FACILITY CONDITION ASSESSMENT

prepared for

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

Raleigh Bartlett Meadows Elementary
5195 Twin Woods Avenue
Memphis, Tennessee 38134

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DATE OF REPORT:
February 16, 2024

ON SITE DATE:
January 25, 2024

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Main Address	5195 Twin Woods Avenue, Memphis, Tennessee 38134
Site Developed	1971
Site Area	6.2 acres (estimated)
Parking Spaces	45 total spaces all in open lots none of which are accessible
Building Area	46,400 SF plus 4000 sq of portable classrooms
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 25,2024
Management Point of Contact	Shelby County Board of Education, Mary Taylor 901.416.5376 Tsylorm15@scsk12.org
On-site Point of Contact (POC)	Ms. Michelle Stuart 901.416.5376
Assessment and Report Prepared By	John Tucker / Cameon McLemore
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The school was built in 1971. The school has not been remolded and has remained a school since its inception. A series of five portable classrooms were added around 2003. One of the portable classrooms is used as a gymnasium.

Architectural

The building consists of two octagon shaped buildings connected by the kitchen, cafeteria, and library. The exterior walls are concrete blocks with brick and stone veneer. The roof is flat with a single-ply EPDM membrane. The building surrounds an exterior courtyard with large pine trees that deposit their needles on the roof. The is an excess of vegetation building on the roof that acts to degrade the roof and shorten its life span.

The building was built in the 1970's when the open concept classroom design was popular. The classrooms are separated by bookshelves and the overall noise level in the school is high. The exterior walls are painted, and the floors are heavily worn with vinyl tile. There is a small stage in the cafeteria. The bathrooms are substandard with the sinks in the hallways. The flow patterns have you walking through open classrooms to traverse the building.

The ceilings in the school are suspended tiles. There are many tiles that are stained or damaged due to past leaks. There is the presence of mold in several areas of the ceilings. The portable classrooms are in a similar outdated appearance. Access to all the portable classrooms is limited and not ADA compliant.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a 4-pipe system for heating and cooling using unit ventilators on the outside walls of the classrooms. The mechanicals are accessed by exterior doors to the rear of the building. The natural gas boiler, located in a small block room provides hot water for heating. The mechanical room houses 3 small chillers and a hot water heater. The electrical panels for the school are also located in this room.

The cooling tower installed in 2010 appears to be functioning properly. Above the kitchen there is a small attic space that houses three air handling units. These provide cooling to the larger open areas of the school and also bring in outside air. The three units have recently been installed in 2019.

The lighting system has not been converted over to LED fixtures. The building is not sprinkled and is served by a standard fire alarm system consisting of pull stations and alarms. The portable classrooms are not connected to the school alarm system.

Site

The group of pine trees in the courtyard have outgrown this area and should be looked at for trimming or removal. They are against the outside wall of the school and tower over the school depositing all of their needles on the adjacent rooftop which remain there in large piles. The pine needle litter also has impacted a split air conditioning unit by filling the fan blades with needles.

The sidewalks and parking lots are in poor condition with sidewalk trip hazards and the parking lot has potholes and alligator cracking throughout. The parling striping has worn off and there is no visible handicap parking on the property.

The playground has newer equipment, and the pavilion is large enough to accommodate eight, 6-foot picnic tables.

Recommended Additional Studies

The building is in poor condition. There is evidence of mold in many of the overhead ceiling tiles. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Raleigh Bartlett Meadows School(1971)

Replacement Value	*Total SF*	*Cost/SF*
$ 18,560,000	*46,400*	*$ 400*

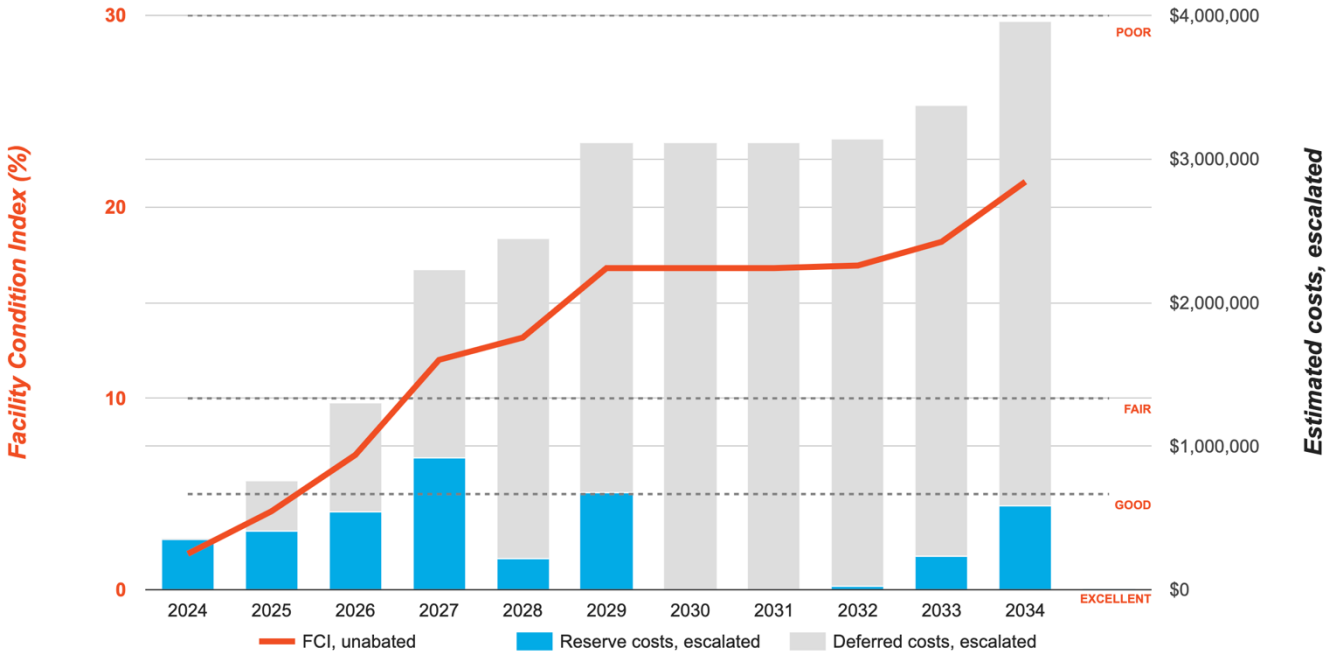
	Est Reserve Cost	FCI
Current	$ 349,300	**1.9 %**
3-Year	$ 2,229,000	12.0 %
5-Year	$ 3,118,500	16.8 %
10-Year	$ 3,956,200	21.3 %

