

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Raleigh Egypt High School  
3970 Voltaire Avenue  
Memphis, TN 38128

**PREPARED BY:**

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**BV PROJECT #:**

*163745.23R000-156.354*

**DATE OF REPORT:**

*May 2, 2024*

**ON SITE DATE:**

*March 12, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	High School Campus
<b>Number of Buildings</b>	4 (2 Inaccessible and not included in this report)
<b>Main Address</b>	3970 Voltaire Avenue, Memphis, TN 38128
<b>Site Developed</b>	1969 Phase I / 1979 Phase II / 2003 Phase III
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	March 12, 2024
<b>Management Point of Contact</b>	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
<b>On-site Point of Contact (POC)</b>	None
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

Raleigh Egypt Highschool is an impressive example of 60's brutalist architecture. Constructed in 1969 adjacent to Raleigh Egypt Middle and Elementary Schools, the three schools form a K-12 campus and thus serve as a municipal educational complex. It is believed that in 1979 what is known as the "Annex" building was constructed in addition to the main building. It is believed the main building, Gymnasium, and Garage were constructed during the initial phase. The most recent addition to the campus was a cafeteria building constructed in 2003 and connected to the main building via a corridor.

### Architectural

REHS main classroom spaces are in need of a full interior renovation. The school does not appear to have ever received an intensive renovation/remodel in its history. Per the architectural style and construction of REHS (concrete brutalism) the schools structural skeleton (which doubles as its interior and exterior finishes in areas) is deemed to be durable but as the school approaches sixty years in age its concrete frame and finishes should be assessed by a structural engineer. The original quality of the finished concrete frame/walls was poor compared to contemporary work being done. The surface is overly porous with exposed aggregate rather than flat and polished. Consider refinishing all interior concrete walls. All single pane Plexi glass interior windows should be replaced. A considerable loss of cooling energy must be lost as the windows provide no insulation and many have failed seals. Restrooms are in poor condition; ceramic/ceiling tiles and partitions are due to be replaced. Guard rails at multiple stairs and bridges are missing pickets and must be assessed for building code compliance. Several drinking fountains have been removed leaving openings which expose plumbing and the walls interiors. These openings should be sealed if there are no plans to replace these drinking fixtures in the near future. Concrete degradation could be observed at some of the stairs which could easily create trip hazards.

The cafeteria which was constructed in 2003 and is in generally good condition. The building envelope does not appear to be compromised in any way; both windows and roof appear to be in fair condition. Likewise, interior finishes appear to be regularly maintained. At the time of assessment, the interiors of the garage and gymnasium were not accessible. Cracking was observed in both the Garage and Gymnasium brick walls indicating possible structural settlement. Multiple dents and a baseball sized hole were observed at the doors. All roofs (excluding the cafeteria) were replaced in 2014. Significant ponding was observed at the main building roof. Multiple exterior steel doors on each building should be replaced due to rust and corrosion. The brick on all campus buildings will require maintenance or parching within the next ten to twenty years due to age and exposure to a moist climate. Algae can be seen growing on some sections of brick.

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

Raleigh Egypt High School is in need of a HVAC system update and is scheduled for one. At the time of the assessment a temporary air cooled chiller was being installed as a substitute for the water cooled chiller that is scheduled for replacement. At the same time all interior hydronic powered unit ventilators were being repaired. Every unit ventilator observed throughout the school was either in apparent disrepair or well aged. It is recommended that all units be replaced. It was also reported that both natural gas HVAC boilers are due for replacement. All plumbing fixtures throughout the school are due for replacement due to age, wear, and ADA compliance. Modern energy efficient units should be installed. The electrical system is similarly due for replacement. All electrical boards and panels installed prior to 1990 should be replaced with priority given to the oldest of units. Fire suppression and alarmed systems appear up to date.

The cafeteria, Garage, and Gymnasium utilize their own respective climate control systems which consist of RTU units. The Cafeteria RTUs date back to its construction. Therefore, they should be replaced in the next five years. No issues were observed with the plumbing system of the cafeteria. The cafeteria draws power from the main buildings electrical system. The garage roof was not accessible at the time of assessment.

## Site

Throughout the site concrete curbs, sidewalks, and knee walls are deteriorating resulting in trip hazards and curbs which are not affective. Landscaping does not appear to be purposefully maintained and is largely underutilized. Brick retaining walls appear to be in the final third of their lifecycle and should be replaced or repaired. The rear parking lot serving the garage and gymnasium is in disrepair and should be overlaid. The roadway leading to the stadium from the parking lot is in serious disrepair and should be milled and overlaid as soon as possible. The adjacent elementary school parking lot gutter has failed causing a serious washout in the grade. Due to this the roadway connecting to Tessland Rd. floods during heavy rainfall. This should be repaired as soon as possible to avoid vehicular accidents. At the time of the assessment the front most auxiliary parking lot was closed off and in significant disrepair. It is recommended that all parking lots be milled, overlaid, sealed, and striped. Site chain link fencing, guard rails, and manual vehicle gates are due to be replaced having bent and damaged sections.

## Recommended Additional Studies

No additional studies recommended at this time

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, the entire campus is considered as a single facility. The chart below presents the industry standard ranges and cut-off points.

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

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

FCI Analysis   Raleigh Egypt High School(1969)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 66,040,000	165,100	\$ 400	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 223,700		<b>0.3 %</b>
3-Year	\$ 15,038,200		22.8 %
5-Year	\$ 16,798,100		25.4 %
10-Year	\$ 18,908,300		28.6 %



**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

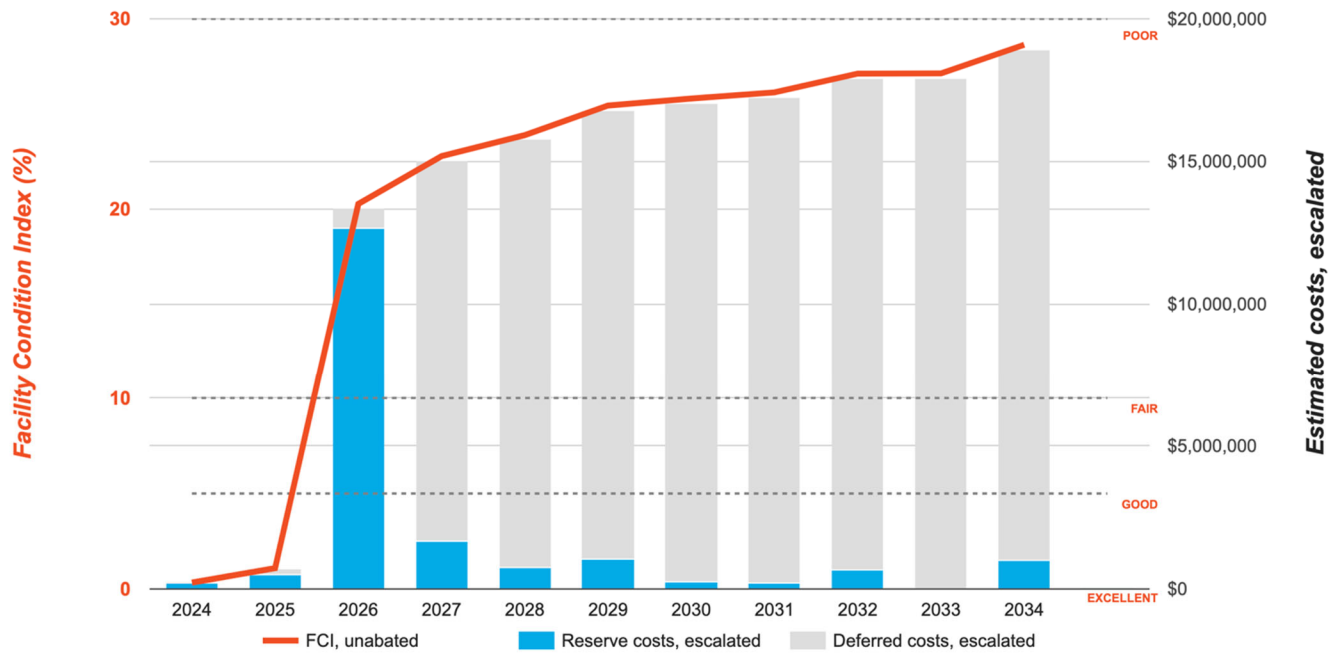
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Raleigh Egypt High School

Replacement Value: \$66,040,000

Inflation Rate: 3.0%

Average Needs per Year: \$1,719,000



## Immediate Needs

Facility/Building	Total Items	Total Cost
Raleigh Egypt High School	11	\$223,700
<b>Total</b>	<b>11</b>	<b>\$223,700</b>

