30 - PROPERTY SIGNAGE

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-151.354	Oakshire Elementary	
	Source	On-Site Date	
	Google	July 23rd, 2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Oakshire Elementary

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

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



Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Oakshire Elementary

BV Project Number: 163745.23R000-151.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

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 ?	✗			
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



CURB CUT

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



AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	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

Component Condition Report | Oakshire Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	800 SF	18	7916973
B2010	Building Exterior	Fair	Exterior Walls, Brick	11,700 SF	3	7916988
B2020	Building Exterior	Fair	Glazing, any type, by SF	4,200 SF	3	7916954
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	3	7916951
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	54,000 SF	0	7916972
B3060	Roof	Fair	Roof Hatch, Metal	1	3	7916946
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	48	12	7916980
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	51,300 SF	1	7917014
C1090	Restrooms	Fair	Toilet Partitions, Metal	21	3	7916982
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	108,000 SF	3	7916992
C2030	Restrooms and kitchen	Good	Flooring, Quarry Tile	13,500 SF	35	7916969
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	40,500 SF	1	7916991
Plumbing						
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	12	11	7916993
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	45	3	7916983
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	3	7916999
D2010	Mechanical Room	Fair	Water Heater, Gas, Residential	1	3	7916950
D2010	Utility Rooms/Areas	Fair	Pump, Circulation/Booster, Domestic Water	1	3	7917009
D2010	Utility Rooms/Areas	Fair	Pump, Circulation/Booster, Domestic Water	1	3	7916986
D2010	Electrical Room	Good	Storage Tank, Domestic Water	1	20	7916998
D2010	Mechanical Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	7917004

Component Condition Report | Oakshire Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Residential	1	4	7916943
D2010	Electrical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	3	7916964
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	3	7916962
D2010	Restrooms	Fair	Urinal, Standard	15	3	7917011
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	26	3	7916942
HVAC						
D3020	Utility Rooms/Areas	Fair	Boiler Supplemental Components, Expansion Tank	1	3	7917003
D3020	Utility Rooms/Areas	Fair	Boiler, Gas, HVAC	1	4	7916948
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	3	7916955
D3020	Entrances	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	4	3	7917005
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	4	7916960
D3020	Utility Rooms/Areas	Fair	Boiler Supplemental Components, Expansion Tank	1	3	7916975
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	2	3	7917022
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	3	7917021
D3030	Roof	Fair	Split System Ductless, Single Zone	1	8	7916978
D3030	Office Areas	Fair	Computer Room AC Unit, Air-Cooled, CRAC Cabinet	1	3	7916953
D3030	Roof	Fair	Split System Ductless, Single Zone	1	8	7917012
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	7916977
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	36	3	7916987
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	3	7916963
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	54,000 SF	3	7917002
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7917016
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7916970
D3050	Office Areas	Fair	Fan Coil Unit, Hydronic Terminal	1	3	7917015
D3050	Office Areas	Fair	Fan Coil Unit, Hydronic Terminal	1	3	7917008

Component Condition Report | Oakshire Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Office Areas	Fair	Fan Coil Unit, Hydronic Terminal	1	3	7916941
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	54,000 SF	3	7916958
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	12	7916989
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	8	3	7916976
D3060	Mechanical Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7917013
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	6	8	7916944
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	3	7916966
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	5	7916961
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	3	7916945
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	7916990
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	3	7916956
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 277/480 V	1	3	7916949
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7916979
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	54,000 SF	3	7916985
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	54,000 SF	3	7917007
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	7916995
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	54,000 SF	3	7917023
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	54,000 SF	3	7916981
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	36 LF	3	7917020
E1030	Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	54 LF	12	7916947
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	11	7916971

Component Condition Report | Oakshire Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	7916997
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	9	7916984
E1030	Kitchen	Good	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	28 LF	14	7916974
E1030	Kitchen	Good	Foodservice Equipment, Broiler	1	11	7916968
E1030	Kitchen	Good	Foodservice Equipment, Broiler	2	11	7916967
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	7916965
E1030	Kitchen	Poor	Foodservice Equipment, Broiler	1	0	7917018
Special Construction & Demo						
F1020	Site General	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	12,250 SF	1	7917000
F1020	Building Exterior	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,900 SF	1	7916996
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,500 SF	0	7916994
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,500 SF	0	7917001
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	20,000 SF	1	7917006
Athletic, Recreational & Playfield Areas						
G2050	Kitchen	Good	Playfield Surfaces, Artificial Play Turf	1,625 SF	12	7917019
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	9	7917017
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	3	7917010
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	7916952
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	3	7916959