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: Raleigh Bartlett Meadows School

Replacement Value: $18,560,000 Inflation Rate: 3.0% Average Needs per Year: $359,700



Immediate Needs

Facility/Building	Total Items	Total Cost
Raleigh Bartlett Meadows School	8	$349,300
Total	**8**	**$349,300**

Raleigh Bartlett Meadows School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7340438	Raleigh Bartlett Meadows School	Throughout building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$162,400
7340459	Raleigh Bartlett Meadows School	Restrooms	C1090	Toilet Partitions, Wood, Replace	Poor	Performance/Integrity	$15,000
7340453	Raleigh Bartlett Meadows School	Classrooms	C2050	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace	Poor	Performance/Integrity	$3,200
7327395	Raleigh Bartlett Meadows School	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$147,000
7340450	Raleigh Bartlett Meadows School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$7,100
7327337	Raleigh Bartlett Meadows School	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	$3,600
7340441	Raleigh Bartlett Meadows School	Throughout building	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Environmental	$3,500
7345290	Raleigh Bartlett Meadows School	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (8 items)							**$349,300**

Key Findings

Sidewalk in Poor condition.

Concrete, Large Areas
Raleigh Bartlett Meadows Elementary Site

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,600

**$$**$$

Sidewalk is uneven and has large cracks - AssetCALC ID: 7327337

Parking Lots in Poor condition.

Pavement, Asphalt
Raleigh Bartlett Meadows Elementary Site

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $147,000

$$$$

Pavement has potholes, crumbled pavement and severe alligator cracks - AssetCALC ID: 7327395

Parking Lots in Poor condition.

Pavement, Asphalt
Raleigh Bartlett Meadows Elementary Site

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,100

**$$**$$

Stripe after paving - AssetCALC ID: 7340450

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Raleigh Bartlett Meadows Elementary
Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $162,400

$$$$

Mold, damaged and old. - AssetCALC ID: 7340438

Toilet Partitions in Poor condition.

Wood
Raleigh Bartlett Meadows Elementary
Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2024**

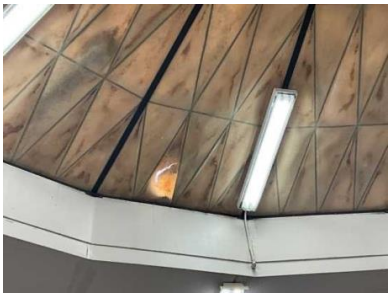
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,000

**$$$**$

Partitions are peeling and warped - AssetCALC ID: 7340459



Ceiling Finishes in Poor condition.

Plastic Fiberglass-Reinforced
Raleigh Bartlett Meadows Elementary
Classrooms

Uniformat Code: C2050
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

**$$**$$

Water damage. - AssetCALC ID: 7340453

Ancillary Building in Poor condition.

Classroom/Office Module, Basic/Portable
Raleigh Bartlett Meadows Elementary
Portables

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $400,000

$$$$

Units are in poor condition, access is limited, heating units are unreliable - AssetCALC ID: 7340451

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

Environmental, Analysis of Suspect Fungal Growth
Raleigh Bartlett Meadows Elementary
Throughout building

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $3,500

**$$**$$

Roof leaks. - AssetCALC ID: 7340441

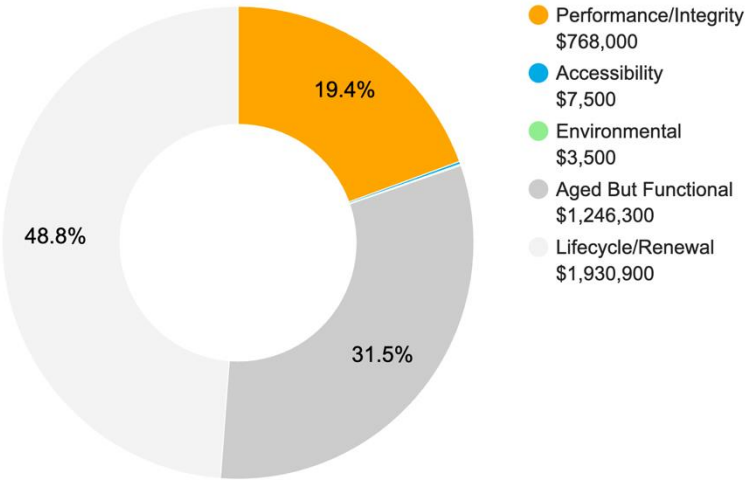
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $3,956,200

