FACILITY CONDITION ASSESSMENT

prepared for

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

Peabody Elementary School
2086 Young Avenue
Memphis, Tennessee 38104

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BV PROJECT #:
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DATE OF REPORT:
March 6, 2024

ON SITE DATE:
February 2, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	2086 Young Avenue, Memphis, Tennessee 38104
Site Developed	1910
Site Area	2.5 acres (estimated)
Parking Spaces	34 total spaces all in open lots; 2 of which are accessible
Building Area	54,000 SF
Number of Stories	3 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 2, 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)	James Brown
Assessment and Report Prepared By	Francis Hebron
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Peabody Elementary School was constructed in 1910 and lies directly 4 miles to the east of downtown Memphis, Tennessee. In the early 1980's the building was added to the national register of historic places. The facility was closed in September 2023 due to school wide issues with mold. 323 students have been temporarily displaced. Along with mold remediation the school is expected to receive upgraded interiors, façade/exterior wall repair, and new ductwork.

Architectural

Due to severe moisture issues caused by leaks throughout the HVAC system & flooding, many of the interiors are in a poor or failed condition requiring them to be replaced. Also resulting from the aforementioned water damage is the building wide development of mold thus making the building unsafe for occupation. As such an overall interior renovation and mold remediation are recommended to be performed coincidingly with the repair of the HVAC system. Many windows throughout the fenestration appear to have compromised seals and should be replaced. Lastly, cracks have been identified at some places in the brick exterior wall. This may indicate structural settlement &/or a need for repointing due to age.

Mechanical, Electrical, Plumbing and Fire (MEPF)

In 2022 Peabody Elementary School underwent a complete HVAC system upgrade utilizing Daikin components. Above ceiling unit ventilators were installed throughout the school; these components failed attributing to moisture and mold issues. It is recommended that the HVAC system undergo an additional substantial HVAC renovation, replacing all distribution lines and fixtures. The electrical system is reported to be aged and undersized with circuit breakers trip often. Pressure at plumbing fixtures is observably weak and clogging has been reported. As such it is recommended that the plumbing system be upgraded due to age. It is recommended that the school be retrofitted with a sprinkler system due to the historic nature of the building as well as its educational program.

Site

Asphalt parking lots are significantly worn and should be replaced. Site lighting was also reported to be inadequate. Both entrances on the ground floor appear to be flooding due to grade being sloped towards the entrance. It is recommended that a civil engineer be consulted on the best solution to the flooding at both ground floor entrances.

Recommended Additional Studies

The interiors are in poor condition. An overall failure in the HVAC system has caused multiple leaks throughout and resulting building wide mold growth. 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.

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 | Peabody Elementary School(1910)

Replacement Value	*Total SF*	*Cost/SF*
$ 21,600,000	*54,000*	*$ 400*

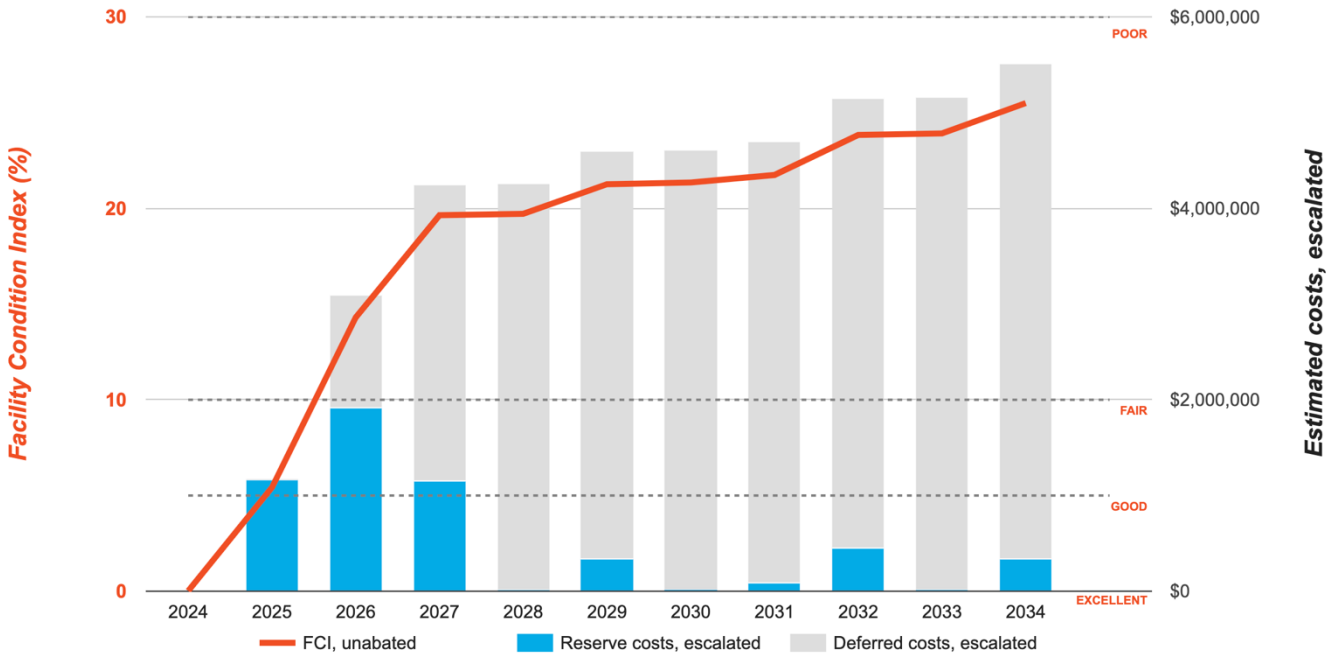
	Est Reserve Cost	FCI
Current	$ 3,500	**0.0 %**
3-Year	$ 4,242,900	**19.6 %**
5-Year	$ 4,592,000	**21.3 %**
10-Year	$ 5,506,800	**25.5 %**