Appendix F:

Replacement Reserves

Replacement Reserves Report																																	
Oakshire Elementary																																	
8/20/2024																																	
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											
Oakshire Elementary	\$1,094,275	\$1,889,587	\$0	\$3,257,878	\$210,583	\$29,127	\$0	\$0	\$34,963	\$53,887	\$25,702	\$64,090	\$324,075	\$237,902	\$84,705	\$66,253	\$324,953	\$0	\$327,718	\$2,280	\$1,696,887	\$9,724,865											
Grand Total	\$1,094,275	\$1,889,587	\$0	\$3,257,878	\$210,583	\$29,127	\$0	\$0	\$34,963	\$53,887	\$25,702	\$64,090	\$324,075	\$237,902	\$84,705	\$66,253	\$324,953	\$0	\$327,718	\$2,280	\$1,696,887	\$9,724,865											
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B2010	Building Exterior	7916973	Exterior Walls, Metal Siding, Replace	40	22	18	800	SF	\$11.00	\$8,800																				\$8,800		\$8,800	
B2010	Building Exterior	7916988	Exterior Walls, Brick, Replace	50	47	3	11700	SF	\$53.00	\$620,100				\$620,100																		\$620,100	
B2020	Building Exterior	7916954	Glazing, any type, by SF, Replace	30	27	3	4200	SF	\$55.00	\$231,000				\$231,000																		\$231,000	
B2050	Building Exterior	7916951	Exterior Door, Steel, Standard, Replace	30	27	3	24	EA	\$600.00	\$14,400				\$14,400																		\$14,400	
B3010	Roof	7916972	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	20	0	54000	SF	\$17.00	\$918,000	\$918,000																			\$918,000		\$1,836,000	
B3060	Roof	7916946	Roof Hatch, Metal, Replace	30	27	3	1	EA	\$1,300.00	\$1,300				\$1,300																		\$1,300	
C1030	Throughout Building	7916980	Interior Door, Steel, Standard, Replace	40	28	12	48	EA	\$600.00	\$28,800													\$28,800									\$28,800	
C1070	Throughout Building	7917014	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	51300	SF	\$3.50	\$179,550		\$179,550																				\$179,550	
C1090	Restrooms	7916982	Toilet Partitions, Metal, Replace	20	17	3	21	EA	\$850.00	\$17,850				\$17,850																		\$17,850	
C2010	Throughout Building	7916992	Wall Finishes, any surface, Prep & Paint	10	7	3	108000	SF	\$1.50	\$162,000				\$162,000													\$162,000						\$324,000
C2030	Throughout Building	7916991	Flooring, Vinyl Tile (VCT), Replace	15	14	1	40500	SF	\$5.00	\$202,500		\$202,500																	\$202,500				\$405,000
D2010	Electrical Room	7916998	Storage Tank, Domestic Water, Replace	30	10	20	1	EA	\$2,400.00	\$2,400																				\$2,400		\$2,400	
D2010	Mechanical Room	7916950	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,900.00	\$1,900				\$1,900																\$1,900		\$3,800	
D2010	Mechanical Room	7917004	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																\$5,100		\$10,200	
D2010	Electrical Room	7916964	Water Heater, Gas, Commercial (125 MBH), Replace	20	17	3	1	EA	\$12,400.00	\$12,400				\$12,400																			\$12,400
D2010	Utility Rooms/Areas	7917009	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																\$5,100		\$10,200	
D2010	Utility Rooms/Areas	7916986	Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																\$5,100		\$10,200	
D2010	Utility Rooms/Areas	7916943	Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$1,300.00	\$1,300					\$1,300															\$1,300		\$2,600	
D2010	Mechanical Room	7916962	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	\$1,400.00	\$1,400				\$1,400																			\$1,400
D2010	Restrooms	7916942	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	26	EA	\$1,500.00	\$39,000				\$39,000																			\$39,000
D2010	Restrooms	7917011	Urinal, Standard, Replace	30	27	3	15	EA	\$1,100.00	\$16,500				\$16,500																			\$16,500
D2010	Restrooms	7916983	Toilet, Commercial Water Closet, Replace	30	27	3	45	EA	\$1,300.00	\$58,500				\$58,500																			\$58,500
D2010	Restrooms	7916999	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	4	EA	\$1,700.00	\$6,800				\$6,800																			\$6,800
D2010	Throughout Building	7916993	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	12	EA	\$1,200.00	\$14,400													\$14,400										\$14,400
D3020	Mechanical Room	7916960	Boiler, Gas, HVAC, Replace	30	26	4	1	EA	\$135,000.00	\$135,000					\$135,000																		\$135,000
D3020	Utility Rooms/Areas	7916948	Boiler, Gas, HVAC, Replace	30	26	4	1	EA	\$50,800.00	\$50,800					\$50,800																		\$50,800
D3020	Mechanical Room	7917022	Unit Heater, Hydronic, Replace	20	17	3	2	EA	\$1,100.00	\$2,200				\$2,200																			\$2,200
D3020	Entrances	7917005	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	27	3	4	EA	\$800.00	\$3,200				\$3,200																			\$3,200
D3020	Mechanical Room	7917021	Boiler Supplemental Components, Expansion Tank, Replace	40	37	3	1	EA	\$4,400.00	\$4,400				\$4,400																			\$4,400
D3020	Mechanical Room	7916955	Boiler Supplemental Components, Expansion Tank, Replace	40	37	3	1	EA	\$4,400.00	\$4,400				\$4,400																			\$4,400
D3020	Utility Rooms/Areas	7916975	Boiler Supplemental Components, Expansion Tank, Replace	40	37	3	1	EA	\$2,180.00	\$2,180				\$2,180																			\$2,180
D3020	Utility Rooms/Areas	7917003	Boiler Supplemental Components, Expansion Tank, Replace	40	37	3	1	EA	\$2,700.00	\$2,700				\$2,700																			\$2,700
D3030	Roof	7916977	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$17,500.00	\$17,500				\$17,500																			\$17,500
D3030	Roof	7916963	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$17,500.00	\$17,500				\$17,500																			\$17,500
D3030	Office Areas	7916953	Computer Room AC Unit, Air-Cooled, CRAC Cabinet, Replace	20	17	3	1	EA	\$28,800.00	\$28,																							