2. Building and Site Information

Systems Summary

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: Stone veneer Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding hydronic baseboard radiators and cabinet terminal units	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair

Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, 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	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks	Poor
Site Development	Building-mounted signage, chain link fencing; CMU wall Playgrounds Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns and trees, 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, HPS, metal halide Building-mounted: Metal halide	Fair
Ancillary Structures	Gazebos and Prefabricated modular buildings	Poor
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Leaking roof, suspect interior mold issues, inadequate ventilation, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, outdated fire alarm system, heavy asphalt wear, severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate lot drainage, inadequate site lighting	

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	-	-	-	-	-	-
Facade	-	$210,900	$29,700	$9,800	-	$250,300
Roofing	-	-	$511,600	-	-	$511,600
Interiors	$180,600	$244,000	$201,600	$5,000	$446,500	$1,077,700
Plumbing	-	$4,500	$369,600	$34,000	$26,800	$434,800
HVAC	-	$23,600	$422,100	$534,200	$670,700	$1,650,600
Fire Protection	-	$10,600	-	-	-	$10,600
Electrical	-	-	$32,800	$29,600	-	$62,300
Fire Alarm & Electronic Systems	-	-	$161,400	-	$272,200	$433,500
Equipment & Furnishings	-	$22,800	$72,300	$142,900	$128,800	$366,800
Special Construction & Demo	-	$412,000	-	-	-	$412,000
Site Development	-	$28,900	$2,800	$72,700	-	$104,400
Site Pavement	$157,700	-	$8,200	$9,500	$23,800	$199,300
Follow-up Studies	$3,500	-	-	-	-	$3,500
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS (3% inflation)	**$349,200**	**$957,100**	**$1,812,000**	**$837,700**	**$1,568,800**	**$5,524,800**

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

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- The roof above the kitchen area and other areas were not accessible as access to the roof was prevented by a chain and lock on the roof hatch and the onsite personnel did not have the key to the lock. Therefore, mechanical equipment on the roof was not inspected.

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 1971. The facility has not since been substantially renovated.

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

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Raleigh Bartlett Elementary School, 5195 Twin Woods Avenue, Memphis, Tennessee 38134, 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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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 - MAIN ROOF

6 - ROOF OVERVIEW

Photographic Overview

7 - MUSIC ROOM

8 - RECEPTION AREA

9 - GYMNASIUM

10 - CAFETERIA

11 - LIBRARY

12 - TYPICAL CLASSROOM

Photographic Overview

13 - PLUMBING OVERVIEW

14 - MECHANICAL ROOM

15 - CHILLER

16 - BOILER

17 - COOLING TOWER

18 - HVAC SYSTEM

Photographic Overview

19 - ELECTRICAL OVERVIEW

20 - INTERIOR LIGHTING

21 - FIRE PANEL

22 - COMMERCIAL KITCHEN

23 - PORTABLE CLASSROOMS

24 - PAVILION

Photographic Overview

25 - MAIN PARKING AREA

26 - SECONDARY PARKING AREA

27 - PLAYGROUND

28 - SPORTS COURTS

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000.031.354	Raleigh Bartlett Meadows Elementary
Source	**On-Site Date**
Google	January 25, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

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

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Raleigh Bartlett Meadows Elementary

BV Project Number: 163745.23R000-031.354

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		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Raleigh Bartlett Meadows Elementary School: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No “marked” accessible spaces on site.	
Exterior Accessible Route		Secondary curb cuts not compliant.		
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms		Non accessible stall and no fixture coverings throughout school.		
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools				X
Other	No accessible access for one portable and threshold heights appear			

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

Raleigh Bartlett Meadows Elementary School: Photographic Overview

OVERVIEW OF PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

CURB CUT

ACCESSIBLE ENTRANCE

DOOR HARDWARE

Raleigh Bartlett Meadows Elementary School: Photographic Overview

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

Raleigh Bartlett Meadows Elementary School: Photographic Overview

NON COMPLIANT ENTRY.

RAMP ACCESS

Appendix E:
Component Condition Report

Component Condition Report | Raleigh Bartlett Meadows School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Throughout building	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	41,205 SF	22	7327363
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stone	3,500 SF	2	7340415
B2020	Building Exterior	Fair	Glazing, any type by SF	132 SF	10	7340437
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	5	2	7340452
B2050	Throughout building	Fair	Exterior Door, Steel, Standard	44	4	7340428
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	46,400 SF	3	7327362
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	4	7340426
Interiors						
C1010	Throughout building	Fair	Interior Wall, Concrete Block (CMU)	48,000 SF	25	7340439
C1030	Throughout building	Fair	Door Hardware, School, per Door	46	17	7344845
C1030	Restrooms	Fair	Door Hardware, School, per Door	2	3	7340433
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	46	5	7340456
C1030	Building exterior	Fair	Door Hardware, School, per Door	52	5	7344705
C1070	Portables	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	4	7340422
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	46,400 SF	0	7340438
C1090	Restrooms	Poor	Toilet Partitions, Wood	30	0	7340459
C1090	Portables	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	25	5	7340416
C2010	Portable PE	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	3	7340418
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	3	7340432
C2030	Cafeteria	Fair	Flooring, Wood, Strip	250 SF	10	7340430
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	46,000 SF	2	7340427