### Raleigh Egypt High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7455364	Raleigh Egypt High School	Main Building	B1080	Stair Treads, Raised Rubber Tile, Replace	Failed	Performance/Integrity	\$12,000
7483655	Raleigh Egypt High School	Building exterior	B2050	Exterior Door, Steel, Standard, Replace	Failed	Performance/Integrity	\$1,200
7443918	Raleigh Egypt High School	Roof	B3060	Roof Hatch, Metal, Replace	Failed	Safety	\$1,300
7455333	Raleigh Egypt High School	Main Building	C2010	Wall Finishes, Ceramic Tile, Replace	Poor	Performance/Integrity	\$1,800
7455350	Raleigh Egypt High School	Main Building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$2,700
7443938	Raleigh Egypt High School	Restrooms	D2010	Failed Toilet, Commercial Water Closet, Replace	Failed	Performance/Integrity	\$1,300
7443923	Raleigh Egypt High School	Science Room	D2010	Emergency Plumbing Fixtures, Shower Station, Replace	Failed	Performance/Integrity	\$1,500
7443952	Raleigh Egypt High School	Boiler room	D3030	Chiller, Water-Cooled, Replace	Poor	Performance/Integrity	\$43,800
7455352	Raleigh Egypt High School	Cafeteria	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Failed	Performance/Integrity	\$21,500
7443943	Raleigh Egypt High School	Site	G2020	Parking Lots, Curb & Gutter, Concrete, Repair	Poor	Performance/Integrity	\$27,000
7443929	Raleigh Egypt High School	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	\$109,600
<b>Total (11 items)</b>							<b>\$223,700</b>



### Key Findings



#### Roof Hatch in Failed condition.

Metal  
Raleigh Egypt High School Roof

Uniformat Code: B3060  
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

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Hatch to original roof. Broken hatch safety mechanism - AssetCALC ID: 7443918



#### Secondary Transformer in Poor condition.

Dry, Stepdown  
Raleigh Egypt High School Main Building

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

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,400

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Electrical room - AssetCALC ID: 7455340



#### Wall Finishes in Poor condition.

Ceramic Tile  
Raleigh Egypt High School Main Building

Uniformat Code: C2010  
Recommendation: **Replace in 2024**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,800

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Damage in certain bathrooms - AssetCALC ID: 7455333



#### Parking Lots in Poor condition.

Curb & Gutter, Concrete  
Raleigh Egypt High School Site

Uniformat Code: G2020  
Recommendation: **Repair in 2024**

Priority Score: **86.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$27,000

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Significantly deteriorating concrete creating trip hazards - AssetCALC ID: 7443943



**Roadways in Poor condition.**

Guard Rails, Steel  
Raleigh Egypt High School Site

Uniformat Code: G2010  
Recommendation: **Replace in 2026**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,500

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Gym parking lot bent and broken sections - AssetCALC ID: 7483660



**Chiller in Poor condition.**

Water-Cooled  
Raleigh Egypt High School Boiler room

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

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$43,800

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Not in use. Temporary chiller utilized. Scheduled to be replaced - AssetCALC ID: 7443952



**Wall Finishes in Poor condition.**

Wood Paneling, Raised Architectural Wainscot  
Raleigh Egypt High School Main Building

Uniformat Code: C2010  
Recommendation: **Replace in 2026**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$22,400

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Punctures in surface, original to construction - AssetCALC ID: 7455351



**Parking Lots in Failed condition.**

Pavement, Asphalt  
Raleigh Egypt High School Site

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

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$109,600

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Closed off and derelict - AssetCALC ID: 7443929





**Plumbing System in Poor condition.**

Supply & Sanitary, High Density (includes fixtures)  
Raleigh Egypt High School

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

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000,000

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Old Fixtures, Clogs - AssetCALC ID: 7483684



**Door Hardware in Poor condition.**

School, per Door  
Raleigh Egypt High School Main Building

Uniformat Code: C1030  
Recommendation: **Replace in 2026**

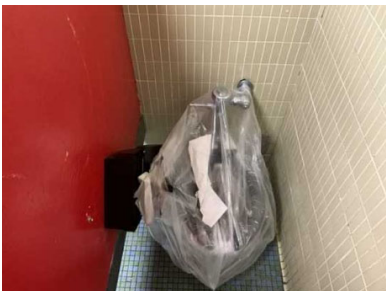
Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,000

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Door hardware is broken and corroded throughout the school. - AssetCALC ID: 7455343



**Failed Toilet in Failed condition.**

Commercial Water Closet  
Raleigh Egypt High School Restrooms

Uniformat Code: D2010  
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,300

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No Longer functional clogged. - AssetCALC ID: 7443938



**Emergency Plumbing Fixtures in Failed condition.**

Shower Station  
Raleigh Egypt High School Science Room

Uniformat Code: D2010  
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

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Disabled - AssetCALC ID: 7443923





**Sink/Lavatory in Poor condition.**

Commercial Kitchen, 3-Bowl  
Raleigh Egypt High School Kitchen

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

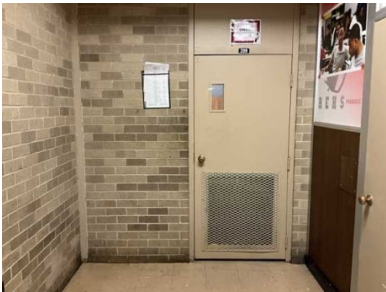
Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

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In need of repair, corrosion at interior metal components - AssetCALC ID: 7443902



**Interior Door in Poor condition.**

Steel, Standard  
Raleigh Egypt High School Main Building

Uniformat Code: C1030  
Recommendation: **Replace in 2026**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

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All doors throughout building are in poor condition - AssetCALC ID: 7455371



**Outdoor Spectator Seating in Poor condition.**

Bleachers, Aluminum Benches (per Seat)  
Raleigh Egypt High School Baseball Field

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

Priority Score: **82.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,800

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Rusted and bent supports coupled with deteriorating wood planks - AssetCALC ID: 7483654



**Stair Treads in Failed condition.**

Raised Rubber Tile  
Raleigh Egypt High School Main Building

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,000

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Finish has completely come off concrete stairs exposed. Need new rubber threads - AssetCALC ID: 7455364



**Exterior Door in Failed condition.**

Steel, Standard  
Raleigh Egypt High School Building exterior

Uniformat Code: B2050  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

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Main building, Consider sealing and installing opening for utility lines - AssetCALC ID: 7483655



**Foodservice Equipment in Failed condition.**

Dishwasher Commercial  
Raleigh Egypt High School Cafeteria

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

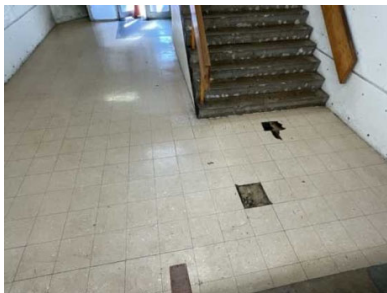
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,500

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Looks like it's no longer in use - AssetCALC ID: 7455352



**Flooring in Poor condition.**

Vinyl Tile (VCT)  
Raleigh Egypt High School Main Building

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,700

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Stairwell - AssetCALC ID: 7455350



**Unit Ventilator in Poor condition.**

approx/nominal 2 Ton  
Raleigh Egypt High School Throughout building

Uniformat Code: D3030  
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$444,000

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At the time of the assessment an HVAC tech was performing repair on all units which are significantly aged, worn, and in decline. - AssetCALC ID: 7443963



**Exterior Door in Poor condition.**

Steel, Standard  
Raleigh Egypt High School Building Exterior

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,600

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Gymnasium; corroded - AssetCALC ID: 7483662



**Fences & Gates in Poor condition.**

Vehicle Gate, Chain Link Manual  
Raleigh Egypt High School Site

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,700

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Bollard tie down has detached - AssetCALC ID: 7483656



**Fences & Gates in Poor condition.**

Fence, Chain Link 6'  
Raleigh Egypt High School Baseball Field

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,600

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Breaks in fence, bent and malformed posts and nets - AssetCALC ID: 7483651



**Foodservice Equipment in Poor condition.**

Tilting Skillet  
Raleigh Egypt High School Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$24,500

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Needs repair - AssetCALC ID: 7443941





**Exterior Door in Poor condition.**

Steel, Standard  
Raleigh Egypt High School Garage

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

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,200

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Rusted, frames detaching from brick - AssetCALC ID: 7443908



**Wall Finishes in Poor condition.**

any surface  
Raleigh Egypt High School Cafeteria

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

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$390,000

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Paint and holes - AssetCALC ID: 7455341

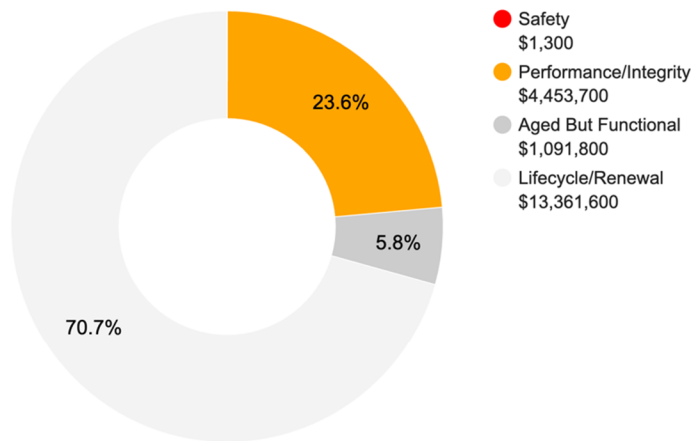


## Plan Types

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 and highest on the list below.