Replacement Reserves Report																																
Oakshire Elementary																																
8/20/2024																																
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
D5020	Electrical Room	7916945	Switchboard, 277/480 V, Replace	40	37	3	1	EA	\$45,000.00	\$45,000				\$45,000																		\$45,000
D5020	Electrical Room	7916979	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$30,000.00	\$30,000				\$30,000																		\$30,000
D5020	Utility Rooms/Areas	7916956	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$7,600.00	\$7,600				\$7,600																		\$7,600
D5020	Utility Rooms/Areas	7916961	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																\$6,000
D5020	Electrical Room	7916990	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000																		\$7,000
D5020	Utility Rooms/Areas	7916949	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000																		\$7,000
D5030	Throughout Building	7916985	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	54000	SF	\$2.50	\$135,000				\$135,000																		\$135,000
D5040	Throughout Building	7917007	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	54000	SF	\$4.50	\$243,000				\$243,000																		\$243,000
D5040	Building Exterior	7916995	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$600.00	\$4,800				\$4,800																		\$4,800
D7030	Throughout Building	7917023	Security/Surveillance System, Full System Installation, Average Density, Install	15	12	3	54000	SF	\$3.00	\$162,000				\$162,000															\$162,000			\$324,000
D7050	Throughout Building	7916981	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	54000	SF	\$3.00	\$162,000				\$162,000																		\$162,000
E1030	Kitchen	7917018	Foodservice Equipment, Broiler, Replace	15	15	0	1	EA	\$8,400.00	\$8,400	\$8,400															\$8,400						\$16,800
E1030	Kitchen	7916965	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500															\$4,500			\$9,000
E1030	Kitchen	7917020	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	36	LF	\$1,000.00	\$36,000				\$36,000																		\$36,000
E1030	Kitchen	7916984	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,300.00	\$6,300										\$6,300												\$6,300
E1030	Kitchen	7916971	Foodservice Equipment, Icemaker, Freestanding, Replace	15	4	11	1	EA	\$6,700.00	\$6,700											\$6,700											\$6,700
E1030	Kitchen	7916967	Foodservice Equipment, Broiler, Replace	15	4	11	2	EA	\$8,400.00	\$16,800											\$16,800											\$16,800
E1030	Kitchen	7916968	Foodservice Equipment, Broiler, Replace	15	4	11	1	EA	\$8,400.00	\$8,400											\$8,400											\$8,400
E1030	Kitchen	7916947	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	8	12	54	LF	\$3,000.00	\$162,000												\$162,000										\$162,000
E1030	Kitchen	7916974	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	6	14	28	LF	\$2,000.00	\$56,000															\$56,000							\$56,000
E1030	Kitchen	7916997	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000
F1020	Building Exterior	7916996	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	29	1	1900	SF	\$25.00	\$47,500		\$47,500																				\$47,500
F1020	Site General	7917000	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	24	1	12250	SF	\$100.00	\$1,225,000		\$1,225,000																				\$1,225,000
G2020	Site	7917001	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	42500	SF	\$0.45	\$19,125	\$19,125					\$19,125					\$19,125						\$19,125				\$19,125	\$95,625
G2020	Site	7916994	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	42500	SF	\$3.50	\$148,750	\$148,750																					\$148,750
G2030	Site	7917006	Sidewalk, Concrete, Large Areas, Replace	50	49	1	20000	SF	\$9.00	\$180,000		\$180,000																				\$180,000
G2050	Site Playground Areas	7917017	Play Structure, Multipurpose, Large, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000
G2050	Kitchen	7917019	Playfield Surfaces, Artificial Play Turf, Replace	15	3	12	1625	SF	\$20.00	\$32,500				\$2,500								\$32,500										\$32,500
G2060	Site	7917010	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
G2060	Site	7916952	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500
G4050	Site	7916959	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	8	EA	\$4,000.00	\$32,000				\$32,000																		\$32,000
Totals, Unescalated											\$1,094,275	\$1,834,550	\$0	\$2,981,420	\$187,100	\$25,125	\$0	\$0	\$27,600	\$41,300	\$19,125	\$46,300	\$227,300	\$162,000	\$56,000	\$42,525	\$202,500	\$0	\$192,500	\$1,300	\$939,525	\$8,080,445
Totals, Escalated (3.0% inflation, compounded annually)											\$1,094,275	\$1,889,587	\$0	\$3,257,878	\$210,583	\$29,127	\$0	\$0	\$34,963	\$53,887	\$25,702	\$64,090	\$324,075	\$237,902	\$84,705	\$66,253	\$324,953	\$0	\$327,718	\$2,280	\$1,696,887	\$9,724,865