Component Condition Report | Raleigh Bartlett Meadows School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,500 SF	3	7327406
C2050	Classrooms	Poor	Ceiling Finishes, Plastic Fiberglass-Reinforced	700 SF	0	7340453
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	7327405
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	3	7340420
D2010	Guidance	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	3	7340447
D2010	Restrooms	Fair	Shower, Ceramic Tile	1	3	7340436
D2010	Throughout building	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	3	7340429
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	46,400 SF	5	7327346
D2010	Restrooms	Fair	Toilet, Child-Sized	23	3	7340419
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	10	7327387
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	7327404
D2010	Throughout building	Fair	Sink/Lavatory, Trough Style, Solid Surface	6	3	7340443
D2010	Kitchen	Fair	Water Heater, Electric, Instant Hot	1	5	7327402
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	19	3	7340442
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	2	7340417
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	7327366
D2010	Throughout building	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	3	7340440
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	12	10	7340425
D2010	Restrooms	Fair	Urinal, Standard	9	3	7340449
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	7327367
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	4	7327368
D3030	Classrooms	Fair	Unit Ventilator, Unit Ventilator	13	3	7327334
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 61 to 80 TON	1	5	7327373

Component Condition Report | Raleigh Bartlett Meadows School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Kitchen	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	1	2	7327397
D3030	Kitchen	Fair	Unit Ventilator, Unit Ventilator	3	3	7327408
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 61 to 80 TON	1	9	7327401
D3030	Kitchen	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	1	2	7327416
D3030	Mechanical room	Fair	Chiller, Water-Cooled, 61 to 80 TON	1	9	7327413
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON	1	12	7327384
D3030	Kitchen	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	1	2	7327364
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7327381
D3050	Mechanical Room Attic	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	21	7327394
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP	1	15	7327338
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	46,400 SF	10	7327350
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	7327390
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	7327369
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	46,400 SF	17	7327386
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	1	5	7327339
D3050	Mechanical Room Attic	Good	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	26	7327379
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7327370
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	10	7327407
D3050	Mechanical Room Attic	Good	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	1	26	7327412
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	3	7327411
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	5	3	7327414
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	25 LF	2	7327348
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	3	7327403

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7327351
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP	1	10	7327357
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP	1	10	7327345
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP	1	10	7327410
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	46,400 SF	5	7327344
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	11	7327340
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	7327400
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	10	7327356
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7327353
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7327372
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7327377
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	10	7327399
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	7327378
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7327385
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7327409
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	7327374
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7327336
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7327360
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7327361
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7327380
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7327382
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7327355
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7327335

Component Condition Report | Raleigh Bartlett Meadows School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7327388
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	8	7327376
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 4-Door Reach-In	1	10	7327349
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	7327342
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7327341
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	7327375
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	7327383
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7327347
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	2	7327354
E1030	Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	10	7327393
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	7327389
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7327392
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 3-Door Reach-In	1	10	7327365
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7327417
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	7327396
Special Construction & Demo						
F1020	Portables	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	4,000 SF	1	7340451
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,750 SF	0	7340450
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,000 SF	0	7327395
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	400 SF	0	7327337
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	2,000 SF	10	7340431
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	10	7340435

Component Condition Report | Raleigh Bartlett Meadows School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	1	4	7340423
G2060	Site	Fair	Park Bench, Precast Concrete	2	2	7340424
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	150 LF	2	7340455
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,050 LF	2	7340446
Follow-up Studies						
P2030	Throughout building	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7340441
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7345290

Appendix F:
Replacement Reserves

Replacement Reserves Report

Raleigh Bartlett Meadows School

2/16/2024

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
Raleigh Bartlett Meadows School	$349,238	$412,000	$545,143	$922,589	$215,479	$673,987	$0	$0	$24,322	$230,684	$582,719	$20,764	$69,149	$22,762	$14,370	$108,727	$0	$1,024,104	$1,021	$0	$307,919	**$5,524,978**
Grand Total	**$349,238**	**$412,000**	**$545,143**	**$922,589**	**$215,479**	**$673,987**	**$0**	**$0**	**$24,322**	**$230,684**	**$582,719**	**$20,764**	**$69,149**	**$22,762**	**$14,370**	**$108,727**	**$0**	**$1,024,104**	**$1,021**	**$0**	**$307,919**	**$5,524,978**