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Peabody Elementary School

Replacement Value: $21,600,000 Inflation Rate: 3.0% Average Needs per Year: $500,700



Immediate Needs

Facility/Building	Total Items	Total Cost
Peabody Elementary School	1	$3,500
Total	**1**	**$3,500**

Peabody Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7395944	Peabody Elementary School	Throughout	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	$3,500
Total (1 items)							**$3,500**

Key Findings

Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
Peabody Elementary School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2026**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $16,200

$$$$

Seals failed condensate and mold on interior of glazing - AssetCALC ID: 7388822

Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China
Peabody Elementary School Throughout building

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $16,500

$$$$

Significantly worn hardware. Aged units - AssetCALC ID: 7342022

Toilet in Poor condition.

Child-Sized
Peabody Elementary School Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $10,800

$$$$

Stained, worn, poor pressure at fixture. - AssetCALC ID: 7342028

HVAC System in Failed condition.

Full System Renovation/Upgrade, Medium Complexity
Peabody Elementary School

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,134,000

$$$$

Faulty above ceiling unit ventilators and hydronic distribution system. - AssetCALC ID: 7391589

Electrical System in Poor condition.

Full System Renovation/Upgrade, Medium Density/Complexity
Peabody Elementary School

Uniformat Code: D5020
Recommendation: **Replace in 2026**

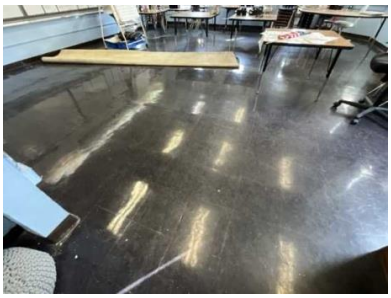
Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $972,000

$$$$

Undersized and outdated. Circuit breakers trip often. - AssetCALC ID: 7391591



Flooring in Poor condition.

Vinyl Tile (VCT)
Peabody Elementary School Throughout building

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

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $250,000

$$$$

Water damaged, Color faded. Detaching from subfloor. - AssetCALC ID: 7342603

Signage in Poor condition.

Property, Monument
Peabody Elementary School Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2026**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Paint worn, damaged, dented, growth. Replace with digital monument or brick monument - AssetCALC ID: 7388816

Unit Ventilator in Poor condition.

approx/nominal 4 Ton
Peabody Elementary School Classrooms

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

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $424,000

$$$$

Units began leaking after installing resulting in mold issue closing down school. - AssetCALC ID: 7342040

Wall Finishes in Poor condition.

any surface
Peabody Elementary School Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $115,300

$$$$

Damage to the wall caused by general used and abrasion over time. - AssetCALC ID: 7342614

Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal Growth
Peabody Elementary School Throughout

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $3,500

**$$**$$

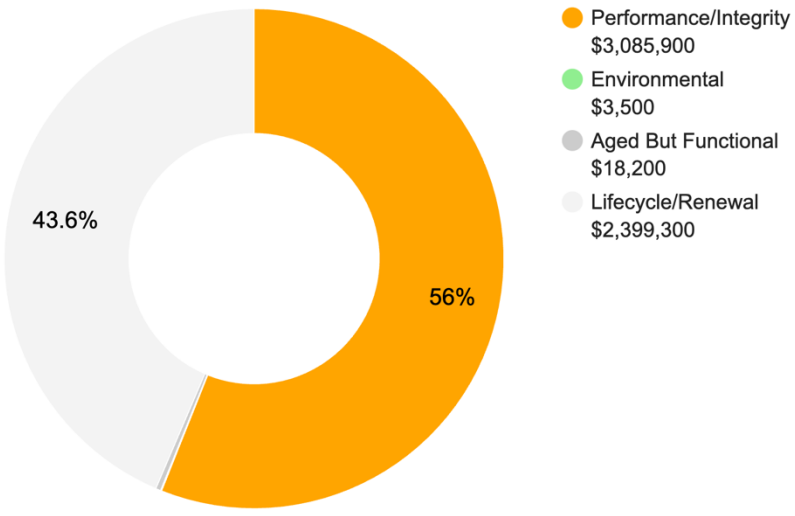
An overall failure in the HVAC system has caused multiple leaks throughout and resulting building wide mold growth. - AssetCALC ID: 7395944

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $5,506,900

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Concrete beams and columns, CMU bearing walls with cast-in-place floors; over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board; painted CMU Floors: VCT, Ceramic tile Ceilings: ACT	Poor
Elevators	Passenger: traction cars serving all 3 floors	Poor
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers, chillers, feeding fan coil and cabinet terminal units Non-Central System: Furnaces with split-system condensing units	Failed
Fire Suppression	Fire extinguishers, and kitchen hood system	Fair