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7916998	D2010	Storage Tank	Domestic Water	150 GAL	Oakshire Elementary	Electrical Room	A. O. Smith	No dataplate	No dataplate			
2	7917009	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Oakshire Elementary	Utility Rooms/Areas	U.S. Electric	Illegible	4073048			
3	7916986	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Oakshire Elementary	Utility Rooms/Areas	U.S. Electric	Inaccessible	Illegible			
4	7917004	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Oakshire Elementary	Mechanical Room	Illegible	Illegible	Illegible			
5	7916964	D2010	Water Heater	Gas, Commercial (125 MBH)	75 GAL	Oakshire Elementary	Electrical Room	A. O. Smith	BC 670 740	740P F76			
6	7916950	D2010	Water Heater	Gas, Residential	75 GAL	Oakshire Elementary	Mechanical Room	A. O. Smith	BT 80 230	MA99-0796393-270			
7	7916943	D2010	Water Heater	Gas, Residential	40 GAL	Oakshire Elementary	Utility Rooms/Areas	Bradford White	MI40T6FBN	MC35867694			
8	7916962	D2010	Backflow Preventer	Domestic Water	1 IN	Oakshire Elementary	Mechanical Room						
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7916948	D3020	Boiler	Gas, HVAC	1402 MBH	Oakshire Elementary	Utility Rooms/Areas	Burnham	EW 40 G GP	25278	1998		
2	7916960	D3020	Boiler	Gas, HVAC	3360 MBH	Oakshire Elementary	Mechanical Room	Gorden-Piatt	KS10-G-20	No dataplate	1998		
3	7917005	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Oakshire Elementary	Entrances						4
4	7917022	D3020	Unit Heater	Hydronic	8 MBH	Oakshire Elementary	Mechanical Room	Dayton	Illegible	Illegible			2
5	7917003	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Oakshire Elementary	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate			
6	7916955	D3020	Boiler Supplemental Components	Expansion Tank	125 GAL	Oakshire Elementary	Mechanical Room	No dataplate	No dataplate	No dataplate			
7	7916975	D3020	Boiler Supplemental Components	Expansion Tank	25 GAL	Oakshire Elementary	Utility Rooms/Areas	Bell & Gossett	Inaccessible	Inaccessible			
8	7917021	D3020	Boiler Supplemental Components	Expansion Tank	125 GAL	Oakshire Elementary	Mechanical Room	Bell & Gossett	Illegible	Illegible			
9	7916977	D3030	Cooling Tower	(Typical) Open Circuit	40 TON	Oakshire Elementary	Roof	Trane	PTA40704XU0LA0D0BES	98-00730			
10	7916963	D3030	Cooling Tower	(Typical) Open Circuit	40 TON	Oakshire Elementary	Roof	Trane	Illegible	Illegible			
11	7916953	D3030	Computer Room AC Unit	Air-Cooled, CRAC Cabinet	3 TON	Oakshire Elementary	Office Areas	Mitsubishi Electric	Inaccessible	Inaccessible			
12	7916978	D3030	Split System Ductless	Single Zone	1,5 TON	Oakshire Elementary	Roof	Mitsubishi Electric	Inaccessible	Inaccessible			
13	7917012	D3030	Split System Ductless	Single Zone	1,5 TON	Oakshire Elementary	Roof	Mitsubishi Electric	Inaccessible	Inaccessible			
14	7916987	D3030	Unit Ventilator	approx/nominal 2 Ton	300 CFM	Oakshire Elementary	Classrooms General	American Standard Inc.	Inaccessible	Inaccessible			36
15	7917016	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Oakshire Elementary	Mechanical Room	American Standard Inc.	Illegible	Illegible			
16	7916970	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Oakshire Elementary	Mechanical Room	American Standard Inc.	2-44071-4	H			
17	7917015	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Oakshire Elementary	Office Areas	Inaccessible	Inaccessible	Inaccessible			
18	7917008	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Oakshire Elementary	Office Areas	Inaccessible	Inaccessible	Inaccessible			
19	7916941	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Oakshire Elementary	Office Areas	Inaccessible	Inaccessible	Inaccessible			
20	7916944	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	2500 CFM	Oakshire Elementary	Roof	No dataplate	No dataplate	No dataplate			6
21	7916989	D3060	Exhaust Fan	Centrifugal, 28" Damper	7500 CFM	Oakshire Elementary	Roof	Greenheck	CUBE 240HP-50-6	12465459 1106			
22	7916976	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Oakshire Elementary	Roof	No dataplate	No dataplate	No dataplate			8
23	7917013	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	4500 CFM	Oakshire Elementary	Mechanical Room	Penn Ventilator Company	SX125BC	0AKSHIRE			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7916966	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Oakshire Elementary	Kitchen	No dataplate	No dataplate	No dataplate			20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7916961	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Oakshire Elementary	Utility Rooms/Areas	Square D	32749-17222-036 S	Illegible	1999		
2	7916956	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Oakshire Elementary	Utility Rooms/Areas	No dataplate	No dataplate	No dataplate			
3	7916979	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Oakshire Elementary	Electrical Room	Westinghouse	668799	V4.822 8T3 34			