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	7340415	Exterior Walls, Stone, Replace	50	48	2	3500	SF	$55.00	$192,500			$192,500																			**$192,500**
B2020	Building Exterior	7340452	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	28	2	5	EA	$1,250.00	$6,250			$6,250																			**$6,250**
B2020	Building Exterior	7340437	Glazing, any type by SF, Replace	30	20	10	132	SF	$55.00	$7,260											$7,260											**$7,260**
B2050	Throughout building	7340428	Exterior Door, Steel, Standard, Replace	40	36	4	44	EA	$600.00	$26,400					$26,400																	**$26,400**
B3010	Roof	7327362	Roofing, Modified Bitumen, Replace	20	17	3	46400	SF	$10.00	$464,000				$464,000																		**$464,000**
B3020	Roof	7340426	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	450	LF	$9.00	$4,050					$4,050																	**$4,050**
C1030	Throughout building	7340456	Interior Door, Wood, Solid-Core, Replace	40	35	5	46	EA	$700.00	$32,200						$32,200																**$32,200**
C1030	Restrooms	7340433	Door Hardware, School, per Door, Replace	30	27	3	2	EA	$400.00	$800				$800																		**$800**
C1030	Building exterior	7344705	Door Hardware, School, per Door, Replace	30	25	5	52	EA	$400.00	$20,800						$20,800																**$20,800**
C1030	Throughout building	7344845	Door Hardware, School, per Door, Replace	30	13	17	46	EA	$400.00	$18,400																		$18,400				**$18,400**
C1070	Throughout building	7340438	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	46400	SF	$3.50	$162,400	$162,400																					**$162,400**
C1070	Portables	7340422	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4000	SF	$3.50	$14,000					$14,000																	**$14,000**
C1090	Restrooms	7340459	Toilet Partitions, Wood, Replace	20	20	0	30	EA	$500.00	$15,000	$15,000																				$15,000	**$30,000**
C1090	Portables	7340416	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	25	EA	$500.00	$12,500						$12,500																**$12,500**
C2010	Portable PE	7340418	Wall Finishes, any surface, Prep & Paint	10	7	3	4000	SF	$1.50	$6,000				$6,000										$6,000								**$12,000**
C2030	Restrooms	7340432	Flooring, Ceramic Tile, Replace	40	37	3	1600	SF	$18.00	$28,800				$28,800																		**$28,800**
C2030	Kitchen	7327406	Flooring, Quarry Tile, Replace	50	47	3	2500	SF	$26.00	$65,000				$65,000																		**$65,000**
C2030	Cafeteria	7340430	Flooring, Wood, Strip, Replace	30	20	10	250	SF	$15.00	$3,750											$3,750											**$3,750**
C2030	Throughout building	7340427	Flooring, Vinyl Tile (VCT), Replace	15	13	2	46000	SF	$5.00	$230,000			$230,000															$230,000				**$460,000**
C2050	Classrooms	7340453	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace	30	30	0	700	SF	$4.50	$3,150	$3,150																					**$3,150**
D2010	Kitchen	7327402	Water Heater, Electric, Instant Hot, Replace	15	10	5	1	EA	$500.00	$500						$500															$500	**$1,000**
D2010	Mechanical room	7327404	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	$16,600.00	$16,600																$16,600						**$16,600**
D2010	Throughout building	7327346	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	46400	SF	$5.00	$232,000						$232,000																**$232,000**
D2010	Mechanical room	7327387	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,100.00	$1,100											$1,100											**$1,100**
D2010	Throughout building	7340417	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	3	EA	$1,400.00	$4,200			$4,200																			**$4,200**
D2010	Restrooms	7340420	Toilet, Commercial Water Closet, Replace	30	27	3	6	EA	$1,300.00	$7,800				$7,800																		**$7,800**
D2010	Restrooms	7340436	Shower, Ceramic Tile, Replace	30	27	3	1	EA	$2,500.00	$2,500				$2,500																		**$2,500**
D2010	Throughout building	7340442	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	19	EA	$1,500.00	$28,500				$28,500																		**$28,500**
D2010	Restrooms	7340449	Urinal, Standard, Replace	30	27	3	9	EA	$1,100.00	$9,900				$9,900																		**$9,900**
D2010	Guidance	7340447	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	2	EA	$1,100.00	$2,200				$2,200																		**$2,200**
D2010	Throughout building	7340429	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	1	EA	$2,500.00	$2,500				$2,500																		**$2,500**
D2010	Throughout building	7340443	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	6	EA	$2,500.00	$15,000				$15,000																		**$15,000**
D2010	Throughout building	7340440	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	1	EA	$2,500.00	$2,500				$2,500																		**$2,500**
D2010	Restrooms	7340419	Toilet, Child-Sized, Replace	30	27	3	23	EA	$900.00	$20,700				$20,700																		**$20,700**
D2010	Kitchen	7327405	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
D2010	Kitchen	7327366	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
D2010	Kitchen	7327367	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
D2010	Throughout building	7340425	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	12	EA	$1,500.00	$18,000											$18,000											**$18,000**
D3020	Mechanical room	7327368	Boiler, Gas, HVAC, Replace	30	26	4	1	EA	$135,000.00	$135,000					$135,000																	**$135,000**
D3030	Mechanical room	7327373	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	20	5	1	EA	$88,400.00	$88,400						$88,400																**$88,400**
D3030	Mechanical room	7327401	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	16	9	1	EA	$88,400.00	$88,400										$88,400												**$88,400**
D3030	Mechanical room	7327413	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	16	9	1	EA	$88,400.00	$88,400										$88,400												**$88,400**
D3030	Building exterior	7327384	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON, Replace	25	13	12	1	EA	$27,000.00	$27,000													$27,000									**$27,000**
D3030	Kitchen	7327364	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Kitchen	7327416	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Kitchen	7327397	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	18	2	1	EA	$7,400.00	$7,400			$7,400																			**$7,400**
D3030	Kitchen	7327408	Unit Ventilator, Unit Ventilator, Replace	20	17	3	3	EA	$7,400.00	$22,200				$22,200																		**$22,200**