Plan Type Descriptions	
<b>Safety</b>	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■ Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■ Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■ Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

## Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$18,908,400



## 2. Main Building



Main Building: Systems Summary		
<b>Address</b>	3970 Voltaire Avenue, Memphis, TN 38128	
<b>Constructed/Renovated</b>	1969 / 1979	
<b>Building Area</b>	153,000 SF	
<b>Number of Stories</b>	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams & columns with cast-in-place floors and concrete-topped over concrete pad column footing foundation system metal decks	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Poor
<b>Roof</b>	Flat construction with single-ply TPO/PVC membrane	Poor
<b>Interiors</b>	Walls: Painted Concrete; Brick Floors: VCT, ceramic tile, quarry tile, sealed concrete, carpet Ceilings: ACT and Painted gypsum board	Poor
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor

<b>Main Building: Systems Summary</b>		
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV, fan coils, and cabinet terminal units	Poor
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	



### 3. Cafeteria



Cafeteria: Systems Summary		
<b>Address</b>	3970 Voltaire Avenue, Memphis, TN 38128	
<b>Constructed/Renovated</b>	2003	
<b>Building Area</b>	12,100 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Good
<b>Roof</b>	Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: painted CMU Floors: VCT, quarry tile Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

<b>Cafeteria: Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Fed from Main Building Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
<b>Fire Alarm</b>	Smoke detectors, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	



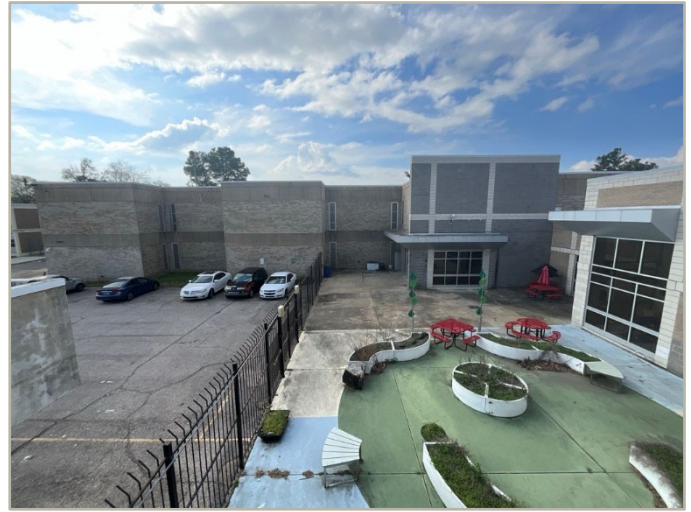
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Raleigh-Egypt High School: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	\$12,000	-	-	-	\$20,400	\$32,400
Facade	\$1,200	\$8,300	\$218,700	\$34,200	\$6,234,000	\$6,496,200
Roofing	\$1,300	-	\$1,170,300	\$704,400	-	\$1,876,000
Interiors	\$4,500	\$465,100	\$1,097,900	\$83,600	\$4,256,200	\$5,907,300
Plumbing	\$2,800	\$3,185,400	\$159,600	\$78,000	\$165,700	\$3,591,500
HVAC	\$43,800	\$4,913,100	\$279,200	\$672,200	\$8,600	\$5,916,900
Fire Protection	-	-	\$7,600	-	\$12,300	\$19,900
Electrical	-	\$4,461,500	\$389,300	\$12,300	\$1,157,800	\$6,020,900
Fire Alarm & Electronic Systems	-	-	-	\$18,400	\$330,400	\$348,900
Equipment & Furnishings	\$21,500	\$26,000	\$57,400	\$216,200	\$143,700	\$464,700
Site Pavement	\$136,600	\$62,900	-	\$283,000	\$119,700	\$602,200
Site Utilities	-	-	-	-	\$38,700	\$38,700
Site Development	-	\$33,000	\$39,100	\$7,800	\$48,800	\$128,700
<b>TOTALS (3% inflation)</b>	<b>\$223,700</b>	<b>\$13,155,200</b>	<b>\$3,419,200</b>	<b>\$2,110,100</b>	<b>\$12,536,200</b>	<b>\$31,444,400</b>

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



## 4. Site Summary



Site Information		
<b>Site Area</b>	9.53 acres (estimated)	
<b>Parking Spaces</b>	152 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted & Property entrance signage; chain link fencing; sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Moderate to severe site slopes throughout	Poor
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Good
<b>Ancillary Structures</b>	None	--

<b>Site Information</b>	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas. included.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed



## 5. 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 material 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 assessment. A full measured ADA survey would be required to identify more 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 following table summarizes the accessibility conditions of the general site and each significant building or building group included in this report:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1969	No	No
Main Building	1969 / 1979	No	No
Cafeteria	2003	No	No

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.



## 6. Purpose and Scope

### Purpose

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

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

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

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



## Scope

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

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

## 7. 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 or component 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.

## 8. Certification

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Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Raleigh-Egypt High School, 3970 Voltaire Avenue, Memphis, TN 38128, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Francis Hebron  
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## 9. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN BUILDING ROOF



6 - EXTERIOR WALLS

## Photographic Overview



7 - GYMNASIUM



8 - GARAGE



9 - QUAD / COURTYARD



10 - MAIN ENTRANCE



11 - QUAD GARDEN



12 - AMPHITHEATER

## Photographic Overview



13 - CAFETERIA OVERVIEW



14 - CAFETERIA COURTYARD



15 - CAFETERIA ROOF



16 - PACKAGED UNIT



17 - PARKING LOT



18 - AUXILIARY PARKING LOT

## Photographic Overview



19 - TYPICAL PAVEMENT DAMAGE



20 - BOILER ROOM



21 - BOILER



22 - COMPUTER LAB



23 - SCIENCE CLASSROOM



24 - TYPICAL CLASSROOM

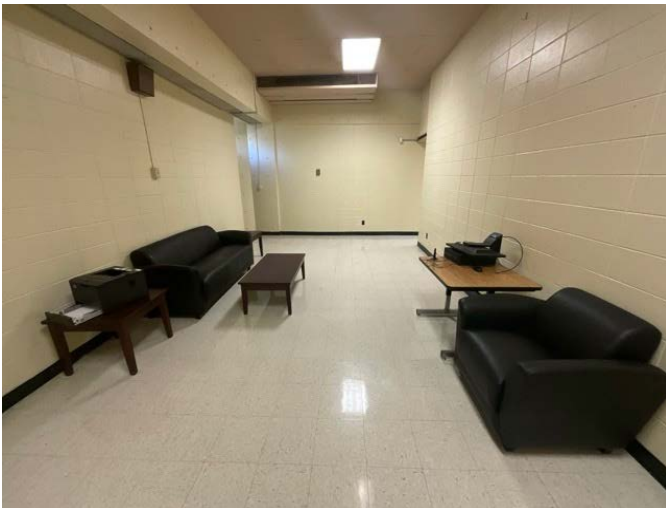
## Photographic Overview



25 - TYP. UNIT VENTILATOR



26 - LIBRARY



27 - TEACHERS LOUNGE



28 - STORAGE



29 - TYPICAL HALLWAY



30 - GRAND STAIR WELL

## Photographic Overview



31 - ROUGH OPENING IN WALL



32 - RESTROOM (MAIN BUILDING)



33 - STAFF RESTROOM



34 - KITCHEN



35 - SERVICE AREA



36 - CAFETERIA

## Appendix B: Site Plan(s)

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# Site Plan



Google Earth

Image © 2024 Airbus

 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	163745.23R000-156.354	Raleigh Egypt High School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	March 12, 2024	

## Appendix C:

### Pre-Survey Questionnaire(s)

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

<b>Building / Facility Name:</b>	Raleigh-Egypt High School
<b>Name of person completing form:</b>	NA
<b>Title / Association w/ property:</b>	NA
<b>Length of time associated w/ property:</b>	NA
<b>Date Completed:</b>	NA
<b>Phone Number:</b>	NA
<b>Method of Completion:</b>	INCOMPLETE - client/POC unable to complete

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

## Appendix D:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Raleigh Egypt High School

BV Project Number: 163745.23R000-156.354

### 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			As building was originally constructed in 1969 it is very likely ADA improvements have been made throughout the property.
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 ?	✘			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✘			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?	✘			
5	Does each accessible space have an adjacent access aisle ?	✘			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✘			

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	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