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Message board entrance signage Chain link fencing; Playgrounds and sports fields and courts with, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: Metal Halide	Poor
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Significant mold issues; aged electrical infrastructure; defective HVAC system; possible Structural settlement; Aged building fenestration; Aged plumbing Infrastructure; Inadequate Ventilation; Building lacks fire suppression; significant asphalt wear; Elevator in need of replacement	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$105,900	$105,900
Facade	-	$17,100	-	$83,000	$2,295,300	$2,395,400
Roofing	-	-	-	$192,200	$128,900	$321,100
Interiors	-	$387,500	$7,100	$177,300	$1,129,300	$1,701,300
Conveying	-	-	$9,800	-	$15,300	$25,200
Plumbing	-	$29,000	$946,600	$65,700	$33,700	$1,074,900
HVAC	-	$1,617,800	-	-	$41,000	$1,658,800
Fire Protection	-	-	$3,500	-	$4,700	$8,200
Electrical	-	$1,031,200	$435,800	$10,500	$31,800	$1,509,200
Fire Alarm & Electronic Systems	-	-	-	$225,400	-	$225,400
Equipment & Furnishings	-	-	$30,900	$127,800	$57,200	$215,900
Site Development	-	$3,200	-	$33,000	$49,900	$86,100
Site Pavement	-	-	$68,800	-	-	$68,800
Follow-up Studies	$3,500	-	-	-	-	$3,500
TOTALS (3% inflation)	**$3,500**	**$3,085,800**	**$1,502,600**	**$914,800**	**$3,893,000**	**$9,399,700**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Primary Roof; lack of ladder or other means of access
- Elevator Room; Locked no key

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1910. The facility has not since been substantially renovated but widespread accessibility improvements appear to have been implemented.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Peabody Elementary School, 2086 Young Avenue, Memphis, Tennessee 38104, 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.

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Reviewed by: _____
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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - RIGHT ELEVATION