Replacement Reserves Report

Raleigh Bartlett Meadows School

2/16/2024

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
D3030	Classrooms	7327334	Unit Ventilator, Unit Ventilator, Replace	20	17	3	13	EA	$9,000.00	$117,000				$117,000																		**$117,000**
D3030	Building exterior	7327381	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$12,800.00	$12,800									$12,800													**$12,800**
D3050	Mechanical room	7327339	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100															$5,100	**$10,200**
D3050	Mechanical room	7327390	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	$7,600.00	$7,600											$7,600											**$7,600**
D3050	Mechanical room	7327369	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	$6,500.00	$6,500											$6,500											**$6,500**
D3050	Mechanical room	7327407	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$6,500.00	$6,500											$6,500											**$6,500**
D3050	Mechanical room	7327370	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$7,600.00	$7,600											$7,600											**$7,600**
D3050	Mechanical room	7327338	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, Replace	25	10	15	1	EA	$6,100.00	$6,100																$6,100						**$6,100**
D3050	Throughout building	7327386	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	23	17	46400	SF	$8.00	$371,200																		$371,200				**$371,200**
D3050	Throughout building	7327350	HVAC System, Ductwork, Medium Density, Replace	30	20	10	46400	SF	$4.00	$185,600											$185,600											**$185,600**
D3060	Roof	7327414	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	5	EA	$1,200.00	$6,000				$6,000																		**$6,000**
D3060	Roof	7327411	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	2	EA	$1,400.00	$2,800				$2,800																		**$2,800**
D4010	Kitchen	7327348	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	18	2	25	LF	$400.00	$10,000			$10,000																			**$10,000**
D5020	Mechanical room	7327351	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$16,000.00	$16,000				$16,000																		**$16,000**
D5020	Mechanical room	7327403	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$14,000.00	$14,000				$14,000																		**$14,000**
D5030	Mechanical room	7327410	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace	20	10	10	1	EA	$8,800.00	$8,800											$8,800											**$8,800**
D5030	Mechanical room	7327345	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	10	10	1	EA	$6,200.00	$6,200											$6,200											**$6,200**
D5030	Mechanical room	7327357	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	10	10	1	EA	$7,000.00	$7,000											$7,000											**$7,000**
D7030	Throughout building	7327344	Security/Surveillance System, Full System Installation, Average Density, Install	15	10	5	46400	SF	$3.00	$139,200						$139,200														$139,200		**$278,400**
D7050	Office	7327340	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
E1030	Kitchen	7327354	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	$21,500.00	$21,500			$21,500										$21,500										**$43,000**
E1030	Kitchen	7327342	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$9,500.00	$9,500				$9,500										$9,500									**$19,000**
E1030	Kitchen	7327375	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$9,500.00	$9,500					$9,500										$9,500								**$19,000**
E1030	Kitchen	7327355	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	7327347	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	7327382	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Kitchen	7327417	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Kitchen	7327389	Foodservice Equipment, Steamer, Freestanding, Replace	10	5	5	1	EA	$10,500.00	$10,500						$10,500										$10,500						**$21,000**
E1030	Kitchen	7327376	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	7	8	1	EA	$6,400.00	$6,400									$6,400													**$6,400**
E1030	Kitchen	7327383	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$6,700.00	$6,700											$6,700											**$6,700**
E1030	Kitchen	7327393	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	5	10	1	EA	$3,800.00	$3,800											$3,800											**$3,800**
E1030	Kitchen	7327349	Foodservice Equipment, Freezer, 4-Door Reach-In, Replace	15	5	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
E1030	Kitchen	7327341	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7327392	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7327365	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,800.00	$6,800											$6,800											**$6,800**
E1030	Kitchen	7327400	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Kitchen	7327356	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											**$5,100**
E1030	Kitchen	7327353	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7327372	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7327377	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	7327378	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Kitchen	7327385	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7327409	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7327374	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	5	10	1	EA	$4,500.00	$4,500											$4,500											**$4,500**
E1030	Kitchen	7327336	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,400.00	$6,400											$6,400											**$6,400**
E1030	Kitchen	7327360	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,400.00	$6,400											$6,400											**$6,400**
E1030	Kitchen	7327361	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
E1030	Kitchen	7327399	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	2	EA	$4,500.00	$9,000											$9,000											**$9,000**
E1030	Kitchen	7327335	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Kitchen	7327380	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	$2,700.00	$2,700											$2,700											**$2,700**
E1030	Kitchen	7327388	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1060	Kitchen	7327396	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600																$600		**$1,200**