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



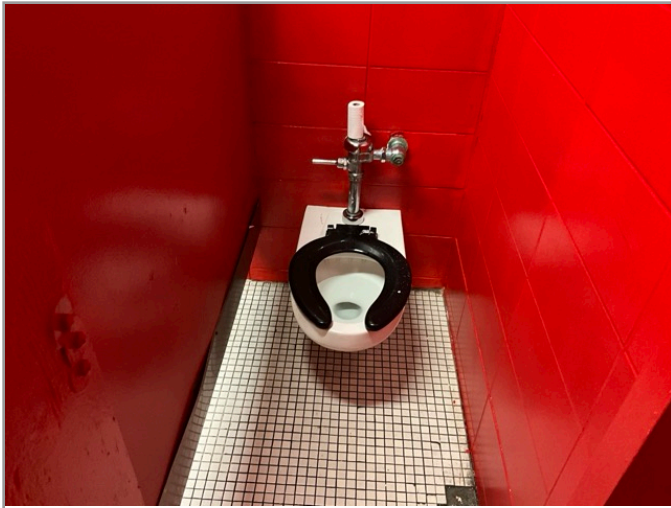
DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		No signage present. Large landings are present within concrete stairwells
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		No ADA accessible stalls available.
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

## Appendix E:

### Component Condition Report

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Component Condition Report | Raleigh Egypt High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1080	Main Building	Failed	Stair Treads, Raised Rubber Tile	1,200 SF	0	7455364
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick	68,000 SF	18	7443927
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	1	10	7491483
B2020	Annex	Fair	Window, Steel, 28-40 SF	1	10	7455384
B2020	Gymnasium	Fair	Window, Steel, 16-25 SF	3	10	7455365
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	3	9	7455367
B2020	Cafeteria	Fair	Window, Aluminum Double-Glazed, 28-40 SF	2	10	7455324
B2020	5	Fair	Window, Steel, 28-40 SF	5	10	7455374
B2020	Cafeteria	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	12	7455331
B2020	Main Building	Fair	Window, Steel, 16-25 SF	110	4	7455375
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	3	7455342
B2050	Garage	Poor	Exterior Door, Steel, Standard	7	2	7443908
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	7443934
B2050	Building exterior	Failed	Exterior Door, Steel, Standard	2	0	7483655
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	19	7443939
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	13	7443894
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	6	2	7483662
B2050	Garage	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	5	12	7443932
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	26,000 SF	8	7443953
B3010	Roof	Fair	Roofing, Modified Bitumen	12,100 SF	6	7443956
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	63,000 SF	3	7443888
B3060	Roof	Failed	Roof Hatch, Metal	1	0	7443918
<b>Interiors</b>						
C1010	Main Building	Fair	Interior Wall, Concrete Block (CMU)	27,000 SF	25	7491481
C1010	Main Building	Fair	Interior Wall, Brick	27,000 SF	17	7455323
C1020	Main Building	Fair	Interior Window, Fixed, 24 SF	2	5	7455379
C1030	Main Building	Poor	Interior Door, Steel, Standard	10	2	7455371
C1030	Cafeteria	Fair	Door Hardware, School, per Door	1	25	7455322
C1030	Main Building	Poor	Door Hardware, School, per Door	50	2	7455343
C1030	Main Building	Fair	Door Hardware, School, per Door	1	25	7455330
C1030	Cafeteria	Fair	Interior Door, Steel, Standard	1	19	7491482
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	13,000 SF	4	7455370
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	54,000 SF	4	7455377
C1090		Fair	Toilet Partitions, Wood	37	6	7443916
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	3,600 SF	19	7455386

**Component Condition Report | Raleigh Egypt High School**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Main Building	Fair	Wall Finishes, Ceramic Tile	1,200 SF	3	7455381
C2010	Main Building	Poor	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	800 SF	2	7455351
C2010	Cafeteria	Poor	Wall Finishes, any surface, Prep & Paint	260,000 SF	2	7455341
C2010	Main Building	Poor	Wall Finishes, Ceramic Tile	100 SF	0	7455333
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	7	7455335
C2030	Main Building	Fair	Flooring, Carpet, Commercial Standard	3,600 SF	5	7455360
C2030	Main Building	Fair	Flooring, Vinyl Tile (VCT)	130,000 SF	5	7455372
C2030	Main Building	Poor	Flooring, Vinyl Tile (VCT)	540 SF	0	7455350
C2030	Main Building	Fair	Flooring, Ceramic Tile	1,200 SF	3	7455356
C2030	Cafeteria	Fair	Flooring, Quarry Tile	3,600 SF	29	7455382
<b>Plumbing</b>						
D2010	Cafeteria	Fair	Toilet, Commercial Water Closet	2	17	7443890
D2010	Main Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	33	20	7455346
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	3	7443889
D2010	Cafeteria	Fair	Sink/Lavatory, Service Sink, Floor	1	20	7455355
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	7443887
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (400 MBH)	1	3	7443954
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	13	7443906
D2010	Main Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	20	7455369
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	20	4	7443896
D2010	Restrooms	Fair	Urinal, Standard	19	3	7443910
D2010	Garage	Fair	Water Heater, Electric, Commercial (120 kW)	1	8	7443928
D2010	Science Room	Failed	Emergency Plumbing Fixtures, Shower Station	1	0	7443923
D2010	Kitchen	Poor	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	2	7443902
D2010		Poor	Plumbing System, Supply & Sanitary, High Density (includes fixtures)	150,000 SF	2	7483684
D2010	Cafeteria	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	7455361
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	5	7443924
D2010	Cafeteria	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7455327
D2010	Boiler room	Excellent	Water Heater, Gas, Residential, 60 to 120 GAL	1	14	7443961
D2010	Restrooms	Failed	Failed Toilet, Commercial Water Closet	1	0	7443938
D2060	Main Building	Fair	Air Compressor, Tank-Style	1	5	7455387
<b>HVAC</b>						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	10	7443926
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	10	7443904
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	7443901
D3030	Throughout building	Poor	Unit Ventilator, approx/nominal 2 Ton	60	1	7443963
D3030	Site	Fair	Cooling Tower, (Typical) Open Circuit	1	5	7443937
D3030	Site	Fair	Cooling Tower, (Typical) Open Circuit	1	10	7455358
D3030	Site	Good	Chiller, Air-Cooled, 21 to 30 TON	1	22	7443933

**Component Condition Report | Raleigh Egypt High School**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Boiler room	Poor	Chiller, Water-Cooled	1	0	7443952
D3050	Cafeteria roof top	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7455344
D3050	Boiler room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	7443913
D3050	Cafeteria roof top	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	4	7455378
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	10	7443905
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	5	7443957
D3050	Cafeteria roof top	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	4	7455362
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7443900
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	10	7443920
D3050	Gymnasium	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7455329
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7443893
D3050	Cafeteria Roof	Fair	Make-Up Air Unit, MUA or MAU	1	4	7443891
D3050	Cafeteria Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 5]	1	4	7443930
D3050	Cafeteria roof top	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7455348
D3050	Boiler room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	7443948
D3050	Cafeteria Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7443950
D3050		Good	HVAC System, Full System Renovation/Upgrade, High Complexity	150,000 SF	2	7483683
D3060	Cafeteria Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36" Damper [KF-1]	1	4	7443925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	3	7443940
D3060	Main Building	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	10	7455345
D3060	Cafeteria Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [KF-02]	1	4	7443903
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated [EF-04]	1	4	7443964
D3060	Gymnasium	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	15	7455376
D3060	Main Building	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	5	7455366
<b>Fire Protection</b>						
D4010	Kitchen	Fair	Supplemental Components, Fire Riser, Dry	1	19	7443935
D4010	Garage	Fair	Supplemental Components, Fire Riser, Dry	1	3	7443949
<b>Electrical</b>						
D5020	5	Fair	Distribution Panel, 120/208 V, 600 AMP	1	3	7455328
D5020	Mechanical room	Fair	Switchboard, 277/480 V	1	4	7443955
D5020	5	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7455385
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	3	7443945
D5020	5	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	3	7455347
D5020	5	Fair	Distribution Panel, 277/480 V, 400 AMP	1	5	7455337
D5020	Main Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	3	7455336
D5020	Main Building	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	3	7455332
D5020	Main Building	Fair	Switchboard, 277/480 V	1	3	7455321
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [Transformer 3]	1	15	7443909
D5020	Main Building	Fair	Switchboard, 120/208 V	1	33	7455338