4	7916945	D5020	Switchboard	277/480 V	800 AMP	Oakshire Elementary	Electrical Room	Westinghouse	ST64C192	MHYB-18488 IT 1
5	7916990	D5020	Distribution Panel	120/208 V	600 AMP	Oakshire Elementary	Electrical Room	Westinghouse	Illegible	Illegible
6	7916949	D5020	Distribution Panel	277/480 V	600 AMP	Oakshire Elementary	Utility Rooms/Areas	Kinney	Illegible	Illegible

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7916968	E1030	Foodservice Equipment	Broiler		Oakshire Elementary	Kitchen	Duke	Illegible	Illegible			
2	7916967	E1030	Foodservice Equipment	Broiler		Oakshire Elementary	Kitchen	Steriling	SPG-6MF	23C0201			2
3	7917018	E1030	Foodservice Equipment	Broiler		Oakshire Elementary	Kitchen	Vulcan	Illegible	Illegible			
4	7916971	E1030	Foodservice Equipment	Icemaker, Freestanding		Oakshire Elementary	Kitchen	Manito	No dataplate	No dataplate			
5	7916965	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Oakshire Elementary	Kitchen	No dataplate	No dataplate	No dataplate			
6	7916984	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Oakshire Elementary	Kitchen	Inaccessible	Inaccessible	Inaccessible			
7	7916997	E1030	Foodservice Equipment	Walk-In, Refrigerator		Oakshire Elementary	Kitchen	Amerikooler	Illegible	Illegible			

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