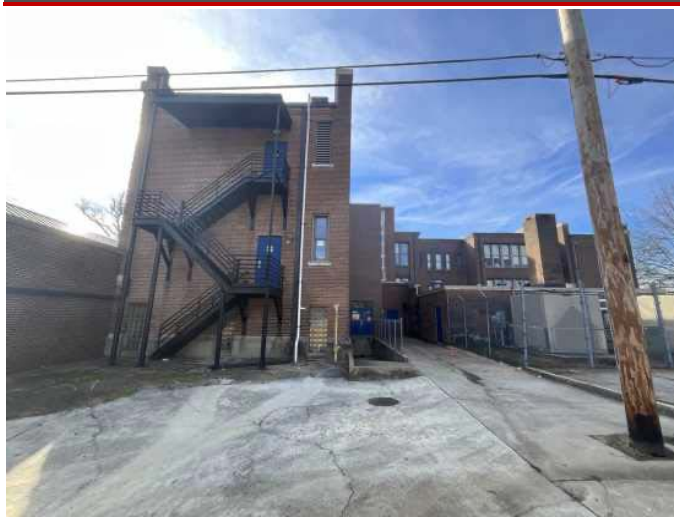
3 - REAR ELEVATION

4 - LEFT ELEVATION

5 - CAFETERIA

6 - METAL ROOF

Photographic Overview



7 - FIRE ESCAPE

8 - CHILLER

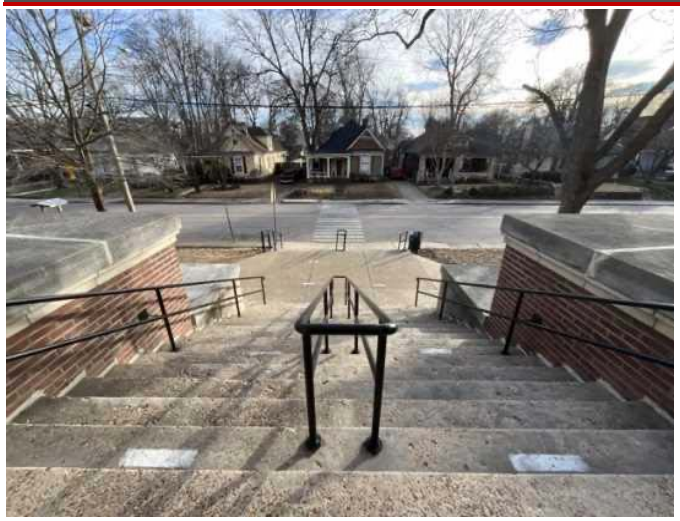
9 - EPDM ROOF

10 - ATHLETIC SURFACES & COURTS

11 - OVERVIEW OF PLAYGROUND

12 - PARKING LOT

Photographic Overview



13 - MONUMENTAL ENTRANCE STAIR

14 - LOBBY

15 - BOILER ROOM

16 - BOILERS

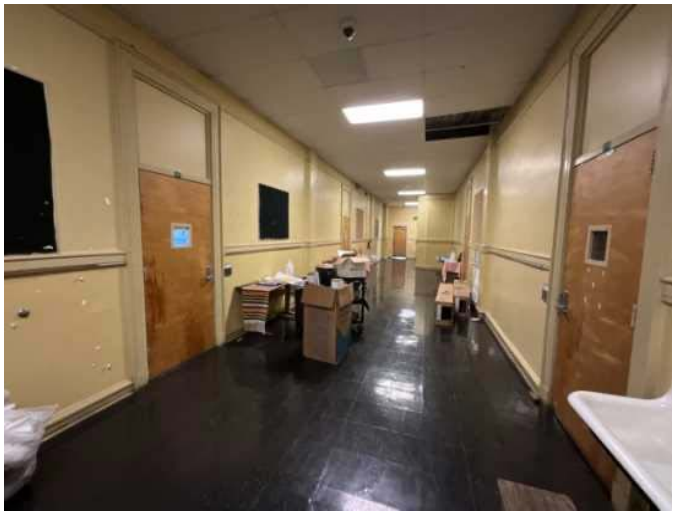
17 - MAIN OFFICE

18 - CONFERENCE

Photographic Overview

19 - KITCHEN

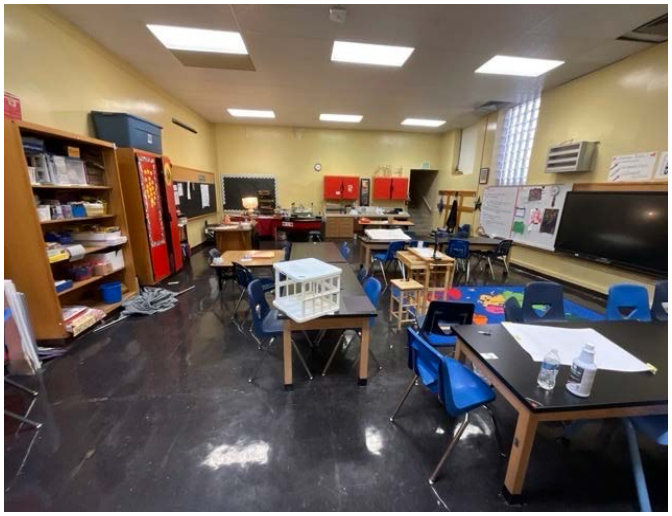
20 - CAFETERIA



21 - TYPICAL HALLWAY

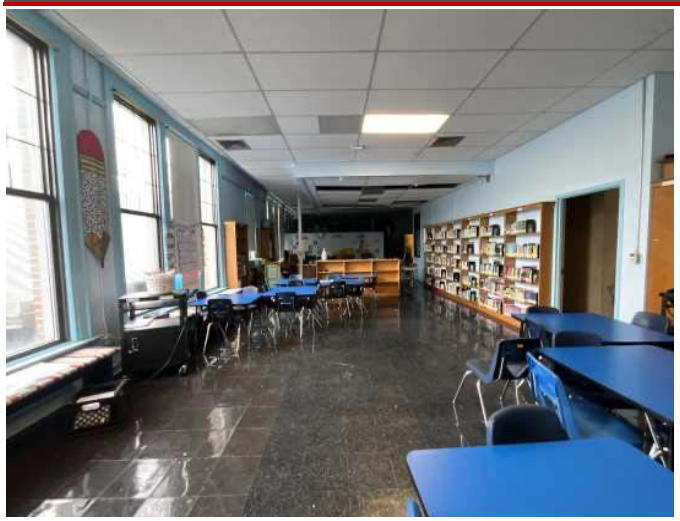
22 - TYPICAL CLASSROOM

23 - ART CLASSROOM



24 - MUSIC ROOM

Photographic Overview



25 - LIBRARY

26 - TYPICAL RESTROOM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-030.354	Peabody Elementary School
Source	**On-Site Date**
Google Earth	February 2, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Peabody Elementary School
Name of person completing form:	James Brown
Title / Association w/ property:	Plant Manager
Length of time associated w/ property:	1 year
Date Completed:	January 30, 2024
Phone Number:	910-497-5247
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: 1910	Renovated:	
2	Building size in SF	54,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2023	Metal roof
		Interiors		
		HVAC	2022	New Daikin units
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Full rehabilitative effort due to mold and flooding		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Mold and flooding		

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				Multiple ceiling leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Yes, due to flooding and leaks.
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				Outdated. 1985
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				Elevators & ramps installed.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Peabody Elementary School

BV Project Number: 163745.23R000-030.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Elevators & ramps
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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

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 ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

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

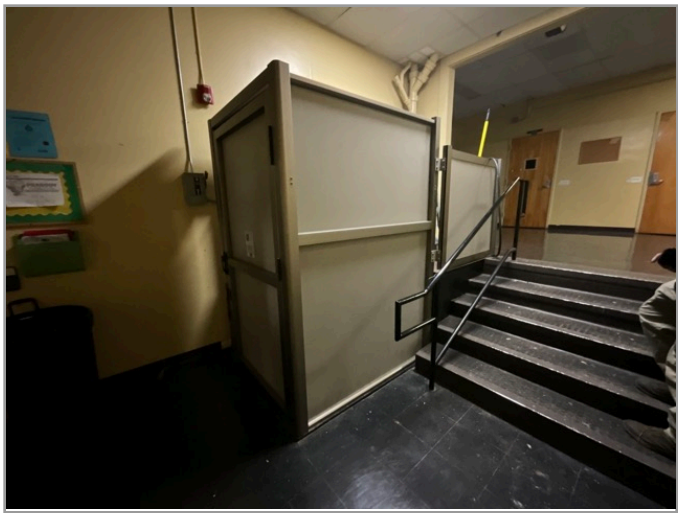
MAIN ENTRANCE

	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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR LIFT