**Component Condition Report | Raleigh Egypt High School**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Main Building	Fair	Distribution Panel, 277/480 V, 400 AMP	1	15	7455380
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	5	4	7443966
D5020	Main Building	Fair	Distribution Panel, 120/208 V, 600 AMP	1	3	7455349
D5020	Main Building	Fair	Switchboard, 277/480 V	1	3	7455339
D5020	Main Building	Poor	Secondary Transformer, Dry, Stepdown	1	2	7455340
D5020		Fair	Electrical System, Full System Renovation/Upgrade, High Density/Complexity	150,000 SF	2	7483682
D5020	5	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7455353
D5020	Mechanical room	Good	Secondary Transformer, Dry, Stepdown	1	7	7443922
D5030	Boiler room	Fair	Motor, AHU or Pump	1	3	7443914
D5040		Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	150,000 SF	14	7483659
D5040	Cafeteria	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	20	4	7443919
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Cafeteria	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	150,000 SF	13	7443951
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	7443907
<b>Equipment &amp; Furnishings</b>						
E1030	Cafeteria	Failed	Foodservice Equipment, Dishwasher Commercial	1	0	7455352
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7443898
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	7443936
E1030	Kitchen	Poor	Foodservice Equipment, Tilting Skillet	1	2	7443941
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	7443958
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	7443897
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	10	7443942
E1030	Cafeteria	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7455390
E1030	Cafeteria	Fair	Foodservice Equipment, Freezer, Chest	1	5	7455325
E1030	Cafeteria	Fair	Commercial Kitchen, Service Line	1 LS	6	7455359
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7455357
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	12	7443911
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [KH-1]	2	5	7443965
E1030	Cafeteria	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	7455363
E1030	Cafeteria	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	7455383
E1030	Cafeteria	Fair	Foodservice Equipment, Freezer, Chest	1	4	7455389
E1040	Kitchen	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	9	11	7443960
E1060	Throughout building	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	7443962
E1060	Cafeteria	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	3	7455326
E2010	Main Building	Fair	Casework, Cabinetry Economy	500 LF	10	7455373
<b>Pedestrian Plazas &amp; Walkways</b>						
G2010	Site	Poor	Roadways, Guard Rails, Steel	409 LF	2	7483660
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	89,000 SF	2	7443892
G2020	Site	Poor	Parking Lots, Curb & Gutter, Concrete, Repair	900 LF	0	7443943

**Component Condition Report | Raleigh Egypt High School**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	10	7443959
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,300 SF	0	7443929
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Baseball Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	7483661
G2050	Baseball Field	Poor	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	40	2	7483654
<b>Sitework</b>						
G2060	Site	Fair	Retaining Wall, Brick/Stone	230 SF	11	7483658
G2060	Baseball Field	Poor	Fences & Gates, Fence, Chain Link 6'	1,170 LF	2	7483651
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	10	7483653
G2060	Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	7	7443921
G2060	Site	Poor	Fences & Gates, Vehicle Gate, Chain Link Manual	1	2	7483656
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7443944
G2060	Site	Fair	Bollard, Concrete or Metal	26	5	7443912
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	12	7443915
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	14	7443947
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	15	7483657

## Appendix F: Replacement Reserves

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Replacement Reserves Report

Raleigh Egypt High School



5/2/2024

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 Egypt High School	\$223,650	\$498,572	\$12,656,664	\$1,659,306	\$731,018	\$1,028,891	\$244,243	\$212,215	\$651,500	\$7,241	\$994,968	\$130,533	\$662,266	\$340,406	\$1,178,005	\$86,436	\$64,268	\$2,369,522	\$6,173,703	\$176,403	\$1,354,656	\$31,444,467
<b>Grand Total</b>	<b>\$223,650</b>	<b>\$498,572</b>	<b>\$12,656,664</b>	<b>\$1,659,306</b>	<b>\$731,018</b>	<b>\$1,028,891</b>	<b>\$244,243</b>	<b>\$212,215</b>	<b>\$651,500</b>	<b>\$7,241</b>	<b>\$994,968</b>	<b>\$130,533</b>	<b>\$662,266</b>	<b>\$340,406</b>	<b>\$1,178,005</b>	<b>\$86,436</b>	<b>\$64,268</b>	<b>\$2,369,522</b>	<b>\$6,173,703</b>	<b>\$176,403</b>	<b>\$1,354,656</b>	<b>\$31,444,467</b>

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
B1080	Main Building	7455364	Stair Treads, Raised Rubber Tile, Replace	18	18	0	1200	SF	\$10.00	\$12,000	\$12,000																				\$24,000		
B2010	Building Exterior	7443927	Exterior Walls, Brick, Replace	50	32	18	68000	SF	\$53.00	\$3,604,000																					\$3,604,000	\$3,604,000	
B2020	Building Exterior	7455342	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	27	3	6	EA	\$1,250.00	\$7,500			\$7,500																			\$7,500	
B2020	Main Building	7455375	Window, Steel, 16-25 SF, Replace	30	26	4	110	EA	\$1,700.00	\$187,000			\$187,000																			\$187,000	
B2020	Building Exterior	7455367	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	3	EA	\$950.00	\$2,850										\$2,850												\$2,850	
B2020	Building Exterior	7491483	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	1	EA	\$1,250.00	\$1,250											\$1,250											\$1,250	
B2020	Annex	7455384	Window, Steel, 28-40 SF, Replace	30	20	10	1	EA	\$2,300.00	\$2,300											\$2,300											\$2,300	
B2020	Gymnasium	7455365	Window, Steel, 16-25 SF, Replace	30	20	10	3	EA	\$1,700.00	\$5,100												\$5,100										\$5,100	
B2020	5	7455374	Window, Steel, 28-40 SF, Replace	30	20	10	5	EA	\$2,300.00	\$11,500												\$11,500										\$11,500	
B2020	Cafeteria	7455324	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	2	EA	\$1,250.00	\$2,500												\$2,500										\$2,500	
B2020	Cafeteria	7455331	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	18	12	6	EA	\$1,250.00	\$7,500												\$7,500										\$7,500	
B2050	Building exterior	7483655	Exterior Door, Steel, Standard, Replace	40	40	0	2	EA	\$600.00	\$1,200	\$1,200																					\$1,200	
B2050	Building Exterior	7483662	Exterior Door, Steel, Standard, Replace	40	38	2	6	EA	\$600.00	\$3,600			\$3,600																			\$3,600	
B2050	Garage	7443908	Exterior Door, Steel, Standard, Replace	40	38	2	7	EA	\$600.00	\$4,200			\$4,200																			\$4,200	
B2050	Building Exterior	7443894	Exterior Door, Steel, Standard, Replace	40	27	13	4	EA	\$600.00	\$2,400														\$2,400								\$2,400	
B2050	Building exterior	7443939	Exterior Door, Steel, Standard, Replace	40	21	19	4	EA	\$600.00	\$2,400																				\$2,400		\$2,400	
B2050	Building Exterior	7443934	Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$600.00	\$4,800																				\$4,800		\$4,800	
B2050	Garage	7443932	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	18	12	5	EA	\$10,000.00	\$50,000												\$50,000										\$50,000	
B3010	Roof	7443888	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	63000	SF	\$17.00	\$1,071,000			\$1,071,000																			\$1,071,000	
B3010	Roof	7443956	Roofing, Modified Bitumen, Replace	20	14	6	12100	SF	\$10.00	\$121,000							\$121,000																\$121,000
B3010	Roof	7443953	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	26000	SF	\$17.00	\$442,000											\$442,000												\$442,000
B3060	Roof	7443918	Roof Hatch, Metal, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																						\$1,300
C1010	Main Building	7455323	Interior Wall, Brick, Replace	50	33	17	27000	SF	\$53.00	\$1,431,000																			\$1,431,000				\$1,431,000
C1020	Main Building	7455379	Interior Window, Fixed, 24 SF, Replace	40	35	5	2	EA	\$850.00	\$1,700						\$1,700																	\$1,700
C1030	Main Building	7455371	Interior Door, Steel, Standard, Replace	40	38	2	10	EA	\$600.00	\$6,000			\$6,000																				\$6,000
C1030	Cafeteria	7491482	Interior Door, Steel, Standard, Replace	40	21	19	1	EA	\$600.00	\$600																			\$600			\$600	
C1030	Main Building	7455343	Door Hardware, School, per Door, Replace	30	28	2	50	EA	\$400.00	\$20,000			\$20,000																				\$20,000
C1070	Cafeteria	7455370	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	13000	SF	\$3.50	\$45,500				\$45,500																			\$45,500
C1070	Throughout building	7455377	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	54000	SF	\$3.50	\$189,000				\$189,000																			\$189,000
C1090	Raleigh Egypt High School	7443916	Toilet Partitions, Wood, Replace	20	14	6	37	EA	\$500.00	\$18,500							\$18,500																\$18,500
C2010	Main Building	7455333	Wall Finishes, Ceramic Tile, Replace	40	40	0	100	SF	\$18.00	\$1,800	\$1,800																						\$1,800
C2010	Main Building	7455381	Wall Finishes, Ceramic Tile, Replace	40	37	3	1200	SF	\$18.00	\$21,600				\$21,600																			\$21,600
C2010	Kitchen	7455386	Wall Finishes, Ceramic Tile, Replace	40	21	19	3600	SF	\$18.00	\$64,800																				\$64,800		\$64,800	
C2010	Main Building	7455351	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	28	2	800	SF	\$28.00	\$22,400				\$22,400																			\$22,400
C2010	Cafeteria	7455341	Wall Finishes, any surface, Prep & Paint	10	8	2	260000	SF	\$1.50	\$390,000				\$390,000									\$390,000										\$780,000
C2030	Main Building	7455356	Flooring, Ceramic Tile, Replace	40	37	3	1200	SF	\$18.00	\$21,600				\$21,600																			\$21,600
C2030	Main Building	7455350	Flooring, Vinyl Tile (VCT), Replace	15	15	0	540	SF	\$5.00	\$2,700	\$2,700																						\$2,700
C2030	Main Building	7455372	Flooring, Vinyl Tile (VCT), Replace	15	10	5	130000	SF	\$5.00	\$650,000							\$650,000														\$650,000		\$1,300,000
C2030	Cafeteria	7455335	Flooring, Vinyl Tile (VCT), Replace	15	8	7	10000	SF	\$5.00	\$50,000								\$50,000															\$50,000
C2030	Main Building	7455360	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3600	SF	\$7.50	\$27,000							\$27,000								\$27,000								\$54,000
D2010	Kitchen	7443954	Water Heater, Gas, Commercial (400 MBH), Replace	20	17	3	1	EA	\$22,000.00	\$22,000				\$22,000																			\$22,000
D2010	Kitchen	7443889	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL., Replace	20	17	3	1	EA	\$12,400.00	\$12,400				\$12,400																			\$12,400
D2010	Garage	7443928	Water Heater, Electric, Commercial (120 kW), Replace	20	12	8	1	EA	\$60,000.00	\$60,000											\$60,000												\$60,000
D2010	Boiler room	7443961	Water Heater, Gas, Residential, 60 to 120 GAL., Replace	15	1	14	1	EA	\$1,900.00	\$1,900															\$1,900								\$1,900
D2010	Raleigh Egypt High School	7483684	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	38																												