Replacement Reserves Report

Raleigh Bartlett Meadows School

2/16/2024

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
F1020	Portables	7340451	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	24	1	4000	SF	$100.00	$400,000		$400,000																				**$400,000**
G2020	Site	7327395	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	42000	SF	$3.50	$147,000	$147,000																					**$147,000**
G2020	Site	7340450	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	25	0	15750	SF	$0.45	$7,088	$7,088					$7,088					$7,088					$7,088					$7,088	**$35,438**
G2030	Site	7327337	Sidewalk, Concrete, Large Areas, Replace	50	50	0	400	SF	$9.00	$3,600	$3,600																					**$3,600**
G2050	Site	7340431	Playfield Surfaces, Rubber, Small Areas, Replace	20	10	10	2000	SF	$26.00	$52,000											$52,000											**$52,000**
G2060	Site	7340424	Park Bench, Precast Concrete, Replace	25	23	2	2	EA	$1,000.00	$2,000			$2,000																			**$2,000**
G2060	Site	7340455	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	150	LF	$21.00	$3,150			$3,150																			**$3,150**
G2060	Site	7340446	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	1050	LF	$21.00	$22,050			$22,050																			**$22,050**
G2060	Site	7340435	Park Bench, Metal Powder-Coated, Replace	20	10	10	3	EA	$700.00	$2,100											$2,100											**$2,100**
G2060	Site	7340423	Flagpole, Metal, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	**$2,500**
P2030	Throughout building	7340441	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$3,500.00	$3,500	$3,500																					**$3,500**
Y1090	Throughout	7345290	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$349,238**	**$400,000**	**$513,850**	**$844,300**	**$191,450**	**$581,388**	**$0**	**$0**	**$19,200**	**$176,800**	**$433,598**	**$15,000**	**$48,500**	**$15,500**	**$9,500**	**$69,788**	**$0**	**$619,600**	**$600**	**$0**	**$170,488**	**$4,458,798**
Totals, Escalated (3.0% inflation, compounded annually)											**$349,238**	**$412,000**	**$545,143**	**$922,589**	**$215,479**	**$673,987**	**$0**	**$0**	**$24,322**	**$230,684**	**$582,719**	**$20,764**	**$69,149**	**$22,762**	**$14,370**	**$108,727**	**$0**	**$1,024,104**	**$1,021**	**$0**	**$307,919**	**$5,524,978**

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	7327402	D2010	**Water Heater**	Electric, Instant Hot	45 KW	Raleigh Bartlett Meadows School	Kitchen	Hatco	C-45	6093161506			
2	7327404	D2010	**Water Heater**	Gas, Commercial (200 MBH)	119 GAL	Raleigh Bartlett Meadows School	Mechanical room	A. O. Smith	BTR-197 118	18251108319	2018		
3	7327387	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Raleigh Bartlett Meadows School	Mechanical room	Watts	Illegible	Illegible			

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7327368	D3020	**Boiler**	Gas, HVAC	5000 MBH	Raleigh Bartlett Meadows School	Mechanical room	Cleaver-Brooks	146 5000	02517 -1-1			
2	7327373	D3030	**Chiller**	Water-Cooled, 61 to 80 TON	70 Ton	Raleigh Bartlett Meadows School	Mechanical room	Trane	Illegible	U98E00375	1998		
3	7327401	D3030	**Chiller**	Water-Cooled, 61 to 80 TON	70 TON	Raleigh Bartlett Meadows School	Mechanical room	Trane	RTWA 0704 XH01 0300 WF	U07K06077	2007		
4	7327413	D3030	**Chiller**	Water-Cooled, 61 to 80 TON	70 Ton	Raleigh Bartlett Meadows School	Mechanical room	Trane	Illegible	U07J06076	2007		
5	7327384	D3030	**Cooling Tower**	(Typical) Open Circuit , 76 to 100 TON	79 TONS	Raleigh Bartlett Meadows School	Building exterior	Evapco	AT - 19 - 79	10-268-832	2010		
6	7327381	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	Raleigh Bartlett Meadows School	Building exterior	Daikin Industries	RC506F078D	F1817000856	2017		

7	7327397	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	400 CFM	Raleigh Bartlett Meadows School	Kitchen	No dataplate	No dataplate	No dataplate		
8	7327416	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	500 CFM	Raleigh Bartlett Meadows School	Kitchen	No dataplate	No dataplate	No dataplate		
9	7327364	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	400 CFM	Raleigh Bartlett Meadows School	Kitchen	No dataplate	No dataplate	No dataplate		
10	7327334	D3030	**Unit Ventilator**	Unit Ventilator	1000 CFM	Raleigh Bartlett Meadows School	Classrooms	Inaccessible	Inaccessible	Inaccessible		13
11	7327408	D3030	**Unit Ventilator**	Unit Ventilator	500 CFM	Raleigh Bartlett Meadows School	Kitchen	Alton	Inaccessible	Inaccessible	1971	3
12	7327390	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Raleigh Bartlett Meadows School	Mechanical room	Balbor	EJMM3313T	No dataplate		
13	7327369	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Raleigh Bartlett Meadows School	Mechanical room	Balbor	EJMM3311T	No dataplate		
14	7327339	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	3 HP	Raleigh Bartlett Meadows School	Mechanical room	Marathon	JVA	No dataplate		
15	7327370	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Raleigh Bartlett Meadows School	Mechanical room	Balbor	EM2513T	No dataplate		
16	7327407	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Raleigh Bartlett Meadows School	Mechanical room	Balbor	M3311T	No dataplate		
17	7327338	D3050	**Pump**	Distribution, HVAC Heating Water, 4 to 5 HP	5HP	Raleigh Bartlett Meadows School	Mechanical room	Marathon	184TTDB4 23 BR	No dataplate		

18	7327394	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	3200 CFM	Raleigh Bartlett Meadows School	Mechanical Room Attic	Trane	K2R621B/A	K19E42673	2019		
19	7327379	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	4800 CFM	Raleigh Bartlett Meadows School	Mechanical Room Attic	Trane	UCCAM12C0C0GBL42000000	K19E42672	2019		
20	7327412	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	4800 CFM	Raleigh Bartlett Meadows School	Mechanical Room Attic	Trane	UCCAM12C0C0HBL420000	K19E42574	2019		
21	7327414	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	250 CFM	Raleigh Bartlett Meadows School	Roof	No dataplate	No dataplate	No dataplate	2000		5
22	7327411	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	600 CFM	Raleigh Bartlett Meadows School	Roof	No dataplate	No dataplate	No dataplate	2000		2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7327348	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Raleigh Bartlett Meadows School	Kitchen	Pyro-Chem	PCL-460	No dataplate	2005		25