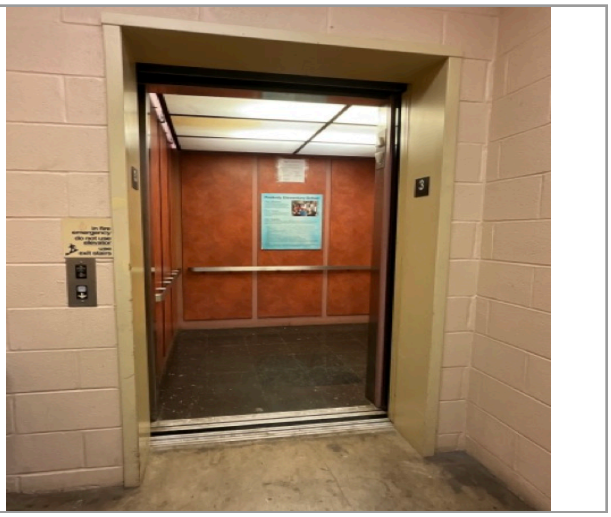
DOOR HARDWARE

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

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

Elevators



LOBBY LOOKING AT CAB

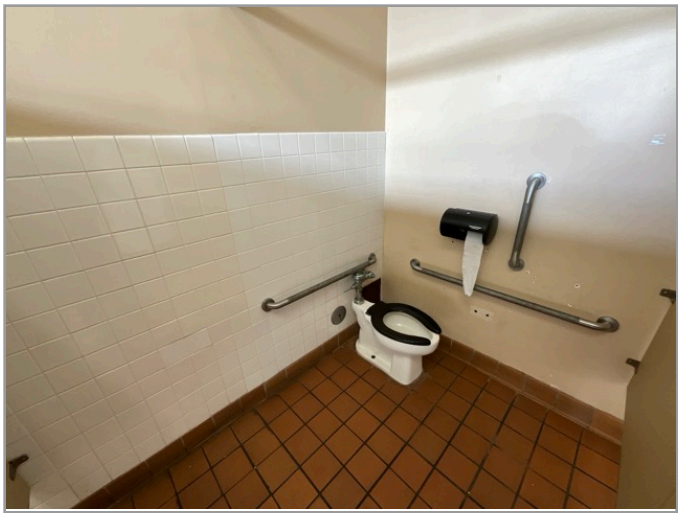
IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			No audible indicator
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			No audible indicator
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	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			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Peabody Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	1,200 SF	16	7388815
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	21,438 SF	17	7388827
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	17	2	7388822
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	65	10	7388825
B2020	Building Exterior	Fair	Glazing, any type by SF	5,000 SF	13	7388828
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	16	7342605
Roofing						
B3010		Fair	Roofing, Single-Ply Membrane, EPDM	13,000 SF	10	7391599
B3010	Roof	Fair	Roofing, Metal	6,000 SF	17	7388824
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	50	15	7342623
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	22	7342627
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,000 SF	8	7342621
C1090	First Floor restroom	Fair	Toilet Partitions, Wood	12	3	7342045
C1090	Classrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	5	7342018
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	94,500 SF	2	7342614
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	5,000 SF	12	7342612
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	50,000 SF	2	7342603
C2030	Kitchen	Fair	Flooring, Quarry Tile	5,000 SF	12	7342625
C2050	Second floor hallway	Fair	Ceiling Finishes, Gypsum Board/Plaster	12,700 SF	20	7342613
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7342020

Component Condition Report | Peabody Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (600 MBH)	1	7	7342054
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	7342615
D2010		Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	54,000 SF	3	7391590
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	7342618
D2010	Hallways	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	3	7342026
D2010	Restrooms	Poor	Toilet, Child-Sized	12	2	7342028
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	16	7342021
D2010	Throughout building	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	11	2	7342022
D2010		Fair	Toilet, Child-Sized	21	12	7342617
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	7342051
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	4	10	7342030
D2010	Restrooms	Fair	Urinal, Standard	10	6	7342043
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	20	5	7342626
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	30	7342619
D3020	Utility closet	Good	Furnace, Electric	1	16	7342044
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank, 401 to 800 GAL	1	40	7342604
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	30	7342606
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank	1	37	7342033
D3030	Site	Good	Chiller, Air-Cooled, 61 to 80 TON	1	23	7342602
D3030	Classrooms	Poor	Unit Ventilator, approx/nominal 4 Ton	40	2	7342040
D3030	Site	Good	Chiller, Air-Cooled, 61 to 80 TON	1	23	7342620
D3030	Site	Good	Chiller, Air-Cooled, 61 to 80 TON	1	23	7342608
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	20	7342032