Replacement Reserves Report

Raleigh Egypt High School

5/2/2024



Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D2010	Kitchen	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	7443906		30	17	13	4	EA	\$1,100.00	\$4,400														\$4,400								\$4,400		
D2010	Cafeteria	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	7455327		30	16	14	1	EA	\$2,500.00	\$2,500															\$2,500								\$2,500	
D2010	Cafeteria	Toilet, Commercial Water Closet, Replace	7443890		30	13	17	2	EA	\$1,300.00	\$2,600																	\$2,600					\$2,600		
D2010	Main Building	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	7455346		30	10	20	33	EA	\$1,500.00	\$49,500																					\$49,500	\$49,500		
D2010	Cafeteria	Sink/Lavatory, Service Sink, Floor, Replace	7455355		35	15	20	1	EA	\$800.00	\$800																						\$800	\$800	
D2010	Main Building	Sink/Lavatory, Service Sink, Wall-Hung, Replace	7455369		35	15	20	5	EA	\$1,400.00	\$7,000																						\$7,000	\$7,000	
D2060	Main Building	Air Compressor, Tank-Style, Replace	7455387		20	15	5	1	EA	\$5,150.00	\$5,150						\$5,150																	\$5,150	
D3020	Boiler room	Boiler, Gas, HVAC, Replace	7443926		30	20	10	1	EA	\$135,000.00	\$135,000												\$135,000											\$135,000	
D3020	Boiler room	Boiler, Gas, HVAC, Replace	7443904		30	20	10	1	EA	\$135,000.00	\$135,000												\$135,000											\$135,000	
D3020	Boiler room	Boiler Supplemental Components, Expansion Tank, Replace	7443901		40	20	20	1	EA	\$3,540.00	\$3,540																					\$3,540	\$3,540		
D3030	Boiler room	Chiller, Water-Cooled, Replace	7443952		25	25	0	1	EA	\$43,800.00	\$43,800	\$43,800																						\$43,800	
D3030	Site	Cooling Tower, (Typical) Open Circuit, Replace	7443937		25	20	5	1	EA	\$53,600.00	\$53,600						\$53,600																	\$53,600	
D3030	Site	Cooling Tower, (Typical) Open Circuit, Replace	7455358		25	15	10	1	EA	\$27,000.00	\$27,000												\$27,000											\$27,000	
D3030	Throughout building	Unit Ventilator, approx/nominal 2 Ton, Replace	7443963		20	19	1	60	EA	\$7,400.00	\$444,000		\$444,000																					\$444,000	
D3050	Boiler room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7443948		25	20	5	1	EA	\$6,500.00	\$6,500						\$6,500																	\$6,500	
D3050	Boiler room	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	7443900		25	20	5	1	EA	\$6,500.00	\$6,500						\$6,500																	\$6,500	
D3050	Raleigh Egypt High School	HVAC System, Full System Renovation/Upgrade, High Complexity, Replace	7483683		40	38	2	150000	SF	\$28.00	\$4,200,000			\$4,200,000																				\$4,200,000	
D3050	Boiler room	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7443913		25	22	3	1	EA	\$6,200.00	\$6,200				\$6,200																			\$6,200	
D3050	Cafeteria Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7443930		20	16	4	1	EA	\$6,500.00	\$6,500					\$6,500																		\$6,500	
D3050	Cafeteria Roof	Make-Up Air Unit, MUA or MAU, Replace	7443891		20	16	4	1	EA	\$35,000.00	\$35,000					\$35,000																		\$35,000	
D3050	Cafeteria roof top	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7455362		20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D3050	Cafeteria roof top	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7455378		20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000																		\$15,000	
D3050	Cafeteria roof top	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7455348		20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																		\$25,000	
D3050	Cafeteria Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7443950		20	16	4	1	EA	\$5,500.00	\$5,500					\$5,500																		\$5,500	
D3050	Cafeteria roof top	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7455344		20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																		\$25,000	
D3050	Mechanical room	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7443957		25	20	5	1	EA	\$22,000.00	\$22,000					\$22,000																		\$22,000	
D3050	Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7443893		20	13	7	1	EA	\$40,000.00	\$40,000							\$40,000																\$40,000	
D3050	Gymnasium	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	7455329		20	13	7	1	EA	\$40,000.00	\$40,000								\$40,000															\$40,000	
D3050	Mechanical room	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7443920		30	20	10	1	EA	\$40,000.00	\$40,000											\$40,000												\$40,000	
D3050	Mechanical room	Air Handler, Interior AHU, Easy/Moderate Access, Replace	7443905		30	20	10	1	EA	\$87,000.00	\$87,000											\$87,000												\$87,000	
D3060	Roof	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	7443940		20	17	3	1	EA	\$4,000.00	\$4,000				\$4,000																			\$4,000	
D3060	Cafeteria Roof	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	7443903		20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																			\$2,400
D3060	Cafeteria Roof	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	7443925		20	16	4	1	EA	\$5,600.00	\$5,600					\$5,600																			\$5,600
D3060	Main Building	Exhaust Fan, Centrifugal, 28" Damper, Replace	7455366		25	20	5	1	EA	\$4,000.00	\$4,000						\$4,000																	\$4,000	
D3060	Main Building	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	7455345		25	15	10	1	EA	\$3,000.00	\$3,000											\$3,000													\$3,000
D3060	Gymnasium	Exhaust Fan, Centrifugal, 12" Damper, Replace	7455376		25	10	15	1	EA	\$1,400.00	\$1,400															\$1,400								\$1,400	
D3060	Kitchen	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	7443964		20	16	4	1	EA	\$2,800.00	\$2,800					\$2,800																			\$2,800
D4010	Garage	Supplemental Components, Fire Riser, Dry, Replace	7443949		40	37	3	1	EA	\$7,000.00	\$7,000				\$7,000																			\$7,000	
D4010	Kitchen	Supplemental Components, Fire Riser, Dry, Replace	7443935		40	21	19	1	EA	\$7,000.00	\$7,000																		\$7,000					\$7,000	
D5020	Main Building	Secondary Transformer, Dry, Stepdown, Replace	7455340		30	28	2	1	EA	\$5,400.00	\$5,400			\$5,400																				\$5,400	
D5020	Main Building	Switchboard, 277/480 V, Replace	7455321		40	37	3	1	EA	\$120,000.00	\$120,000				\$120,000																			\$120,000	
D5020	Main Building	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	7455332		30	27	3	1	EA	\$16,000.00	\$16,000					\$16,000																		\$16,000	
D5020	5	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	7455347		30	27	3	1	EA	\$20,000.00	\$20,000					\$20,000																		\$20,000	
D5020	Main Building	Switchboard, 277/480 V, Replace	7455339		40	37	3	1	EA	\$90,000.00	\$90,000					\$90,000																			\$90,000
D5020	Mechanical room	Switchboard, 277/480 V, Replace	7443955		40	36	4	1	EA	\$40,000.00	\$40,000					\$40,000																		\$40,000	
D5020	Mechanical room	Secondary Transformer, Dry, Stepdown, Replace	7443922		30	23	7	1	EA	\$10,000.00	\$10,000							\$10,000																\$10,000	
D5020	Electrical room	Secondary Transformer, Dry, Stepdown, Replace	7443909		30	15	15	1	EA	\$5,400.00	\$5,400																								