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7327351	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Raleigh Bartlett Meadows School	Mechanical room	Square D	No dataplate	No dataplate	1971		
2	7327403	D5020	**Distribution Panel**	277/480 V	1000 AMP	Raleigh Bartlett Meadows School	Mechanical room	Square D	ML	No dataplate	1971		
3	7327357	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 10 HP	10 HP	Raleigh Bartlett Meadows School	Mechanical room	Cerus	CI-007-P2	55092260700			
4	7327410	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 15 HP	15 HP	Raleigh Bartlett Meadows School	Mechanical room	Cerus	CI-007-P2	55092260700			

5	7327345	D5030	**Variable Frequency Drive**	VFD, by HP of Motor, 7.5 HP	7.5 HP	Raleigh Bartlett Meadows School	Mechanical room	Cerus	Inaccessible	Inaccessible			

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7327340	D7050	**Fire Alarm Panel**	Fully Addressable		Raleigh Bartlett Meadows School	Office	Siemens	No dataplate	No dataplate	2019		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7327382	E1030	**Foodservice Equipment**	Convection Oven, Double		Raleigh Bartlett Meadows School	Kitchen	Duke Manufacturing	B101	10 - 1615 - 0203		509840	
2	7327342	E1030	**Foodservice Equipment**	Convection Oven, Double		Raleigh Bartlett Meadows School	Kitchen	Vulcan	S81010T	46042286		509839	
3	7327375	E1030	**Foodservice Equipment**	Convection Oven, Double		Raleigh Bartlett Meadows School	Kitchen	Vulcan	SG1010B	4804288		751310	
4	7327417	E1030	**Foodservice Equipment**	Convection Oven, Double		Raleigh Bartlett Meadows School	Kitchen	Duke Manufacturing	E101- 3	20 - JGJF - 0204		509841	
5	7327409	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Raleigh Bartlett Meadows School	Kitchen	Atosa	AMC-5801	AMC-5801AUS1C00023061000C40023			
6	7327355	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Raleigh Bartlett Meadows School	Kitchen	Nor-Lake	DOMC - 164 - A	15070113			
7	7327335	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Raleigh Bartlett Meadows School	Kitchen	Nor-Lake	DOMC - 164 - A	15070453			
8	7327354	E1030	**Foodservice Equipment**	Dishwasher Commercial		Raleigh Bartlett Meadows School	Kitchen	Champion	44KS	88259		751306	

9	7327399	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Raleigh Bartlett Meadows School	Kitchen	No dataplate	No dataplate	No dataplate	751312	2
10	7327353	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Raleigh Bartlett Meadows School	Kitchen	FWE	UHS-12	123232601		
11	7327377	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Raleigh Bartlett Meadows School	Kitchen	Delfield	F14E1572	15031500001413	751315	
12	7327388	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Raleigh Bartlett Meadows School	Kitchen	Delfield	F14E1572	1503150001415	751316	
13	7327356	E1030	**Foodservice Equipment**	Freezer, 2-Door Reach-In		Raleigh Bartlett Meadows School	Kitchen	Hoshizaki	F2A-FS	M55295K		
14	7327365	E1030	**Foodservice Equipment**	Freezer, 3-Door Reach-In		Raleigh Bartlett Meadows School	Kitchen	Migali	C-3FB	C-3FB00319053000920016	786138	
15	7327349	E1030	**Foodservice Equipment**	Freezer, 4-Door Reach-In		Raleigh Bartlett Meadows School	Kitchen	Continental Refrigerator	3FS-HD	14952268		
16	7327393	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	1.5 HP	Raleigh Bartlett Meadows School	Kitchen	Salvajor Commercial	150	161705	635069	
17	7327383	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Raleigh Bartlett Meadows School	Kitchen	Ice-O-Matic	ICE0320HA5	15101280013873	624969	
18	7327400	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Raleigh Bartlett Meadows School	Kitchen	Delfield	No dataplate	No dataplate		
19	7327378	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Raleigh Bartlett Meadows School	Kitchen	Delfield	No dataplate	No dataplate		

20	7327374	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner	Raleigh Bartlett Meadows School	Kitchen	Southbend	No dataplate	No dataplate			608947
21	7327372	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Artic Air	AR23E	435258			
22	7327385	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Everest	EMGR24	BMGR24060900006			
23	7327380	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Artic	AR23E	5096169			
24	7327361	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	MasterBuilt	BR522SMW/0	129266 PAA01			509845
25	7327341	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Adcraft	RF - 2D	6124176310050135			509824
26	7327392	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Atosa	MBF8005GR	MBF8005GRAUS1T0320082900C40013			846804
27	7327336	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	MasterBuilt	F72-S	F72S - 11110015			509854
28	7327360	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	MasterBuilt	F72-S	F72S-111200004			
29	7327376	E1030	**Foodservice Equipment**	Refrigerator, 3-Door Reach-In	Raleigh Bartlett Meadows School	Kitchen	Migali	C-3R	C-3R07716071600920011	2016		
30	7327347	E1030	**Foodservice Equipment**	Steamer, Freestanding	Raleigh Bartlett Meadows School	Kitchen	ACCUTEMP	N61201E06000200	49255			

31	7327389	E1030	**Foodservice Equipment**	Steamer, Freestanding		Raleigh Bartlett Meadows School	Kitchen	ACCUTEMP	N61201E06000200	49255	