Component Condition Report | Peabody Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	1	22	7342034
D3050		Failed	HVAC System, Full System Renovation/Upgrade, Medium Complexity	54,000 SF	1	7391589
Fire Protection						
D4030		Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	5	7391598
Electrical						
D5020		Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	54,000 SF	2	7391591
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	7	7342041
D5020	Boiler room	Fair	Switchboard, 277/480 V	1	3	7342035
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	30	7342610
D5020	Kitchen	Good	Distribution Panel, 120/208 V	1	30	7342609
D5020	Boiler room	Fair	Distribution Panel, 120/240 V	1	3	7342029
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	1	7	7342055
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	20	7342616
D5040		Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	54,000 SF	5	7391592
Fire Alarm & Electronic Systems						
D7050	Main Office	Good	Fire Alarm Panel, Fully Addressable	1	10	7342015
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	54,000 SF	8	7342050
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	7342025
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	7342607
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	7342037
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	7342024
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	7342052
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7342046
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	7342039

Component Condition Report | Peabody Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	7342038
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	7342027
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	7342023
E1060	Kitchen	Good	Residential Appliances, Washer/Dryer Combo Unit	1	15	7342622
E2010		Fair	Casework, Cabinetry, Economy	275 LF	8	7342042
E2010		Good	Casework, Countertop, Plastic Laminate	200 LF	10	7342031
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,000 SF	3	7388818
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	9	7388826
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	12	7388823
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,100 SF	7	7388819
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	8	7388821
Sitework						
G2060	Site	Poor	Signage, Property, Monument, Replace/Install	1	2	7388816
Follow-up Studies						
P2030	Throughout	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7395944

Appendix F:
Replacement Reserves

Replacement Reserves Report

Peabody Elementary School

3/6/2024

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
Peabody Elementary School	$3,500	$1,168,020	$1,917,831	$1,153,483	$14,632	$334,451	$18,627	$85,046	$452,522	$16,571	$342,094	$0	$554,892	$413,099	$0	$76,185	$153,410	$2,420,123	$15,322	$22,796	$237,142	**$9,399,743**
Grand Total	**$3,500**	**$1,168,020**	**$1,917,831**	**$1,153,483**	**$14,632**	**$334,451**	**$18,627**	**$85,046**	**$452,522**	**$16,571**	**$342,094**	**$0**	**$554,892**	**$413,099**	**$0**	**$76,185**	**$153,410**	**$2,420,123**	**$15,322**	**$22,796**	**$237,142**	**$9,399,743**

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	7388815	Stairs, Concrete, Exterior, Replace	50	34	16	1200	SF	$55.00	$66,000																	$66,000					**$66,000**
B2010	Building Exterior	7388827	Exterior Walls, Brick, Replace	50	33	17	21438	SF	$53.00	$1,136,214																		$1,136,214				**$1,136,214**
B2020	Building Exterior	7388822	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	17	EA	$950.00	$16,150			$16,150																			**$16,150**
B2020	Building Exterior	7388825	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	65	EA	$950.00	$61,750											$61,750											**$61,750**
B2020	Building Exterior	7388828	Glazing, any type by SF, Replace	30	17	13	5000	SF	$55.00	$275,000														$275,000								**$275,000**
B2050	Building Exterior	7342605	Exterior Door, Steel, Standard, Replace	40	24	16	14	EA	$600.00	$8,400																	$8,400					**$8,400**
B3010	Roof	7388824	Roofing, Metal, Replace	40	23	17	6000	SF	$13.00	$78,000																		$78,000				**$78,000**
B3010	Peabody Elementary School	7391599	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	13000	SF	$11.00	$143,000											$143,000											**$143,000**
C1030	Throughout building	7342623	Interior Door, Wood, Solid-Core, Replace	40	25	15	50	EA	$700.00	$35,000																$35,000						**$35,000**
C1070	Throughout building	7342621	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	40000	SF	$3.50	$140,000									$140,000													**$140,000**
C1090	First Floor restroom	7342045	Toilet Partitions, Wood, Replace	20	17	3	12	EA	$500.00	$6,000				$6,000																		**$6,000**
C1090	Classrooms	7342018	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	1	EA	$500.00	$500						$500																**$500**
C2010	Kitchen	7342612	Wall Finishes, Ceramic Tile, Replace	40	28	12	5000	SF	$18.00	$90,000													$90,000									**$90,000**
C2010	Throughout building	7342614	Wall Finishes, any surface, Prep & Paint	10	8	2	94500	SF	$1.22	$115,290			$115,290										$115,290									**$230,580**
C2030	Kitchen	7342625	Flooring, Quarry Tile, Replace	50	38	12	5000	SF	$26.00	$130,000													$130,000									**$130,000**
C2030	Throughout building	7342603	Flooring, Vinyl Tile (VCT), Replace	15	13	2	50000	SF	$5.00	$250,000			$250,000															$250,000				**$500,000**
C2050	Second floor hallway	7342613	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	30	20	12700	SF	$8.00	$101,600																					$101,600	**$101,600**
D1010	Elevator	7342020	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	$9,000.00	$9,000				$9,000															$9,000			**$18,000**
D2010	Boiler room	7342051	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$16,600.00	$16,600				$16,600																		**$16,600**
D2010	Utility closet	7342054	Water Heater, Gas, Commercial (600 MBH), Replace	20	13	7	1	EA	$32,000.00	$32,000								$32,000														**$32,000**
D2010	Peabody Elementary School	7391590	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	37	3	54000	SF	$15.00	$810,000				$810,000																		**$810,000**
D2010	Restrooms	7342028	Toilet, Child-Sized, Replace	30	28	2	12	EA	$900.00	$10,800			$10,800																			**$10,800**
D2010	Throughout building	7342022	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	11	EA	$1,500.00	$16,500			$16,500																			**$16,500**
D2010	Hallways	7342026	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	4	EA	$2,500.00	$10,000				$10,000																		**$10,000**
D2010	Throughout building	7342626	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	20	EA	$1,400.00	$28,000						$28,000																**$28,000**
D2010	Restrooms	7342043	Urinal, Standard, Replace	30	24	6	10	EA	$1,100.00	$11,000							$11,000															**$11,000**
D2010	Throughout building	7342030	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	$1,300.00	$5,200											$5,200											**$5,200**
D2010	Kitchen	7342618	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
D2010	Kitchen	7342615	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
D2010	Peabody Elementary School	7342617	Toilet, Child-Sized, Replace	30	18	12	21	EA	$900.00	$18,900													$18,900									**$18,900**
D2010	Restrooms	7342021	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	3	EA	$1,400.00	$4,200																	$4,200					**$4,200**
D3020	Utility closet	7342044	Furnace, Electric, Replace	20	4	16	1	EA	$17,000.00	$17,000																	$17,000					**$17,000**
D3030	Classrooms	7342040	Unit Ventilator, approx/nominal 4 Ton, Replace	20	18	2	40	EA	$10,600.00	$424,000			$424,000																			**$424,000**
D3050	Boiler room	7342032	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	$7,600.00	$7,600																					$7,600	**$7,600**
D3050	Peabody Elementary School	7391589	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	39	1	54000	SF	$21.00	$1,134,000		$1,134,000																				**$1,134,000**
D4030	Peabody Elementary School	7391598	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	20	EA	$150.00	$3,000						$3,000										$3,000						**$6,000**
D5020	Boiler room	7342035	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$120,000.00	$120,000				$120,000																		**$120,000**
D5020	Peabody Elementary School	7391591	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	38	2	54000	SF	$18.00	$972,000			$972,000																			**$972,000**
D5020	Boiler room	7342029	Distribution Panel, 120/240 V, Replace	40	37	3	1	EA	$21,000.00	$21,000				$21,000																		**$21,000**
D5020	Throughout building	7342041	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5020	Throughout building	7342055	Distribution Panel, 120/240 V, Replace	30	23	7	1	EA	$2,500.00	$2,500								$2,500														**$2,500**
D5030	Boiler room	7342616	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	0	20	2	EA	$8,800.00	$17,600																					$17,600	**$17,600**
D5040	Peabody Elementary School	7391592	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	54000	SF	$4.50	$243,000						$243,000																**$243,000**
D7050	Throughout building	7342050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	54000	SF	$3.00	$162,000									$162,000													**$162,000**
D7050	Main Office	7342015	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	7342023	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300		**$12,600**