Replacement Reserves Report

Raleigh Egypt High School

5/2/2024



Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
D5030	Boiler room	7443914	Motor, AHU or Pump, Replace	18	15	3	1	EA	\$10,200.00	\$10,200					\$10,200																		\$10,200		
D5040	Cafeteria	7443919	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	20	EA	\$220.00	\$4,400					\$4,400																		\$4,400	\$8,800	
D5040	Raleigh Egypt High School	7483659	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	6	14	150000	SF	\$5.00	\$750,000																							\$750,000	\$750,000	
D7050	Office	7443907	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$15,000.00	\$15,000								\$15,000																\$15,000	
D7050	Cafeteria	7443951	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	7	13	150000	SF	\$1.50	\$225,000																							\$225,000	\$225,000	
E1030	Cafeteria	7455352	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$21,500.00	\$21,500	\$21,500											\$21,500										\$21,500	\$64,500		
E1030	Kitchen	7443941	Foodservice Equipment, Tilting Skillet, Replace	20	18	2	1	EA	\$24,500.00	\$24,500				\$24,500																				\$24,500	
E1030	Kitchen	7443958	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000																							\$25,000	\$25,000	
E1030	Cafeteria	7455357	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700																						\$1,700	\$3,400		
E1030	Cafeteria	7455383	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700																						\$1,700	\$3,400		
E1030	Cafeteria	7455389	Foodservice Equipment, Freezer, Chest, Replace	15	11	4	1	EA	\$1,800.00	\$1,800																						\$1,800	\$3,600		
E1030	Kitchen	7443898	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280							\$8,280																\$8,280	\$16,560	
E1030	Kitchen	7443965	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	2	EA	\$4,500.00	\$9,000							\$9,000																\$9,000	\$18,000	
E1030	Cafeteria	7455325	Foodservice Equipment, Freezer, Chest, Replace	15	10	5	1	EA	\$1,800.00	\$1,800							\$1,800																\$1,800	\$3,600	
E1030	Cafeteria	7455359	Commercial Kitchen, Service Line, Replace	15	9	6	1	LS	\$25,000.00	\$25,000							\$25,000																	\$25,000	
E1030	Kitchen	7443936	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	\$15,000.00	\$15,000								\$15,000																\$15,000	
E1030	Kitchen	7443897	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$5,600.00	\$5,600																							\$5,600	\$11,200	
E1030	Cafeteria	7455390	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$6,700																							\$6,700	\$6,700	
E1030	Cafeteria	7455363	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	\$2,700.00	\$2,700												\$2,700												\$2,700	
E1030	Kitchen	7443942	Foodservice Equipment, Range, 2-Burner, Replace	15	5	10	1	EA	\$1,700.00	\$1,700																							\$1,700	\$1,700	
E1030	Kitchen	7443911	Foodservice Equipment, Mixer, Freestanding, Replace	25	13	12	1	EA	\$14,000.00	\$14,000																							\$14,000	\$14,000	
E1040	Kitchen	7443960	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	19	11	9	EA	\$2,450.00	\$22,050																							\$22,050	\$22,050	
E1060	Cafeteria	7455326	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	12	3	1	EA	\$1,400.00	\$1,400						\$1,400																	\$1,400	\$2,800	
E1060	Throughout building	7443962	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600							\$600																\$600	\$1,200	
E2010	Main Building	7455373	Casework, Cabinetry Economy, Replace	20	10	10	500	LF	\$175.00	\$87,500																							\$87,500	\$87,500	
G2010	Site	7483660	Roadways, Guard Rails, Steel, Replace	30	28	2	409	LF	\$50.00	\$20,450								\$20,450																\$20,450	
G2020	Site	7443929	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	31300	SF	\$3.50	\$109,550	\$109,550																								\$109,550
G2020	Site	7443892	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	* 2	89000	SF	\$0.45	\$40,050		\$40,050																					\$40,050	\$160,200	
G2020	Site	7443959	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	50000	SF	\$3.50	\$175,000																							\$175,000	\$175,000	
G2020	Site	7443943	Parking Lots, Curb & Gutter, Concrete, Repair	0	0	0	900	LF	\$30.00	\$27,000	\$27,000																							\$27,000	
G2050	Baseball Field	7483654	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	23	2	40	EA	\$120.00	\$4,800							\$4,800																	\$4,800	
G2050	Baseball Field	7483661	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,000.00	\$5,000																							\$5,000	\$5,000	
G2060	Site	7483656	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	23	2	1	EA	\$1,700.00	\$1,700																							\$1,700	\$1,700	
G2060	Baseball Field	7483651	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	1170	LF	\$21.00	\$24,570																							\$24,570	\$24,570	
G2060	Site	7483653	Park Bench, Metal Powder-Coated, Replace	20	10	10	5	EA	\$700.00	\$3,500																							\$3,500	\$3,500	
G2060	Site	7443944	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000							\$3,000																	\$3,000	
G2060	Building exterior	7443921	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	17	EA	\$150.00	\$2,550																							\$2,550	\$2,550	
G2060	Site	7443915	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	\$3,000.00	\$3,000																							\$3,000	\$3,000	
G2060	Site	7483658	Retaining Wall, Brick/Stone, Replace	40	29	11	230	SF	\$140.00	\$32,200																							\$32,200	\$32,200	
G2060	Site	7443912	Bollard, Concrete or Metal, Replace	30	25	5	26	EA	\$1,000.00	\$26,000																							\$26,000	\$26,000	
G4050	Parking lot	7443947	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	5	EA	\$4,000.00	\$20,000																							\$20,000	\$20,000	
G4050	Building exterior	7483657	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	9	EA	\$600.00	\$5,400																							\$5,400	\$5,400	
<b>Totals, Unescalated</b>												\$223,650	\$484,050	\$1,930,120	\$1,518,500	\$649,500	\$887,530	\$204,550	\$172,550	\$514,300	\$5,550	\$740,350	\$94,300	\$464,500	\$231,800	\$778,800	\$55,480	\$40,050	\$1,433,600	\$3,626,400	\$100,600	\$750,040	\$24,906,220		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$223,650	\$498,572	\$12,656,664	\$1,659,306	\$731,018	\$1,028,891	\$244,243	\$212,215	\$651,500	\$7,241	\$994,968	\$130,533	\$662,266	\$340,406	\$1,178,005	\$86,436	\$64,268	\$2,369,522	\$6,173,703	\$176,403	\$1,354,656	\$31,444,467		

## Appendix G:

### Equipment Inventory List

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**D20 Plumbing**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443928	D2010	<b>Water Heater</b>	Electric, Commercial (120 kW)	250 GAL	Raleigh Egypt High School	Garage	Glashield	36 GA 250 E	107525490	2010		
2	7443889	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH), 75 to 99 GAL	100 GAL	Raleigh Egypt High School	Kitchen	State	T49096	Inaccessible	2004		
3	7443954	D2010	<b>Water Heater</b>	Gas, Commercial (400 MBH)	100 GAL	Raleigh Egypt High School	Kitchen	State	T49095	M4234	2004		
4	7443961	D2010	<b>Water Heater</b>	Gas, Residential, 60 to 120 GAL	73 GAL	Raleigh Egypt High School	Boiler room	State	SBS-75-76-NE 400	2344136431141	2023		
5	7455387	D2060	<b>Air Compressor</b>	Tank-Style	.75 HP	Raleigh Egypt High School	Main Building	Quincy	0C0 1006D002	5158364	2003		

**D30 HVAC**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443926	D3020	<b>Boiler</b>	Gas, HVAC	2700 MBH	Raleigh Egypt High School	Boiler room	Fulton	VTG-3000	97246	2004		
2	7443904	D3020	<b>Boiler</b>	Gas, HVAC	2700 MBH	Raleigh Egypt High School	Boiler room	Fulton	VTG-3000	97239	2004		
3	7443901	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	65 GAL	Raleigh Egypt High School	Boiler room	No dataplate	No dataplate	No dataplate	2004		
4	7443933	D3030	<b>Chiller</b>	Air-Cooled, 21 to 30 TON	20 TON	Raleigh Egypt High School	Site	Daikin Industries	AGZ241ETHEMN0A	STNU211100091	2021		
5	7443952	D3030	<b>Chiller</b>	Water-Cooled	30 TON	Raleigh Egypt High School	Boiler room	Trane		63021	1996		
6	7443937	D3030	<b>Cooling Tower</b>	(Typical) Open Circuit	200 TON	Raleigh Egypt High School	Site	Marley	4-433-90837	221-111	2004		
7	7455358	D3030	<b>Cooling Tower</b>	(Typical) Open Circuit	75 TON	Raleigh Egypt High School	Site	Delco	Illegible	Illegible			
8	7443963	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	300 CFM	Raleigh Egypt High School	Throughout building	Inaccessible	Inaccessible	Inaccessible			60
9	7443900	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Raleigh Egypt High School	Boiler room	Marathon	AVL213TTDBA4026AA H	No dataplate	2004		
10	7443948	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Raleigh Egypt High School	Boiler room	Marathon	213TTDBA4026AA	No dataplate	2004		
11	7443913	D3050	<b>Air Handler</b>	Interior AHU, Easy/Moderate Access	800 CFM	Raleigh Egypt High School	Boiler room	Trane	L-3	K150776			
12	7443920	D3050	<b>Air Handler [AHU-1]</b>	Interior AHU, Easy/Moderate Access	8000 CFM	Raleigh Egypt High School	Mechanical room	Trane	M-17	K150768	2004		
13	7443905	D3050	<b>Air Handler [AHU-3]</b>	Interior AHU, Easy/Moderate Access	20000 CFM	Raleigh Egypt High School	Mechanical room	York	AP-80	CENM 23270D	2004		
14	7443957	D3050	<b>Air Handler [AHU-4]</b>	Interior AHU, Easy/Moderate Access	2400 CFM	Raleigh Egypt High School	Mechanical room	Trane	M-17	K150770	2004		
15	7443891	D3050	<b>Make-Up Air Unit</b>	MUA or MAU	3690 CFM	Raleigh Egypt High School	Cafeteria Roof	Greenheck	No dataplate	No dataplate	2004		
16	7455344	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	10 TON	Raleigh Egypt High School	Cafeteria roof top	York	DM150N2004DAB3C	NDNM046315	2004		
17	7455329	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	20 TON	Raleigh Egypt High School	Gymnasium	Lennox	LGH240H4BH2G	5611H01775	2011		
18	7443893	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	20 TON	Raleigh Egypt High School	Roof	Lennox	LGH240H4BH2G	5611H01776	2011		
19	7455348	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	10 TON	Raleigh Egypt High School	Cafeteria roof top	York	DM150N20Q4DAB3C	NDNM046314	2004		
20	7443950	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	2 TON	Raleigh Egypt High School	Cafeteria Roof	York	DM180N24C4DAB1C	NDNM044673	2004		
21	7443930	D3050	<b>Packaged Unit [RTU 5]</b>	RTU, Pad or Roof-Mounted	2.5 TON	Raleigh Egypt High School	Cafeteria Roof	York	DM150N20Q4DAB3C	NDNM046313	2004		
22	7455378	D3050	<b>Packaged Unit [RTU-1]</b>	RTU, Pad or Roof-Mounted	7.5 TON	Raleigh Egypt High School	Cafeteria roof top	York	DM120N15Q4DAB3C	NDNM045070	2004		
23	7455362	D3050	<b>Packaged Unit [RTU-2]</b>	RTU, Pad or Roof-Mounted	10 TON	Raleigh Egypt High School	Cafeteria roof top	York	DM078N10Q4DAB3C	NDNM046245	2004		
24	7455376	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	1000 CFM	Raleigh Egypt High School	Gymnasium	Illegible	4YC65	No dataplate			
25	7455345	D3060	<b>Exhaust Fan</b>	Centrifugal, 24" Damper, 2001 to 5000 CFM	5000 CFM	Raleigh Egypt High School	Main Building						

26	7455366	D3060	<b>Exhaust Fan</b>	Centrifugal, 28" Damper	5000 CFM	Raleigh Egypt High School	Main Building	No dataplate	No dataplate	No dataplate		
27	7443940	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 28" Damper	8500 CFM	Raleigh Egypt High School	Roof	No dataplate	No dataplate	No dataplate	2003	
28	7443903	D3060	<b>Exhaust Fan [KF-02]</b>	Roof or Wall-Mounted, 16" Damper	2000 CFM	Raleigh Egypt High School	Cafeteria Roof	Greenheck	CUBE-098-4-X	04E18109	2004	
29	7443925	D3060	<b>Exhaust Fan [KF-1]</b>	Roof or Wall-Mounted, 36"Damper	8500 CFM	Raleigh Egypt High School	Cafeteria Roof	Greenheck	CUBE-180-20-6	04E18162	2004	
30	7443964	D3060	<b>Supplemental Components [EF-04]</b>	Air Curtain, 5' Wide Heated		Raleigh Egypt High School	Kitchen	Mars	72CH-2-0	0404PF72CH-L	2004	

#### D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7455340	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	10 KVA	Raleigh Egypt High School	Main Building	Inaccessible	Inaccessible	Inaccessible			
2	7443922	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Raleigh Egypt High School	Mechanical room	General Electric	9T23A3874	No dataplate			
3	7455332	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 112.5 KVA	112.5 KVA	Raleigh Egypt High School	Main Building	General Electric	9T23A3875	No dataplate	1969		
4	7455347	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 150 KVA	150 KVA	Raleigh Egypt High School	5	Westinghouse	DT-3	75E3741	1969		
5	7443909	D5020	<b>Secondary Transformer [Transformer 3]</b>	Dry, Stepdown	10 KVA	Raleigh Egypt High School	Electrical room	Westinghouse	6E 10 65	156P725H01-B			
6	7455338	D5020	<b>Switchboard</b>	120/208 V	600 AMP	Raleigh Egypt High School	Main Building	General Electric	NLAB	No dataplate			
7	7443955	D5020	<b>Switchboard</b>	277/480 V	600 AMP	Raleigh Egypt High School	Mechanical room	Westinghouse	FDP-3PH/3W	BE109285			
8	7455321	D5020	<b>Switchboard</b>	277/480 V	3000 AMP	Raleigh Egypt High School	Main Building	General Electric	AV-Line	No dataplate	1969		
9	7455339	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Raleigh Egypt High School	Main Building	General Electric	No dataplate	No dataplate	1969		
10	7455336	D5020	<b>Distribution Panel</b>	120/208 V, 200 AMP	100 AMP	Raleigh Egypt High School	Main Building	General Electric	NHB	No dataplate	1969		
11	7455385	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	225 AMP	Raleigh Egypt High School	5	Westinghouse	MH-38616	No dataplate	1969		
12	7455353	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	225 AMP	Raleigh Egypt High School	5	Westinghouse	MH-38616	No dataplate			
13	7455328	D5020	<b>Distribution Panel</b>	120/208 V, 600 AMP	600 AMP	Raleigh Egypt High School	5	Westinghouse	FDP 3-PH 4-W	BE109137	1969		
14	7455349	D5020	<b>Distribution Panel</b>	120/208 V, 600 AMP	600 AMP	Raleigh Egypt High School	Main Building	General Electric	CCB	No dataplate	1969		
15	7443945	D5020	<b>Distribution Panel</b>	277/480 V	400 AMP	Raleigh Egypt High School	Mechanical room	General Electric	Illegible	Illegible	1975		
16	7443966	D5020	<b>Distribution Panel</b>	277/480 V	225 AMP	Raleigh Egypt High School	Mechanical room	General Electric	980093	No dataplate	1979		5
17	7455337	D5020	<b>Distribution Panel</b>	277/480 V, 400 AMP	225 AMP	Raleigh Egypt High School	5	Westinghouse	FDP-3PH/3W	BE109284			
18	7455380	D5020	<b>Distribution Panel</b>	277/480 V, 400 AMP	225 AMP	Raleigh Egypt High School	Main Building	General Electric	NHB	No dataplate			
19	7443914	D5030	<b>Motor</b>	AHU or Pump	30 HP	Raleigh Egypt High School	Boiler room	Marathon	Illegible	I537	2004		
20	7443919	D5040	<b>Emergency &amp; Exit Lighting</b>	Emergency Light Pack, 2 Light w/ Battery		Raleigh Egypt High School	Cafeteria				2003		20

#### D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443907	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Raleigh Egypt High School	Office	Edward's Systems Technology	EST 2	No dataplate			

#### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7443898	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Raleigh Egypt High School	Kitchen	Cook Rite	ATCO-513NB	ATCO- 513 NBAUS 100322092000 C40083	2013		
2	7443897	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		Raleigh Egypt High School	Kitchen	Convotherm	C4eT 10.10 ES -N	VS318039847			
3	7455352	E1030	<b>Foodservice Equipment</b>	Dishwasher Commercial		Raleigh Egypt High School	Cafeteria		K-76E	0042687			
4	7455357	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Raleigh Egypt High School	Cafeteria		UHS-12	123465407	2012		

5	7455383	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	Raleigh Egypt High School	Cafeteria		UHS-12	123465302		
6	7455325	E1030	<b>Foodservice Equipment</b>	Freezer, Chest	Raleigh Egypt High School	Cafeteria		SM58N			
7	7455389	E1030	<b>Foodservice Equipment</b>	Freezer, Chest	Raleigh Egypt High School	Cafeteria		D0MC-164-A	15091140		
8	7455390	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding	Raleigh Egypt High School	Cafeteria		ICE0500HT2	E417-00982-Z	2017	
9	7443911	E1030	<b>Foodservice Equipment</b>	Mixer, Freestanding	Raleigh Egypt High School	Kitchen	Hobart	D 300T	11-367-266	2011	
10	7443942	E1030	<b>Foodservice Equipment</b>	Range, 2-Burner	Raleigh Egypt High School	Kitchen	Garland				
11	7455363	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In	Raleigh Egypt High School	Cafeteria				2018	
12	7443941	E1030	<b>Foodservice Equipment</b>	Tilting Skillet	Raleigh Egypt High School	Kitchen	Groen	AH/1E-40	72923		
13	7443958	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer	Raleigh Egypt High School	Kitchen	American Panel			2003	
14	7443936	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator	Raleigh Egypt High School	Kitchen					
15	7443965	E1030	<b>Foodservice Equipment</b> [KH-1]	Exhaust Hood, 8 to 10 LF	Raleigh Egypt High School	Kitchen	Greenheck	GKEW-9.67-S	04E11318	2004	2