Replacement Reserves Report

Peabody Elementary School

3/6/2024

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	7342607	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$6,700.00	$6,700					$6,700															$6,700		**$13,400**
E1030	Kitchen	7342038	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	7342046	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500									$9,500							**$19,000**
E1030	Kitchen	7342027	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	7342039	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	$15,000.00	$15,000								$15,000														**$15,000**
E1030	Kitchen	7342024	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	7342052	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,700.00	$2,700										$2,700												**$2,700**
E1030	Kitchen	7342037	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	7342025	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1060	Kitchen	7342622	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	0	15	1	EA	$1,400.00	$1,400															$1,400						**$1,400**
E2010	Peabody Elementary School	7342042	Casework, Cabinetry, Economy, Replace	20	12	8	275	LF	$175.00	$48,125									$48,125												**$48,125**
E2010	Peabody Elementary School	7342031	Casework, Countertop, Plastic Laminate, Replace	15	5	10	200	LF	$50.00	$10,000											$10,000										**$10,000**
G2020	Parking lot	7388818	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	18000	SF	$3.50	$63,000				$63,000																	**$63,000**
G2050	Site	7388819	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	18	7	2100	SF	$6.50	$13,650								$13,650													**$13,650**
G2050	Site	7388821	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$2,500.00	$2,500									$2,500												**$2,500**
G2050	Site	7388826	Play Structure, Multipurpose, Small, Replace	20	11	9	1	EA	$10,000.00	$10,000										$10,000											**$10,000**
G2050	Site	7388823	Play Structure, Multipurpose, Large, Replace	20	8	12	1	EA	$35,000.00	$35,000													$35,000								**$35,000**
G2060	Site	7388816	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	$3,000.00	$3,000			$3,000																		**$3,000**
P2030	Throughout	7395944	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$3,500.00	$3,500	$3,500																				**$3,500**
Totals, Unescalated											**$3,500**	**$1,134,000**	**$1,807,740**	**$1,055,600**	**$13,000**	**$288,500**	**$15,600**	**$69,150**	**$357,225**	**$12,700**	**$254,550**	**$0**	**$389,190**	**$281,300**	**$0**	**$48,900**	**$95,600**	**$1,464,214**	**$9,000**	**$13,000**	**$131,300**	**$7,444,069**
Totals, Escalated (3.0% inflation, compounded annually)											**$3,500**	**$1,168,020**	**$1,917,831**	**$1,153,483**	**$14,632**	**$334,451**	**$18,627**	**$85,046**	**$452,522**	**$16,571**	**$342,094**	**$0**	**$554,892**	**$413,099**	**$0**	**$76,185**	**$153,410**	**$2,420,123**	**$15,322**	**$22,796**	**$237,142**	**$9,399,743**

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	7342051	D2010	**Water Heater**	Gas, Commercial (200 MBH)	91 GAL	Peabody Elementary School	Boiler room	Ruud	RF91-200	059 3600 136	1993		
2	7342054	D2010	**Water Heater**	Gas, Commercial (600 MBH)	200 GAL	Peabody Elementary School	Utility closet	A. O. Smith	TJV-200A 100	2111123586247	2011		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7342619	D3020	**Boiler**	Gas, HVAC	1500 MBH	Peabody Elementary School	Boiler room	Lochinvar	PBN1501	2220 129514188			
2	7342606	D3020	**Boiler**	Gas, HVAC	850 MBH	Peabody Elementary School	Boiler room	Lochinvar	FTX850N	2220 129614777			
3	7342044	D3020	**Furnace**	Electric	90 KW	Peabody Elementary School	Utility closet	Carrier	FB4CNP048	1420F20416	2020		
4	7342033	D3020	**Boiler Supplemental Components**	Expansion Tank	500 GAL	Peabody Elementary School	Boiler room	Bell & Gossett	B500	460413	2021		
5	7342604	D3020	**Boiler Supplemental Components**	Expansion Tank, 401 to 800 GAL	500 GAL	Peabody Elementary School	Boiler room	Bell & Gossett	B500	460413			
6	7342602	D3030	**Chiller**	Air-Cooled, 61 to 80 TON	71 TON	Peabody Elementary School	Site	Daikin Industries	AGZ071EDSEMNN0A	SLPU220595119	2022		
7	7342620	D3030	**Chiller**	Air-Cooled, 61 to 80 TON	71 TON	Peabody Elementary School	Site	Daikin Industries	AGZ071EDSEMNN0A	SLPU220595118	2022		
8	7342608	D3030	**Chiller**	Air-Cooled, 61 to 80 TON	71 TON	Peabody Elementary School	Site	Daikin Industries	AGZ071ED SEMNN0A	SLPU220595113	2022		
9	7342040	D3030	**Unit Ventilator**	approx/nominal 4 Ton	1500 CFM	Peabody Elementary School	Classrooms	Daikin Industries	U.AHF.9.H15.A.4.00.S.LH.AH.29.M.Y.B.1	E033729300700	2022		40
10	7342032	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Peabody Elementary School	Boiler room	Baldor Reliance	EJMM2513T	Z2204081162	2022		

11	7342034	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Peabody Elementary School	Boiler room	Baldor Reliance	EJMM2513T	Z2109150882	2021		

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7391598	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Peabody Elementary School							20

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7342035	D5020	**Switchboard**	277/480 V	2500 AMP	Peabody Elementary School	Boiler room	Federal Paciic	FA-1	No dataplate	1985		
2	7342041	D5020	**Distribution Panel**	120/208 V	400 AMP	Peabody Elementary School	Throughout building	Federal Pacific	NQLP	CY-180077			
3	7342610	D5020	**Distribution Panel**	120/208 V	100 AMP	Peabody Elementary School	Kitchen	Federal Pacific	NOLP	No dataplate			
4	7342609	D5020	**Distribution Panel**	120/208 V	400 AMP	Peabody Elementary School	Kitchen	Federal Pacific	NOLP	No dataplate			
5	7342029	D5020	**Distribution Panel**	120/240 V	1600 AMP	Peabody Elementary School	Boiler room	Federal Pacific	No dataplate	085-09-005-2	1985		
6	7342055	D5020	**Distribution Panel**	120/240 V	200 AMP	Peabody Elementary School	Throughout building	Federal Pacific	NQLP	No dataplate			
7	7342616	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Peabody Elementary School	Boiler room	ABB	No dataplate	No dataplate			2

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7342015	D7050	**Fire Alarm Panel**	Fully Addressable		Peabody Elementary School	Main Office	Honeywell	S3 Series	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7342046	E1030	**Foodservice Equipment**	Convection Oven, Double		Peabody Elementary School	Kitchen	Blodgett	BD0-100-G-ES	021918C1113Z	2019		

2	7342038	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	Peabody Elementary School	Kitchen	Grease Master	GWC7		
3	7342607	E1030	**Foodservice Equipment**	Icemaker, Freestanding	Peabody Elementary School	Kitchen	Ice-O-Matic	ICE0320HA5	15061280012269	
4	7342052	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Peabody Elementary School	Kitchen	Electrolux	FFTR1814TW0	BA82633418	2018
5	7342025	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Peabody Elementary School	Kitchen	Copeland	FFAL-A15Z-TFC-072	22FA1057U	2022
6	7342023	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	Peabody Elementary School	Kitchen	Penn			
7	7342024	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Peabody Elementary School	Kitchen	Trenton Refrigeration			
8	7342027	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	Peabody Elementary School	Kitchen	Bohn	ADT0650F	DMC 2582	
9	7342037	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Peabody Elementary School	Kitchen	Therm-a-kool	461646	12646	
10	7342039	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	Peabody Elementary School	Kitchen	Thermo kool		TK-3476 F-L	